### SIMPLY ELEGANT. THOUGHTFULLY REFINED.



### Discover the simple elegance that awaits at 3200 Kirby.





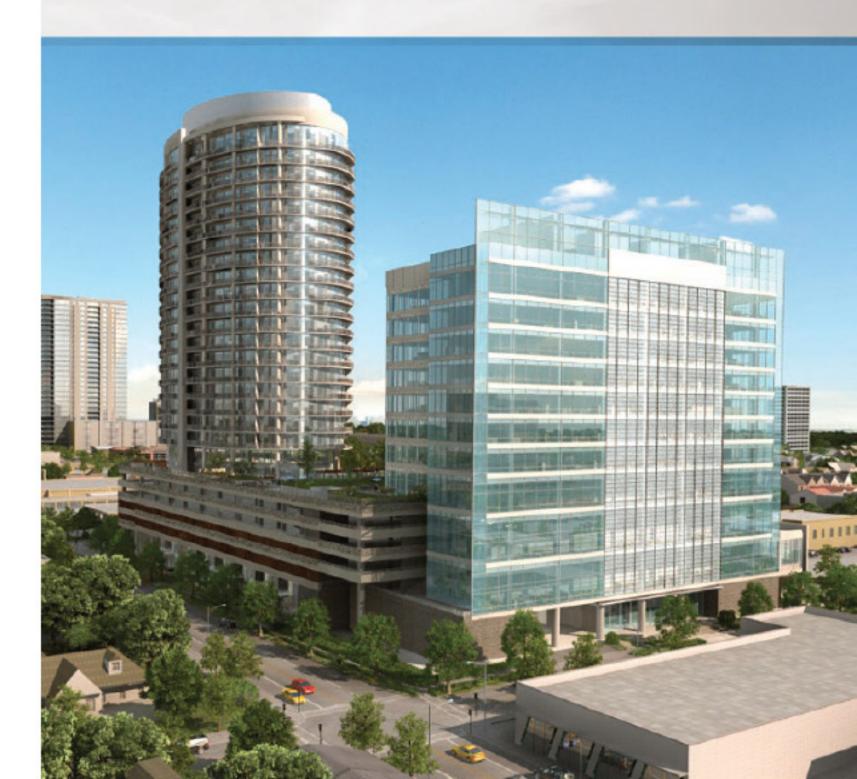


## SIMPLY ELEGANT.

Welcome to Kirby Collection's premier office space — **3200 Kirby.** Houston's new look of urban luxury.

When you're here, you're not just working. You're experiencing the best that Houston's most prestigious neighborhood has to offer from sleek, polished workspace to a rare blend of shopping, dining and residences right on-site.

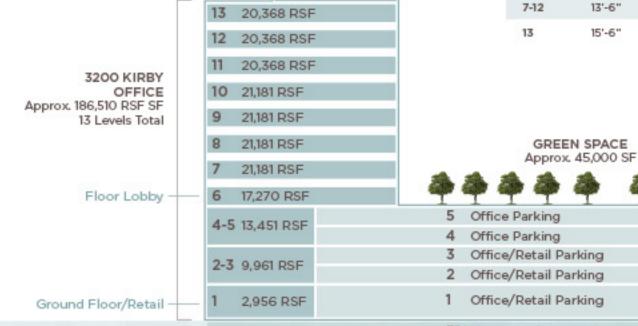
Not to mention—with premier access to Houston's major thoroughfares, you've got the city at your fingertips and opportunity in the palm of your hand.



# SIMPLY SUPERIOR

Take one look at 3200 Kirby's carefully curated environment, and you'll understand why excellence is easy to attain here.

Embrace lavish finishes and amenities that add an air of extravagance to your workday—while leaving a lasting impression on your employees, clients and guests. Sometimes, it's the little details that help you rise to the top.



P1 Residential Parking

#### PROPERTY HIGHLIGHTS:

- New, Class A construction
- 10 Stories, 186,510 square feet
- Efficient floor plates
- LEED<sup>®</sup> Silver-certified core and shell

- 24/7 security
- Occupancy Summer 2017
- Floors 2 and 4: Double ceiling and direct garage access
- · Podium lobby on Floor 6

#### ELITE AMENITIES:

- Rooftop seating on terrace with putting green and walk-up bar
- Sky View Event Suite with full kitchen and outdoor terrace (located in residential tower)
- Floor-to-ceiling glass with unobstructed city views

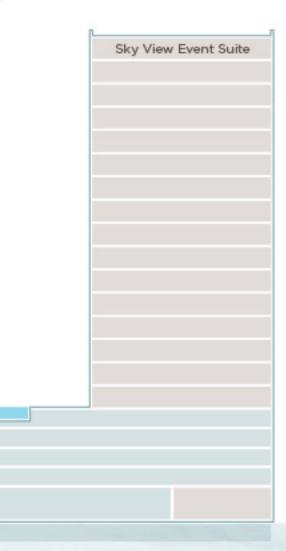
OFFICE SPACE

### FLOOR HEIGHTS:

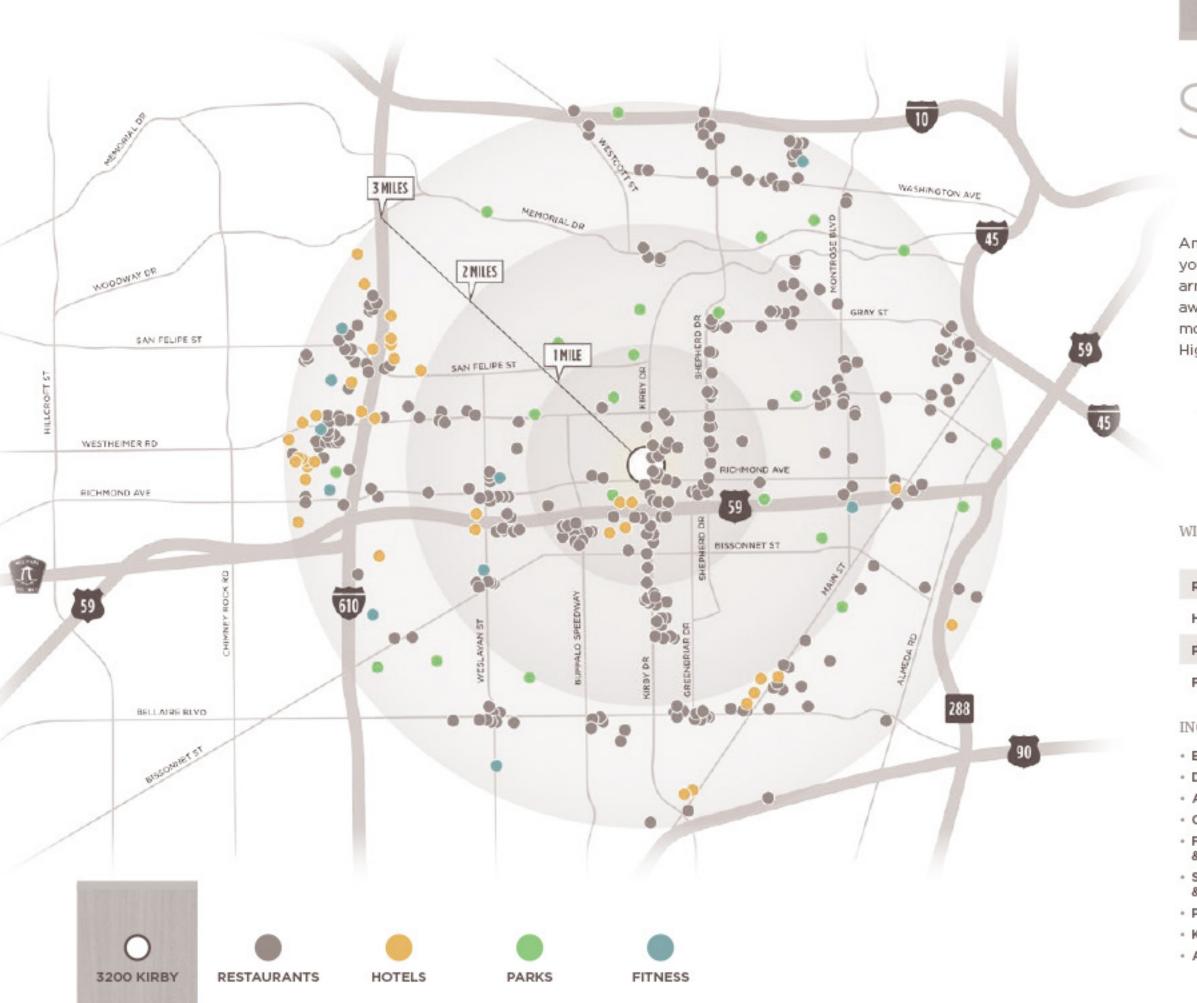
LEVEL	FLOOR-TO-FLOOR	<b>CEILING HEIGHT</b>
1	20'-0"	15'-0*
2	21'-0"	16'-9" max
4	24'-6"	20'-3* max
6	17'-7 *	13'-6"
7-12	13'-6"	9'-4" max
13	15'-6"	11'-4" max

PARKING

#### RESIDENTIAL SPACE



- 65,000 square feet of on-site retail
- 199 luxury residential units
- Kirby Collection garage parking with on-site valet



## SIMPLY Ideal

Anything you won't find on-site at 3200 Kirby, you're sure to find just minutes away. An unparalleled array of high-end restaurants, shops and residences await along Kirby and Westheimer, with countless more nearby in River Oaks, West University and Highland Village.

VITHIN 3 MILES:			
	1 MILE	2 MILES	3 MILES
RESTAURANTS	67	153	314
HOTELS	5	7	40
PARKS	4	10	22
FITNESS	0	4	13
NCLUDING: Eddle V's Prime Seafo	Tootsles		
Del Frisco's Grille	Q Clothler		
Arnaldo Richard's Pic Carrabba's	<ul> <li>Jos. A. Bank</li> <li>J. JIII</li> </ul>		
Fleming's Prime Steak & Wine Bar	<ul> <li>Ann Taylor</li> <li>Sur la Table</li> </ul>		
Sonoma Wine Bar & Restaurant	The Vanity Lounge		
Pappasito's Cantina	Barnes & Noble		
Kata Robata Sushi	<ul> <li>Whole Foods</li> <li>And much more</li> </ul>		
Aka Sushi House			





SIMPLY connected

With a prime location alongside I-59, instant access to Kirby Drive and proximity to Greenway Plaza and Houston CBD, 3200 Kirby puts you in touch with the people and places that make your business thrive.



GREENWAY PLAZA



With unrivaled visibility on both I-59 and Kirby Drive, 3200 Kirby is a place to work, eat and live.



# SIMPLY FITTING.

3200 Kirby's unparalleled workspace layouts are customizable to a variety of unique sizes, shapes and needs - all while offering the ideal blend of private, open and collaborative space.





### SAMPLE FLOOR PLAN OPTIONS:

Working at 3200 Kirby is timelessly sophisticated. Classically contemporary. SIMPLY ELEGANT.

For more information, contact the leasing team:

Steve Rocher 713 577 1615 steve.rocher@cbre.com

Kristen Rabel, CCIM 713 577 1644 kristen.rabel@cbre.com

Parker Duffie 713 577 1613 parker.duffie@cbre.com







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