



[VIEW VIRTUAL TOUR](#)

 **NDE**
BRIAR HILLS
1011 HIGHWAY 6 SOUTH



1011 HIGHWAY 6 SOUTH

OVER 25,000 RSF AVAILABLE

Move-in ready suites

Onsite Ownership

Renovated atrium lobby with natural light

Garage and surface parking

Cardkey access

Security system

On-site porter

Monument signage available

Surrounding walking and biking path
(Terry Hershey Hike & Bike Trail)

Quick access to I-10, Highway 6 and Memorial Dr

View Virtual Tour



OFF-CAMPUS

Amenities

Plenty of dining, retail and hotel options within minutes

● RESTAURANTS

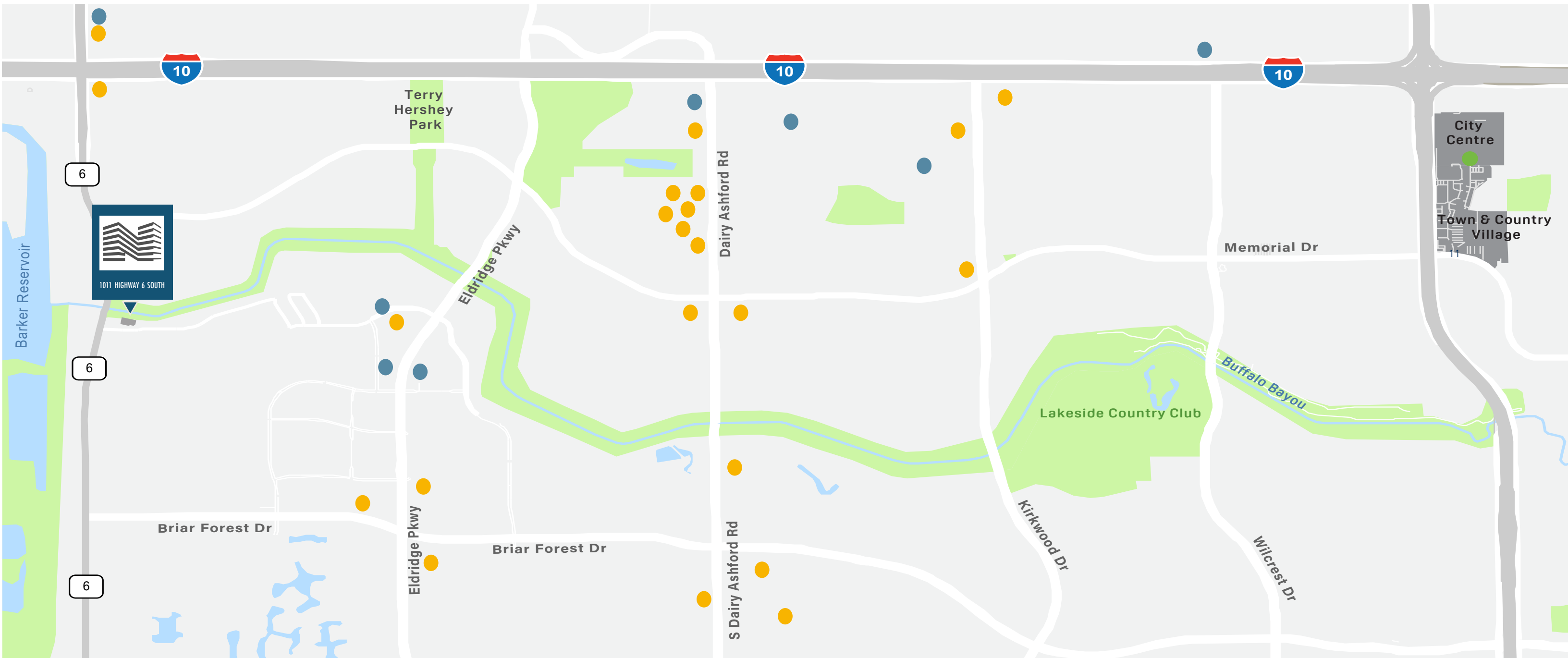


● HOTELS



● CITY CENTRE TOWN & COUNTRY
4.9 MILES AWAY

- | | |
|-------------------------|---------------|
| FLEMINGS STEAKHOUSE | ATHLETA |
| SWEET PARIS | GAP |
| LA MADELEINE | MADEWELL |
| SMASHBURGER | POTTERY BARN |
| ESCALANTE'S | ANN TAYLOR |
| CYCLONES | LULULEMON |
| CHIPOTLE | J. CREW |
| EDDIE V'S PRIME SEAFOOD | ANTHROPOLOGIE |
| LIFETIME ATHLETIC | KENDRA SCOTT |
| H&M | SEPHORA |
| URBAN OUTFITTERS | FREE PEOPLE |





1011 HIGHWAY 6 SOUTH

FOR LEASING DETAILS,
CONTACT:

MICHELLE WOGAN

Executive Vice President

☎ 713.270.3348

✉ Michelle.Wogan@transwestern.com

NDE BRIAR HILLS

1011 Highway 6 South | Houston, TX 77077

AVAILABILITIES

SUITE	RSF	NOTES	VIRTUAL TOUR
104	362	Closed offices	
105	1707	Closed offices	
200	2,659	Closed offices; Lab space	Link
301	2,838	2 nd generation space	
302	703	Closed offices	
303	1,751	Closed offices	Link
304	795	Closed offices	
314	1,239	Closed offices	
315	1,162	Closed offices	
317	1,525	Closed offices	
320	882	Closed offices	
322	1,093	Closed offices	Link

OWNER	NDEBH
TOTAL NRA	101,260 RSF
YEAR BUILT	1983
SMALLEST CONTIGUOUS	362 RSF
LARGEST CONTIGUOUS	3,633 RSF on the 3rd floor
STARTING RENTAL RATE	\$19.50 Full Service Gross – OFFICE \$12.00 Full Service Gross – STORAGE
PARKING RATIO	3/1,000
PARKING RATE	Parking Garage 156 Covered Spaces Available Reserved - \$40/month/space
T.I. ALLOWANCE	Negotiable
ADD-ON FACTOR	18% MT (Floors 1 & 3); 22% (Floor 2)
OPEX	\$10.26 estimated 2025
BUILDING HOURS	Monday-Friday: 7:00 a.m. - 6:00 p.m. Saturday: 8:00 a.m. - 1:00 p.m. Exclusive of Holidays Overtime HVAC: \$50.00
AMENITIES	<ul style="list-style-type: none"> ▪ Atrium ▪ Security System ▪ After hours security card access ▪ Walking and biking path surrounding the 3.5 acre site ▪ Underground parking with additional covered & uncovered spaces ▪ Quick Access to I-10, Highway 6 and Memorial Drive ▪ Fiber Providers: AT&T and Logix

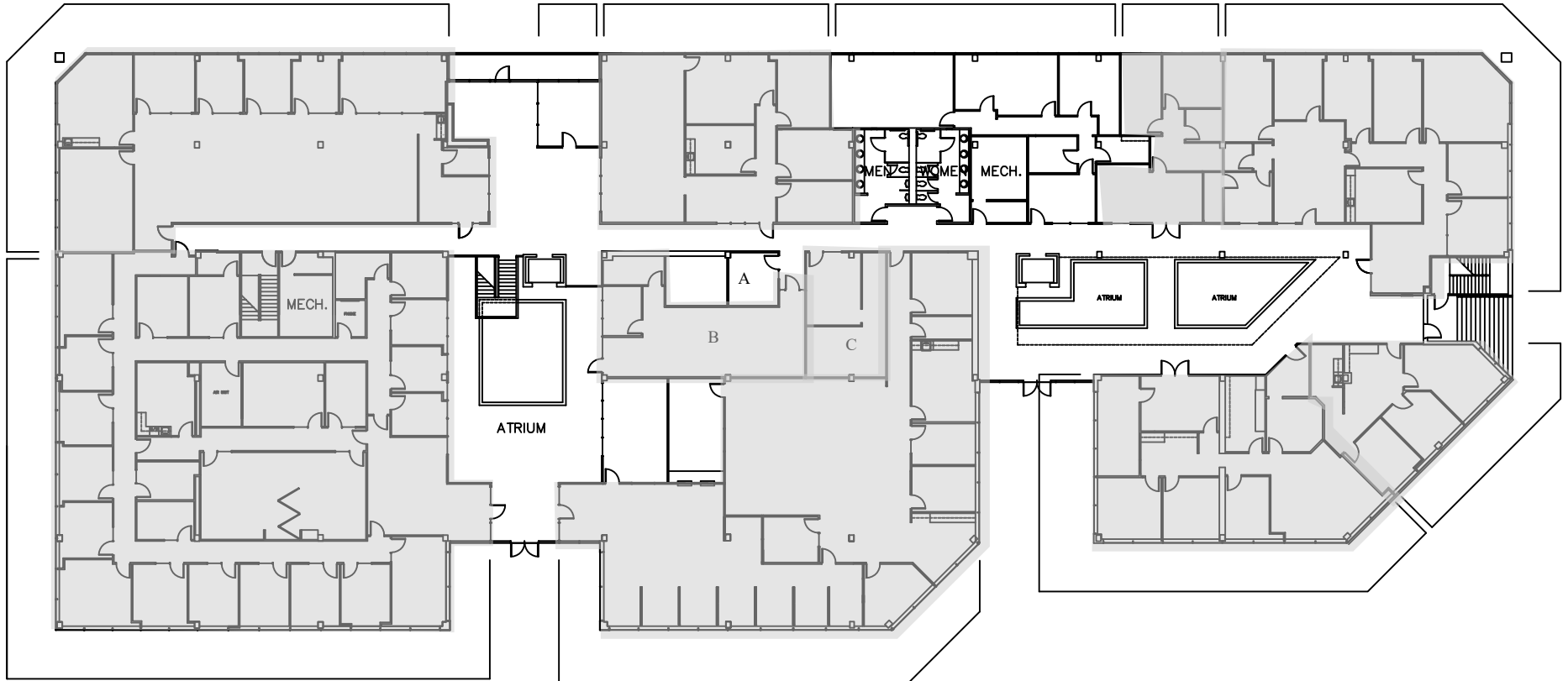
STORAGE UNITS

Unit	RSF	Unit	RSF
1	223	5	248
2	181	6	468
3	190	7	248
4	181	8	202

1011 HIGHWAY 6 SOUTH

CONTROL BOOK - FLOOR 01

VACANT
SUITE 105
1,707 NRA



A =
VACANT
SUITE 104
362 NRA
AVAILABLE
7/1/2025



OCCUPIED AVAILABLE

T **TRANSWESTERN**

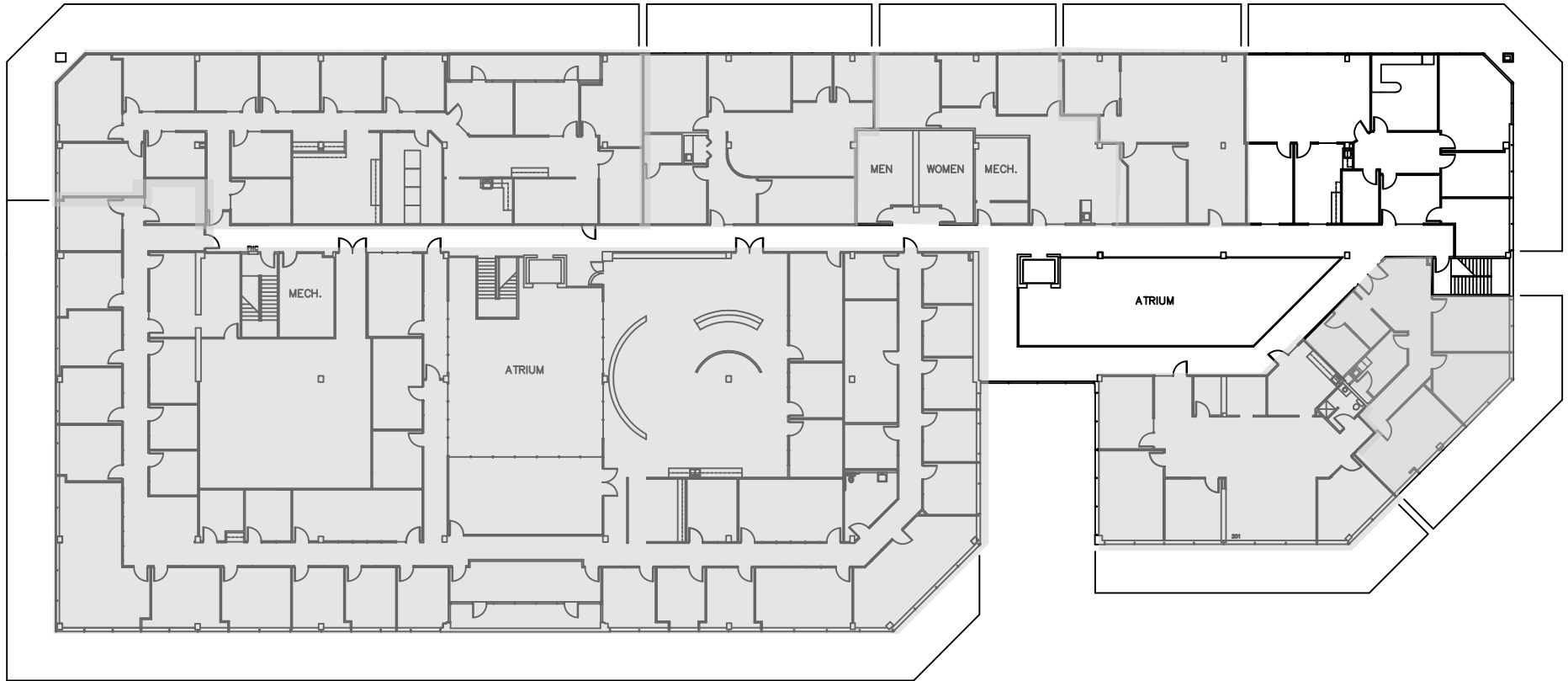
MICHELLE WOGAN & PAULA MUSA
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PREPARED BY
COLLINS DESIGN GROUP
HOUSTON, TEXAS
281-497-4700

1011 HIGHWAY 6 SOUTH

CONTROL BOOK - FLOOR 02

VACANT
SUITE 200
2,659 NRA



OCCUPIED AVAILABLE

T **TRANSWESTERN**

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