

# OVER 150,000 RSF AVAILABLE

## Reserve at Westchase

**3250 BRIARPARK DR.  
JUST EAST OF BELTWAY 8**

## BUILDING RENOVATIONS UNDERWAY

- ▶ Large, modern, efficient floorplate (up to 52K SF)
- ▶ On-building signage / identity available
- ▶ Plug and Play option
- ▶ Lobby renovations coming soon
- ▶ 4.3 / 1,000 SF parking ratio in attached garage / covered walkway
- ▶ Over 30 restaurants within 5 minute radius
- ▶ One UPS and one 100 KW generator
- ▶ On-site Security and 24/7 Card Key Access
- ▶ Property Manager / Engineer on Site
- ▶ Located just east of Beltway 8
- ▶ Walking distance to Hilton Houston Westchase, Houston Marriott Westchase and Carillon West Shopping Center



For leasing information please contact:

**David Baker**  
EXECUTIVE VICE PRESIDENT  
**713.407.8701**  
David.Baker@transwestern.com

**Jack Scharnberg**  
ASSOCIATE  
**713.407.8717**  
jack.scharnberg@transwestern.com

 **TRANSWESTERN®**





## Space Available | Floor 1

**Suite 125:** 3,445 RSF  
**Suite 121:** 4,676 RSF  
**Suite 140:** 2,662 RSF



Suite 140:  
2,662 RSF

Suite 121:  
4,676 RSF



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Suite 125:  
3,445 RSF

**Space Available | Floor 2**

**Suite 200: 49,057 RSF**



**Plug and Play Option ♦ Fitness / Conference Facilities ♦ Combination of Open/Closed concept with interior offices/executive wing**



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**Space Available | Floor 3**

**Suite 300: 51,280 RSF**



**Plug and Play Option ♦ Fitness / Conference Facilities ♦ Combination of Open/Closed concept with interior offices/executive wing**



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# Space Available | Floor 4

Suite 400: 52,410 RSF



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