

Pinnacle at Westchase

3010 BRIARPARK DR, HOUSTON, TEXAS



A NATIONAL
OFFICE ADVISORY GROUP
OFFERING



The Offering

Cushman & Wakefield has been exclusively retained to offer qualified users and investors the opportunity to acquire Pinnacle at Westchase (the "Property"), a vacant Class A office building totaling 470,768 square feet that represents one of the best large blocks of availability remaining in all of west Houston. Situated on an expansive 8.85 acres, the Property is ideally located within the Westchase District, which is the most accessible submarket to Houston's largest population centers and provides a fully-amenitized tenant experience.

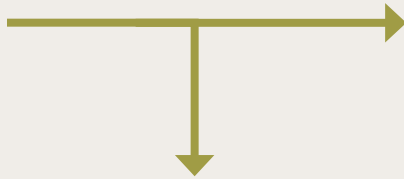
Pinnacle at Westchase was constructed in 1999 and is a modern, institutional-quality Class A office building and features large, efficient floor plates, attractive window-lines providing an abundance of natural light, an above-market parking ratio, and a well-landscaped, campus environment that provides for an exceptional branding / signage opportunity.

The offering is being made un-priced and on an "as-is, where-is" basis.

ADDRESS	3010 Briarpark Dr. Houston, TX
BUILDING QUALITY	Class A
RBA	470,768 SF
STORIES	9 Floors
TYPICAL FLOORPLATES	±52,308 SF
OCCUPANCY	Vacant
SITE AREA	8.85 Acres
YEAR BUILT	1999
PARKING RATIO	4.12 / 1,000 SF



Investment Highlights



 MODERN, INSTITUTIONAL-QUALITY, CLASS A OFFICE BUILDING	 ENDURING COMPETITIVE ADVANTAGES	 SIGNIFICANT DISCOUNT TO REPLACEMENT COST
 HIGHLY-ACCESSIBLE, FULLY-AMENITIZED WESTCHASE LOCATION	 STRATEGIC WEST HOUSTON POSITION	 ONE OF THE FEW REMAINING LARGE BLOCKS OF AVAILABILITY IN WEST HOUSTON



Pinnacle at Westchase

Modern, Institutional-Quality, Class A Office Building



**Modern Design, Layout, and Finishes
that Fit Current Tenant Demand**



**Large, Highly-Efficient Floorplates for
Full and Multi-Floor Users**



**Attractive Window Lines with an
Abundance of Natural Light**



**Fully-Amenitized, Campus
Environment**



Above-Market Parking Ratio



**Premier Branding & Signage
Opportunity**



Pinnacle at Westchase



Fully-Amenitized, Mixed-Use Environment



HOSPITALITY

Courtyard by Marriott
DoubleTree by Hilton
Hilton Houston
Holiday Inn Express
Home2Suites by Hilton
Homewood Suites
Houston Marriott
Quality Inn & Suites



RETAIL

AHA Craft
Cantoni
Half Price Books
HEB
Kohl's
Kroger
Nordstrom Rack
Painting with a twist

Petco
PXG Houston
SEPHORA
Spec's Wine
Target
Trader Joe's
Verizon
Wholefoods



WELLNESS

Coretech Fitness
Daisy's Beauté Bar
European Wax Center
LA Fitness
Planet Fitness
Taozi Yoga
Victoria Heavenly Spa
Walgreens



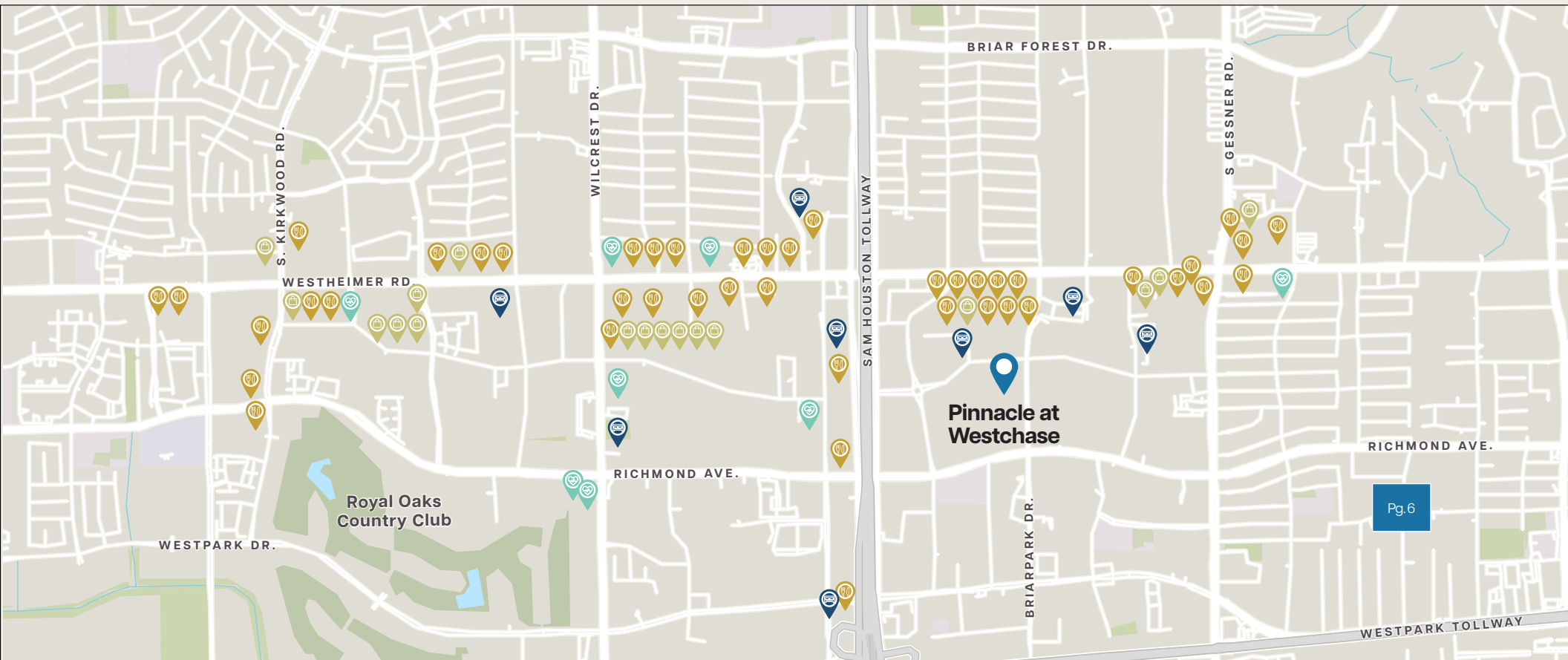
DINING

Alicia's Mexican Grille
Another Broken Egg Cafe
Baskin-Robbins
Benihana
Black Rock Coffee Bar
Buffalo Wild Wings
Cafetopia
Cava
Cheddar's
Chick-fil-A
Chili's Grill & Bar

Chipotle
Crumbl
Dave's Hot Chicken
El Tiempo
Firehouse Subs
Five Guys
Fornos Italian
Frenchy's
IHOP
Jason's Deli
Jersey Mike's

Jimmy John's
Kasra Persian Grill
La Joie
La Madeleine
La Pasha Lounge & Grill
Main Bird Hot Chicken
Marble Slab Creamery
Nothing Bundt Cakes
Outback Steakhouse
Panera Bread
Pappadeaux

Pappas Bar-B-Q
Salata
Shipley's Donuts
Smoothie King
Starbucks
Subway
Taco Cabana
Tokyo Ramen &
Sushi
Torchy's Tacos
Wingstop





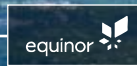
KATY
25-MIN DRIVE

ENERGY CORRIDOR

CYPRESS
25-MIN DRIVE

CITY CENTRE
5-MIN DRIVE

Lakeside
Country Club



**MEMORIAL
VILLAGES**
10-MIN DRIVE

SAM HOUSTON TOLLWAY

WESTHEIMER RD.

BRIARPARK DR.

**Pinnacle at
Westchase**

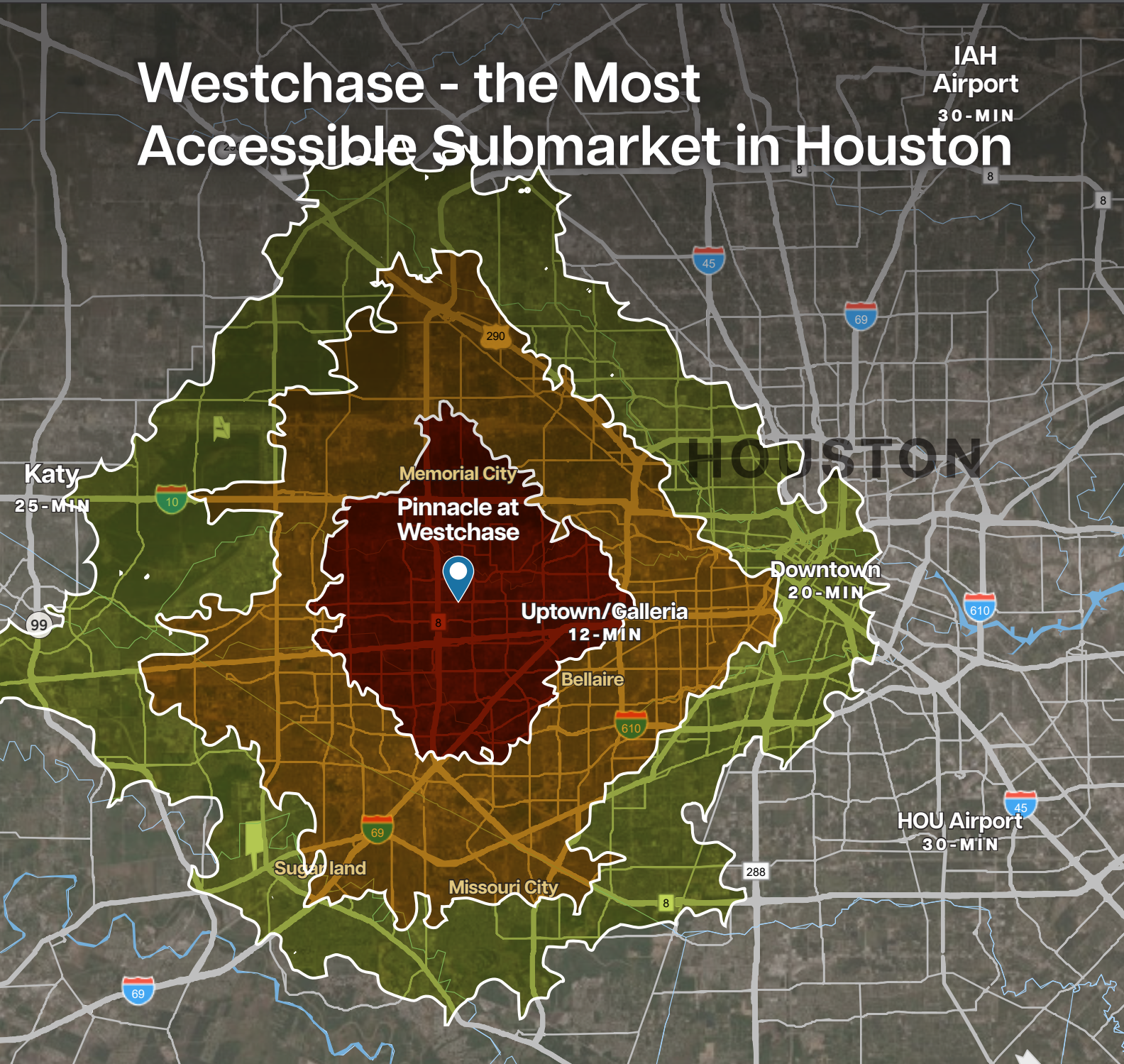
**CARILON
RETAIL CENTER**



BRIARPARK DR.

MEADOWGLEN LN.

Westchase - the Most Accessible Submarket in Houston



Drive Times

ACCESS TO MAJOR HIGHWAYS

Sam Houston Tollway
via Briarpark Drive
3 MIN

Westpark Tollway
East / West Connectivity
6 MIN

Interstate 10
Katy / Downtown Access
10 MIN

Uptown / Galleria
via Westpark Tollway
12 MIN

Downtown
via I-10 or US 59
20 MIN

IAH-George Bush
Intercontinental Airport
via Sam Houston Tollway
30 MIN

HOU - William P.
Hobby Airport
via I-45 or Sam Houston Tollway
30 MIN

SURFACE STREET DRIVE TIME

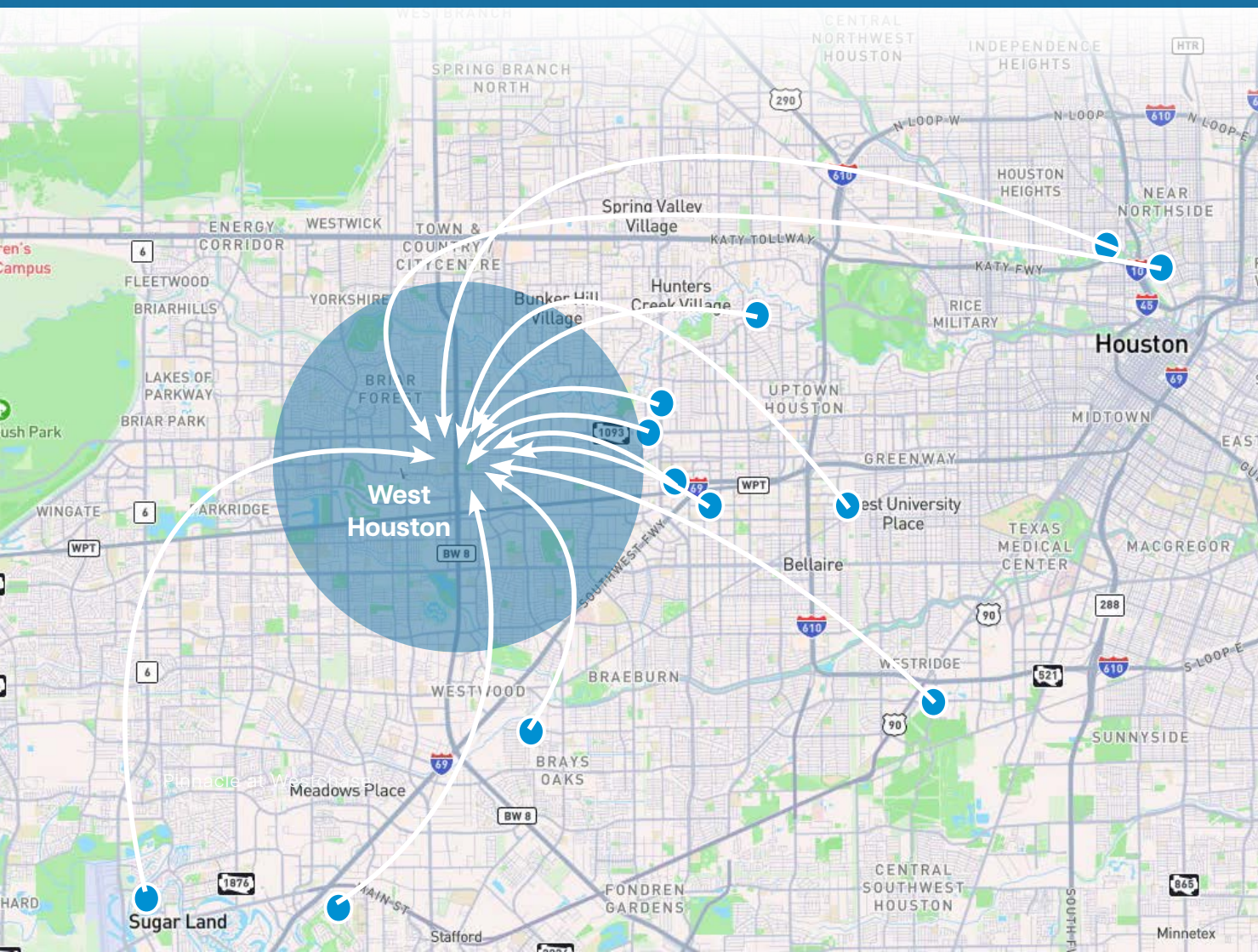
- 10-MIN
- 15-MIN
- 20-MIN

West Houston Tenant Migration

WHERE TENANTS WANT TO BE.

→ **9.2 MSF** Executed Leases
Since 2023 (SF)

→ **2.1 MSF** Active Tenants
In The Market



Westchase - A Leading
Corporate Destination

ABB Apache

aspentech

BECHTEL bmc

EMERSON equinor

Honeywell

LJA LOCKTON

LOOMIS

Noble NOV

Phillips 66 royalair philippines

sabir Schlumberger

Worley ZACHRY

Executive Summary | 9

One of the Few Remaining Large Blocks of Availability in West Houston



Limited Competitive Inventory

Few Class A assets in all of West Houston can accommodate large-scale tenant space requirements, creating a distinct competitive advantage for Pinnacle at Westchase.



Shrinking Universe of Alternatives

Corporate consolidations and flight-to-quality leasing activity have reduced the number of viable large-block options, forcing tenants to compete for a limited supply of institutional-quality space.



Headquarters-Scale Availability

Expansive floor plates provide a rare opportunity for tenants to occupy large, efficient blocks on fewer floors, enhancing tenant culture, collaboration, and operational efficiency.



Poised to Capture Out-Sized Demand

Pinnacle at Westchase remains at the forefront of large tenant lease options and will outperform the market with newly capitalized ownership.



LARGE BLOCK AVAILABILITIES ACROSS HOUSTON

Square Feet	Westchase*	West Houston*	Market Wide*
>250,000	1	3	7
>150,000	1	6	11
>100,000	3	10	23

**Includes Pinnacle at Westchase*

Global Marketplace



HOUSTON ranks among the largest and most globally connected U.S. metropolitan economies, historically anchored by energy and increasingly diversified across healthcare, life sciences, aerospace, and advanced manufacturing.

Key Market Metrics

➔ **\$758.3B HOUSTON MSA GDP (2024)**

Ranking Among The Top U.S. Metro Economies

➔ **#1 IN MANUFACTURING OUTPUT**

(\$126.9B in 2024)

➔ **#1 GULF COAST CONTAINER PORT**

Port Houston; Handles 74% Of Gulf Coast Container Traffic & 97% Of Texas Market Share

➔ **RECORD 4.303M TEUS**

Port Houston Container Throughput (2025)

➔ **54.49M SHORT TONS**

Cargo Handled At Port Houston's Public Terminals (2025)

➔ **#1 U.S. WATERWAY BY TONNAGE**

Houston Ship Channel, Moving Approximately 309.5M short tons,

12% of all U.S. Waterborne Tonnage

➔ **#2 FASTEST-GROWING METROS**

1.3M Residents added since 2010,

with 4.9% Projected Growth by 2029.

➔ **#3 ULI INVESTMENT MARKET**

For 2025

➔ **#3 IN FORTUNE 500 HEADQUARTERS**

The 3rd Highest Concentration Nationally

Growth Market

PROJECTED POPULATION INCREASE BY 2028

RANK	MSA	NEW RESIDENTS
1	AUSTIN	13.55%
2	HOUSTON	9.62%
3	NASHVILLE	9.39%
4	RALEIGH-DURHAM	9.31%
5	DFW	8.64%

Source: Site Selection Group, 2024



**THERE ARE 3.5M JOBS
IN THE HOUSTON MSA**

#2 MSA FOR JOB GROWTH

Houston created 57,600 jobs in 2024

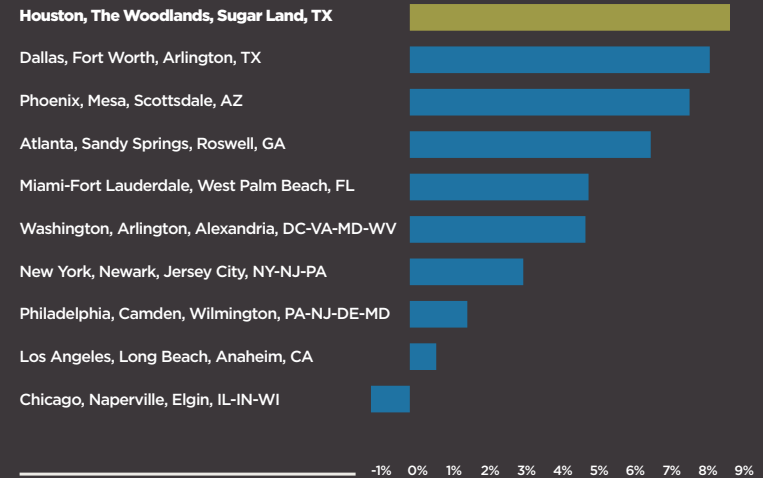
HOUSTON RESILIENCY

In The Last Two Recessions, Houston
Recovered All Lost Jobs In 24 Months

Pinnacle at Westchase

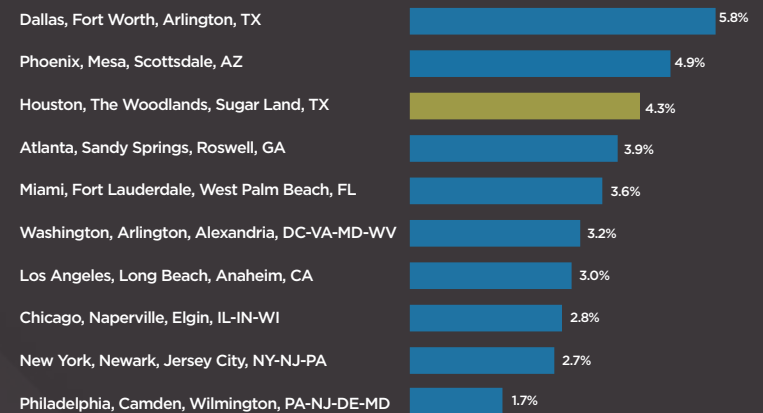
10 LARGEST METROS PROJECTED POPULATION

PERCENT CHANGE 2024-2029



TOP 10 (POP) METROS

PERCENT JOB GROWTH 2024-2029



Executive Summary | 12

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