

SIMPLY ELEGANT.
THOUGHTFULLY REFINED.



3200 Kirby at
KIRBY
COLLECTION




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.

Discover the simple elegance
that awaits at 3200 Kirby.



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.

**3200 KIRBY
OFFICE**
Approx. 186,510 RSF SF
13 Levels Total

Floor Lobby

Ground Floor/Retail

13	20,368 RSF
12	20,368 RSF
11	20,368 RSF
10	21,181 RSF
9	21,181 RSF
8	21,181 RSF
7	21,181 RSF
6	17,270 RSF
4-5	13,451 RSF
2-3	9,961 RSF
1	2,956 RSF

OFFICE SPACE PARKING RESIDENTIAL SPACE

FLOOR HEIGHTS:

LEVEL	FLOOR-TO-FLOOR	CEILING HEIGHT
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

GREEN SPACE
Approx. 45,000 SF



5	Office Parking
4	Office Parking
3	Office/Retail Parking
2	Office/Retail Parking
1	Office/Retail Parking

P1 Residential Parking

Sky View Event Suite

PROPERTY HIGHLIGHTS:

- New, Class A construction
- 10 Stories, 186,510 square feet
- Efficient floor plates
- LEED® 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
- 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.



WITHIN 3 MILES:

	1 MILE	2 MILES	3 MILES
RESTAURANTS	67	153	314
HOTELS	5	7	40
PARKS	4	10	22
FITNESS	0	4	13

INCLUDING:

- Eddie V's Prime Seafood
- Del Frisco's Grille
- Arnaldo Richard's Picos
- Carrabba's
- Fleming's Prime Steakhouse & Wine Bar
- Sonoma Wine Bar & Restaurant
- Pappasito's Cantina
- Kata Robata Sushi
- Aka Sushi House
- Tootsies
- Q Clothier
- Jos. A. Bank
- J. Jill
- Ann Taylor
- Sur la Table
- The Vanity Lounge
- Barnes & Noble
- Whole Foods
- And much more



SIMPLY CONNECTED

IMAGINE: Instantaneous connections to Houston's most vibrant business corridors and social spots, along with uninhibited access to the city's best and brightest talent.

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.



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:

SINGLE-TENANT LAYOUT



MULTI-TENANT LAYOUT



SINGLE-TENANT LAYOUT

- 21,181 Sq. Ft.
- Four Executive Offices
- 28 Standard Private Offices
- 40 Open Workstations
- One Breakout Room

MULTI-TENANT LAYOUT

TENANT 1

- 6,905 Sq. Ft.
- 15 Offices
- Three Conference Rooms
- Two Breakout Rooms

TENANT 2

- 4,963 Sq. Ft.
- Eight Offices
- Eight Workstations
- One Conference Room
- Two Breakout Rooms

TENANT 3

- 9,313 Sq. Ft.
- 24 Offices
- Three Workstations
- Two Conference Rooms
- Two Breakout Rooms

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

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CBRE

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