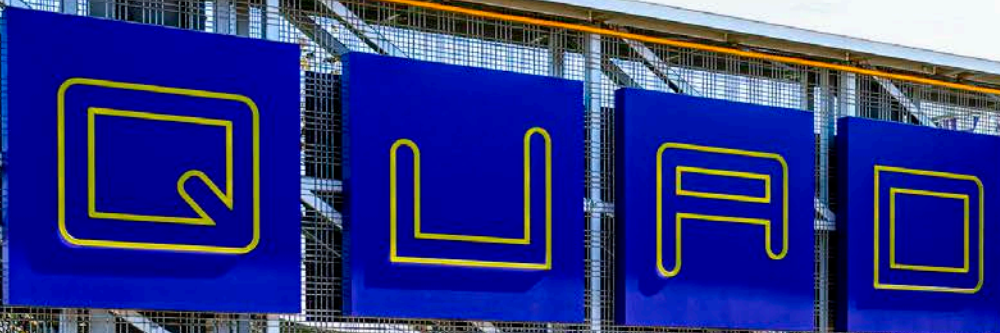




**QU
AD**

brittmoore



1410 BRITTMOORE

**WHERE INDUSTRIAL EDGE
MEETS CREATIVE BRILLIANCE**

1410 BRITTMOORE ROAD | HOUSTON, TEXAS 77043



IMPECCABLE LOCATION.
CREATIVE OFFICE COMMUNITY.
MODERN INDUSTRIAL EDGE.

WELCOME TO THE



±37,500
rentable square feet

THE PROPERTY

The QUAD is a 4-building complex transforming an industrial park into a modern, creative office workspace community. This adaptive reuse project was completely reimagined to foster entrepreneurship, innovation, convenience and fun.

FOUR
number of buildings

2023
year repurposed





UNMATCHED ACCESS

Less than a 20-minute drive for over 2 million people, and directly adjacent to two of the highest trafficked highways in Houston.

Positioned at the demographic epicenter of Houston near the intersection of Interstate 10 and The Sam Houston Tollway, The QUAD is surrounded by the major regional activity centers that form the “Urban Core” of West Houston, home to some of the world’s largest corporations.

AREA AMENITIES

The QUAD has immediate access to a large amount of top tier amenities, including:

70+

restaurants / bars
within 7 minute drive

25+

happy hour
favorites

16

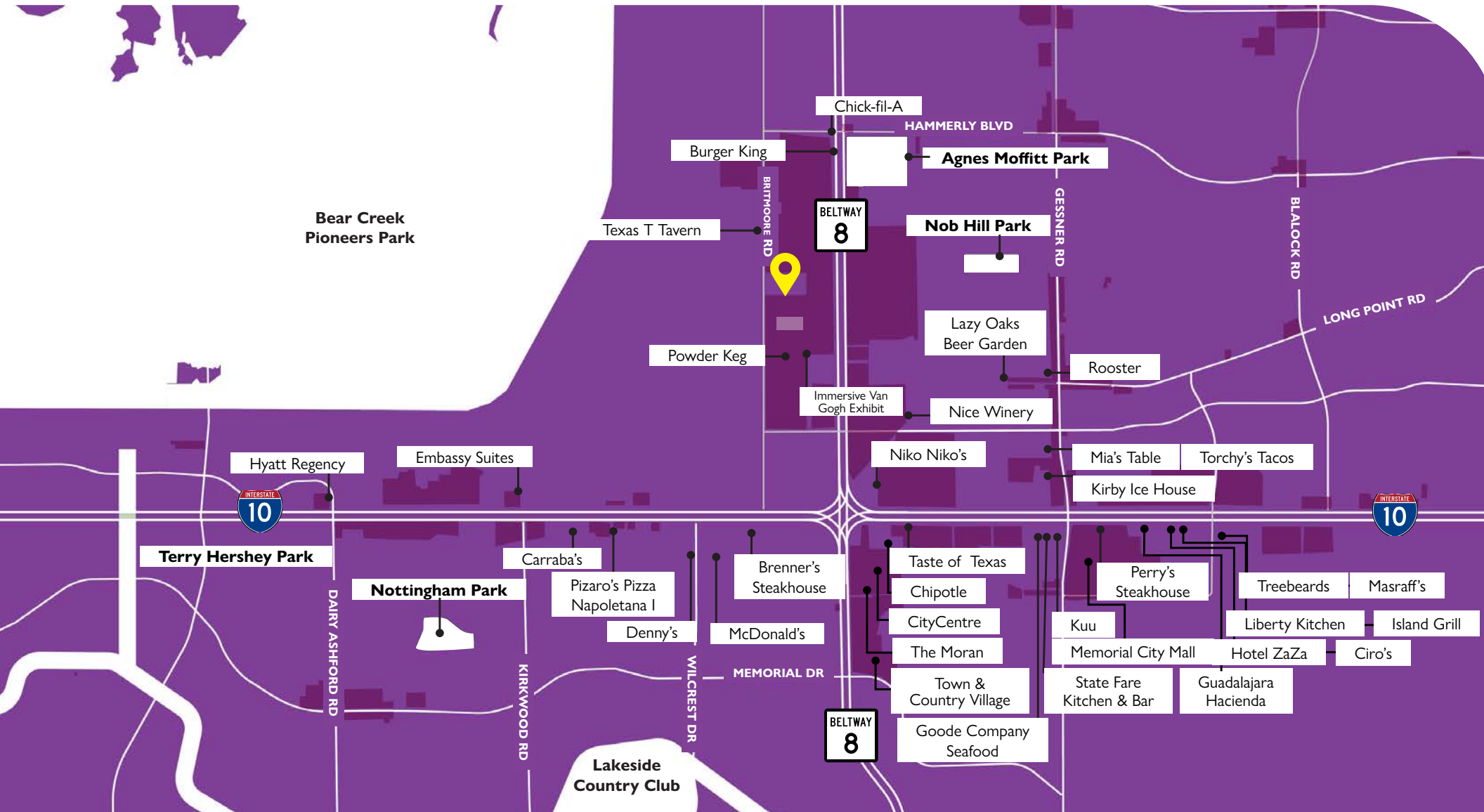
hotels within
5 miles

5

parks within
a 5 minute drive

5

minutes from CityCentre and
Town & Country Village



PROJECT AMENITIES

Koffeteria

PASTRIES AND COFFEE

The QUAD hosts James Beard semifinalist and Best Bakery featured in The New York Times, Koffeteria. Founded by Chef Vanarin Kuch in EaDo in 2019, Koffeteria opened its second location right here at The QUAD! Located in Building 1, fresh baked goods and coffee are accessible to all tenants and visitors in West Houston.

Monday, Wednesday - Sunday 9am - 2pm
Closed Tuesdays



lunchdrop

The QUAD offers customizable lunches for yourself or your team in seconds from daily featured restaurants with Lunchdrop. Every lunch is packaged separately and delivered directly to your office drop location.

Free delivery, no menu markups, no subscriptions!







THE COMPANY WE KEEP

The Quad at Brittmoore has rapidly established itself as a vibrant business community anchored by a mix of tech-focused and professional tenants. Key tenants include Homebase, a global workforce management technology firm; Siepe, a cloud services and data analytics firm; Pagewood, one of the developers, and Dataprise, an IT services provider, contributing to a well-rounded office environment. Complementing the office tenants is Lil' Koffeteria, a café and bakery in the lobby.



NEARBY AMENITIES

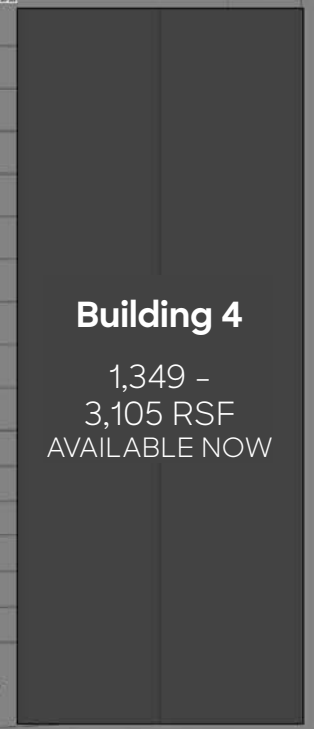
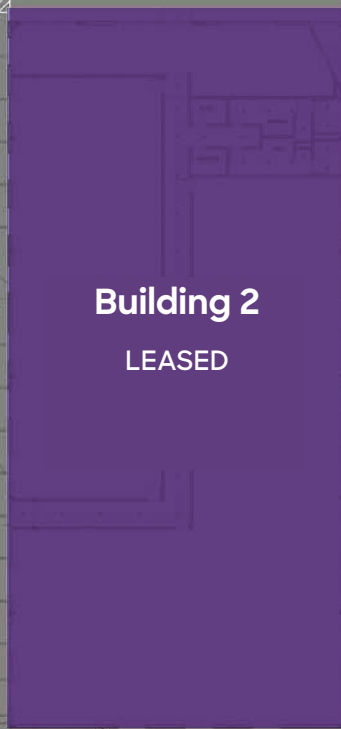
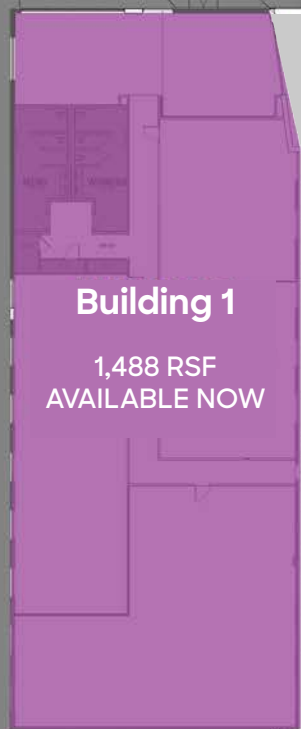
THE OUTPOST

Just steps away, The Outpost will bring a curated mix of food, beverage, and fitness-oriented retail to the doorstep of your office.

Designed to complement the campus-style environment, it is the kind of amenity that will transform a workday—whether you are grabbing a morning coffee, fitting in a midday workout, or unwinding after a long afternoon.



THE SITE



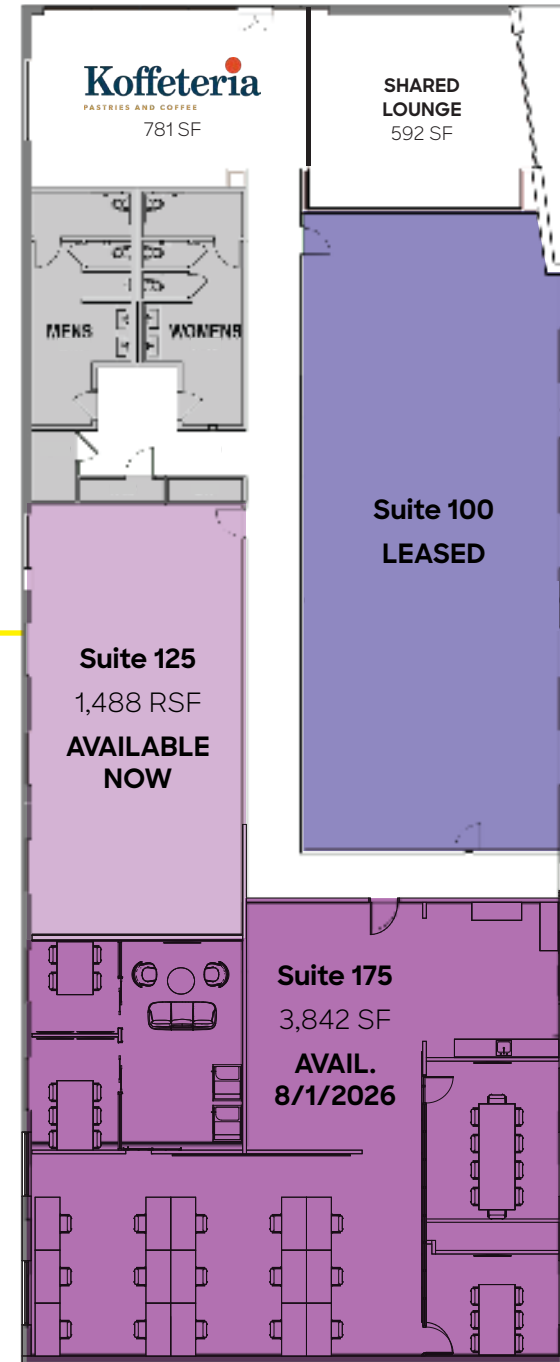
BUILDING 1 FLOOR PLAN

Building 1 has 1,488 RSF available and features an open-ceiling concept with new HVAC and new LED lighting installed throughout.

Koffeteria, a locally owned concept by pastry Chef Vanarin Kuch, serves fresh baked goods and coffee that celebrate the flavors of Houston. Located in the lobby of Building 1.

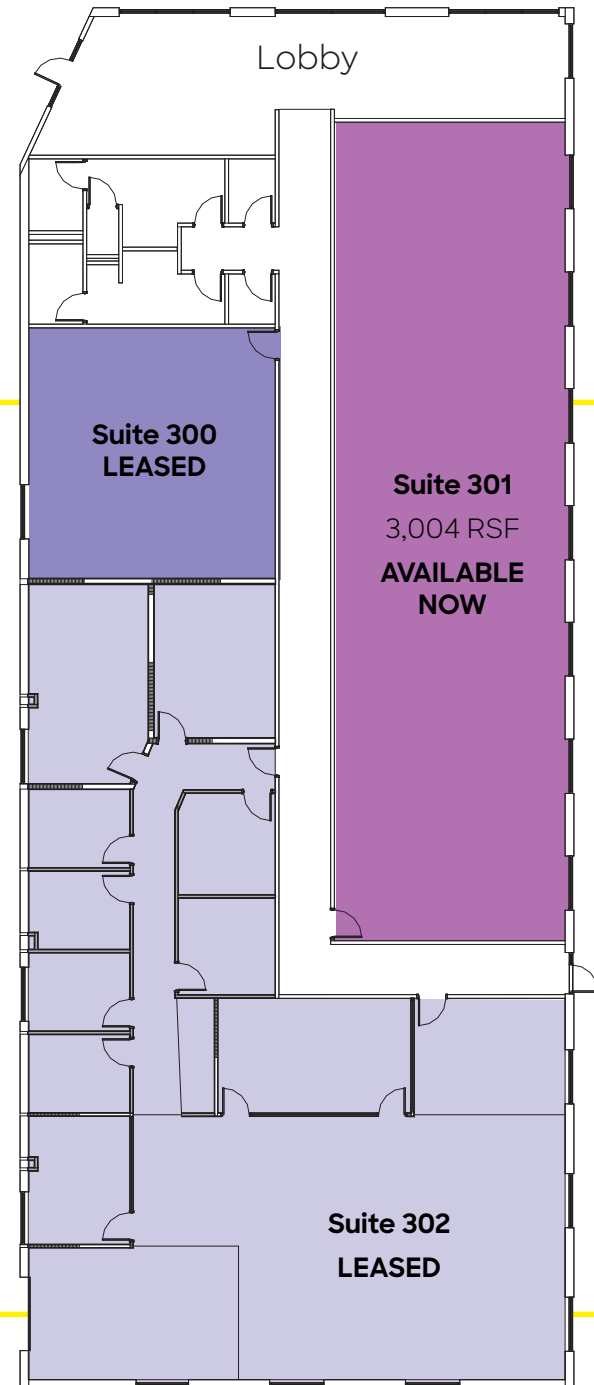
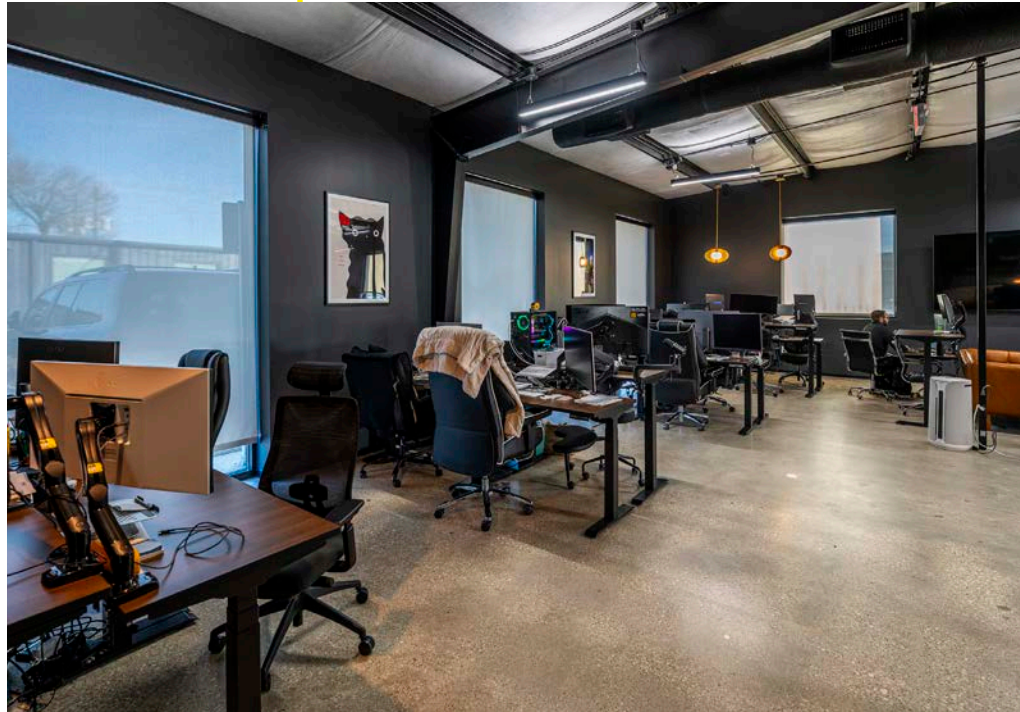


360° Suite 175
Virtual Tour



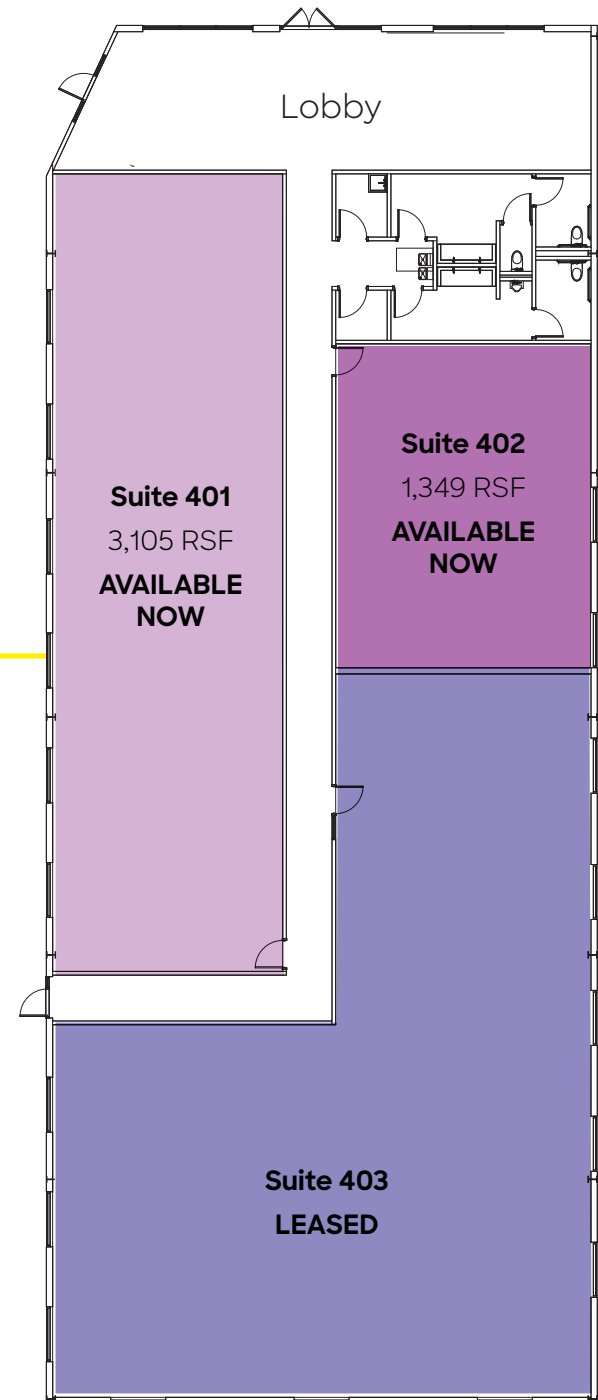
BUILDING 3 FLOOR PLAN

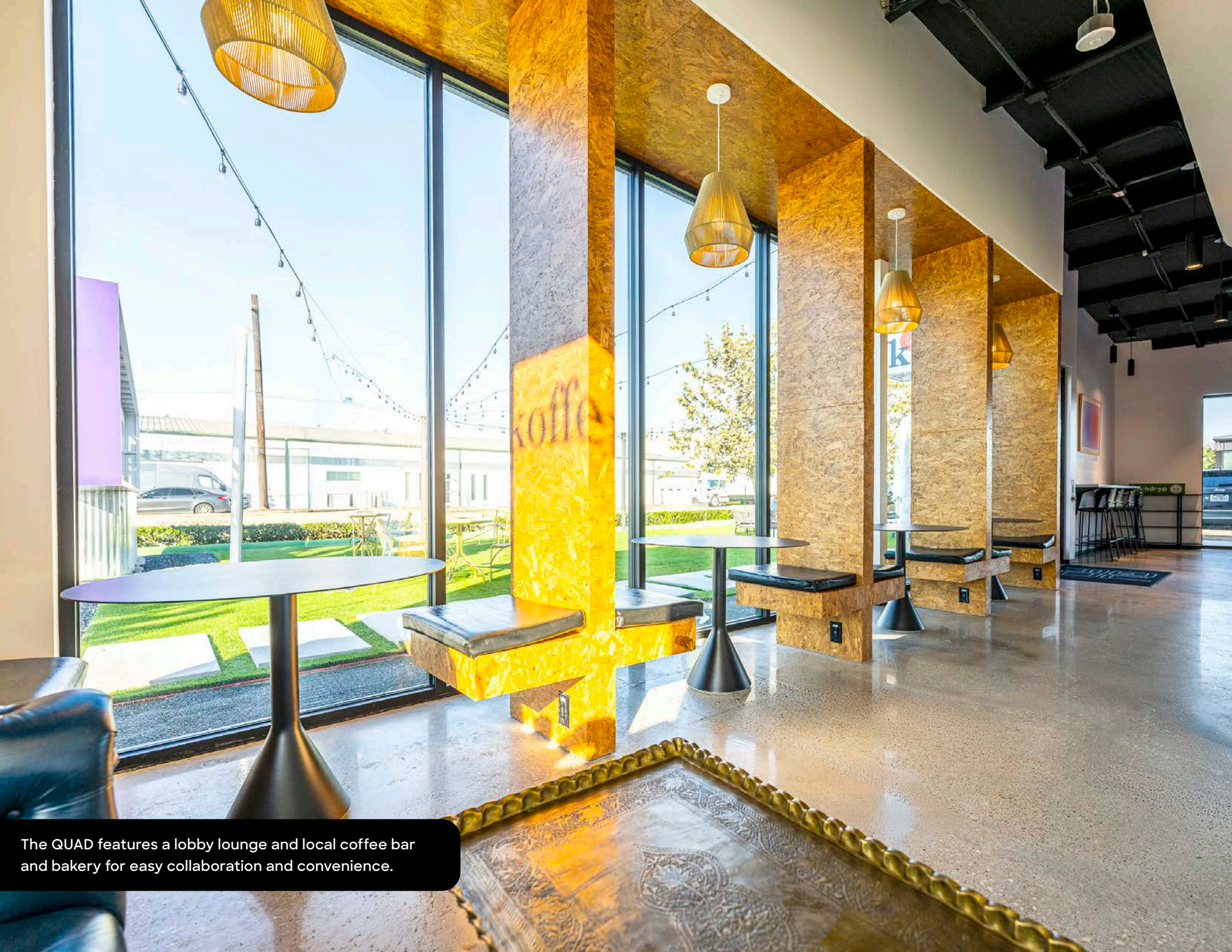
Building 3 has 3,004 RSF available with the ability to demise further. Vacancy features an open-ceiling concept with new HVAC and LED lighting installed throughout.



BUILDING 4 FLOOR PLAN

Building 4 has availabilities ranging from 1,349 - 3,105 RSF with the ability to demise further. Vacancies feature an open-ceiling concept with new HVAC and LED lighting installed throughout.





The QUAD features a lobby lounge and local coffee bar and bakery for easy collaboration and convenience.



WHO WE ARE

Pagewood

Pagewood is a vertically integrated real estate investment, and operations company with a data science approach focused on acquiring commercial properties in high-growth markets. Pagewood leverages its data platform with its hands-on approach to operations and institutional investment experience to create predictive models that support its objective real estate investment decisions.

Wile Interests

Wile Interests is a Houston-based investment firm formed in 1991 by Randolph Wile to identify and create investment opportunities in Texas real estate. Over its more than 30-year history, Wile Interests has acquired and/or developed in excess of \$650 Million in commercial and residential properties.



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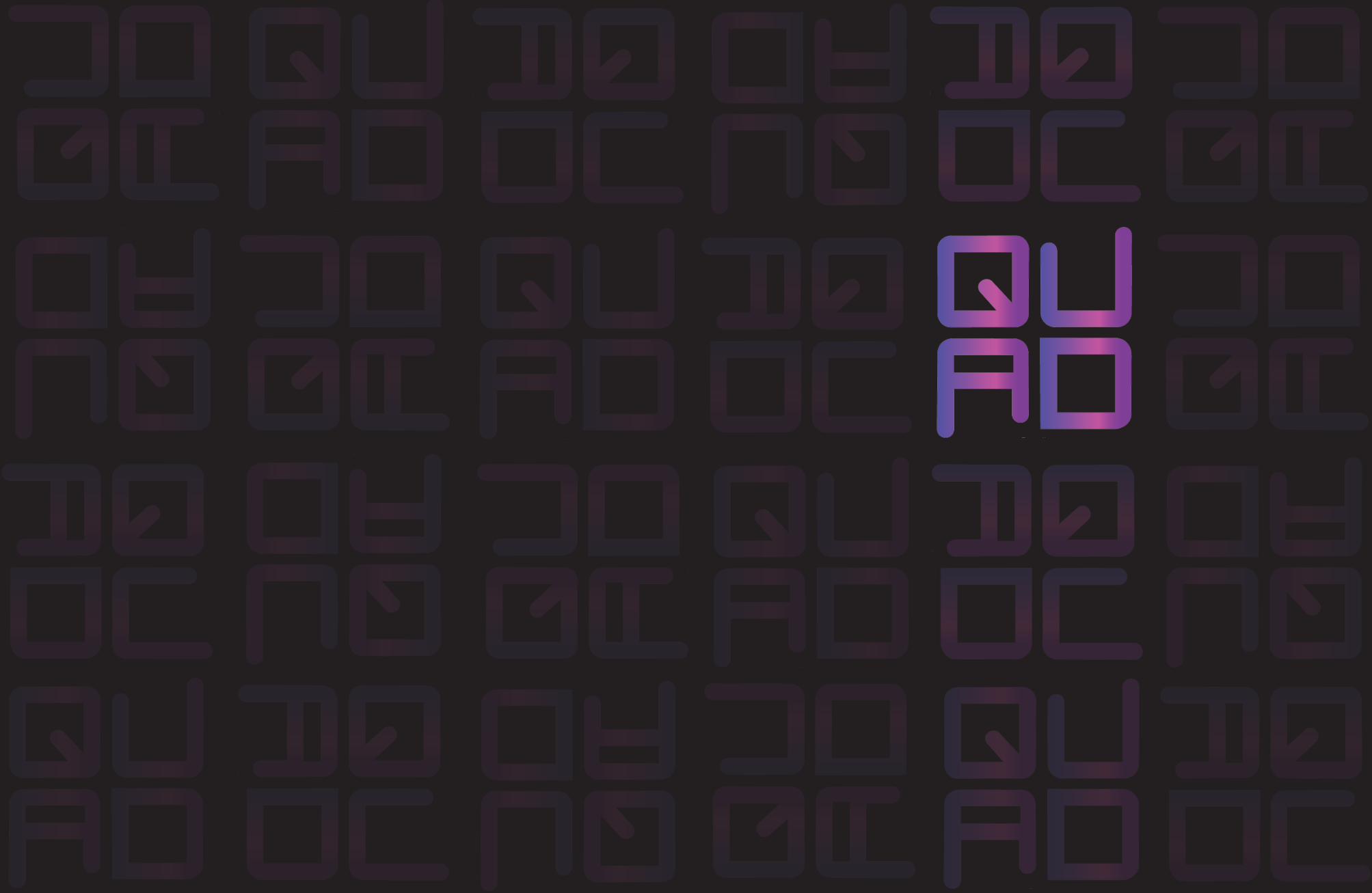
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Handicap Accessible



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