CUSHMAN & WAKEFIELD



KIRBY GROVE

OFFICE

KirbyGrove.com

PUSHING THE BOUNDARIES OF THE WORKPLACE

Kirby Grove is a 16-story, Class-A office building at the center of Houston's vibrant Upper Kirby District, boasting a dynamic work-play tenant experience. The highly visible tower offers the best of both worlds, combining an appealing suite of professional office options with walking access to a vibrant array of restaurants, inviting patios, and community green spaces. With around-the-clock amenities and active lifestyle options just steps away, Kirby Grove is designed for today's most discerning professionals.

HIGHLIGHTS

+ Located within Kirby Grove's exciting, 11-acre mixed-use development
+ Adjacent to Levy Park, a world-class urban park year-round programming
+ Walking access to culinary concepts from renowned chefs
+ An impressive variety of ground-level dining and retail amenities
+ Immediate access to Interstate 69
+ Just minutes away from downtown Houston, The Galleria and the Texas Medical Center



BUILDING AMENITIES DESIGNED FOR WORK & PLAY

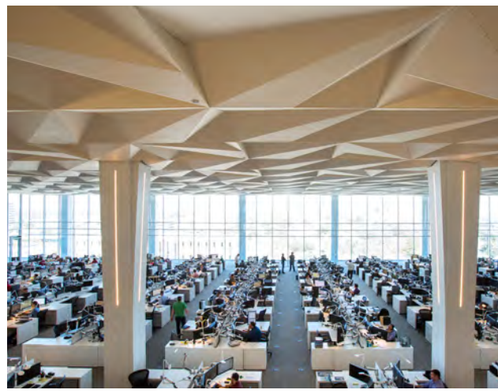


State-of-the-art building systems, modern finishes, expansive floor plates, and unmatched outdoor environment | KirbyGrove.com



Kirby Grove's striking, Class-A office space features state-of-the-art building systems, modern finishes, expansive floor plates, an unmatched outdoor environment and ground-level dining to help to boost productivity for today's most discerning professionals.

+ LEED Gold Certified
+ Recognized as breeam in-use certification
+ Well health-safety rating
+ PlainsCapital Bank – Banking and ATM
+ Courtyard with outdoor seating
+ Integrated garage with approximately 850 parking spaces
+ Stunning stone and glass ground-floor lobby
+ State-of-the-art elevator system
+ Slowpokes – one of the best coffee shops in Houston. Coffee/juice/beer/wine bar serving breakfast and lunch
+ Ceron – Houston's premier hair salon
+ Kiran's Restaurant – offering the finest in Indian cuisine



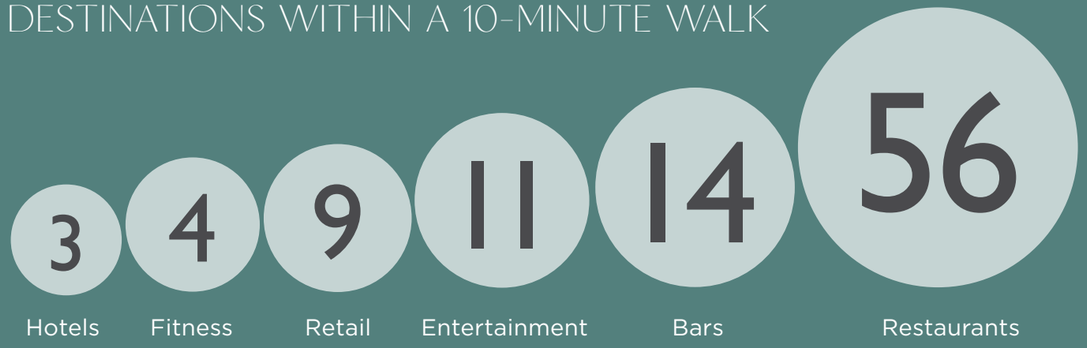


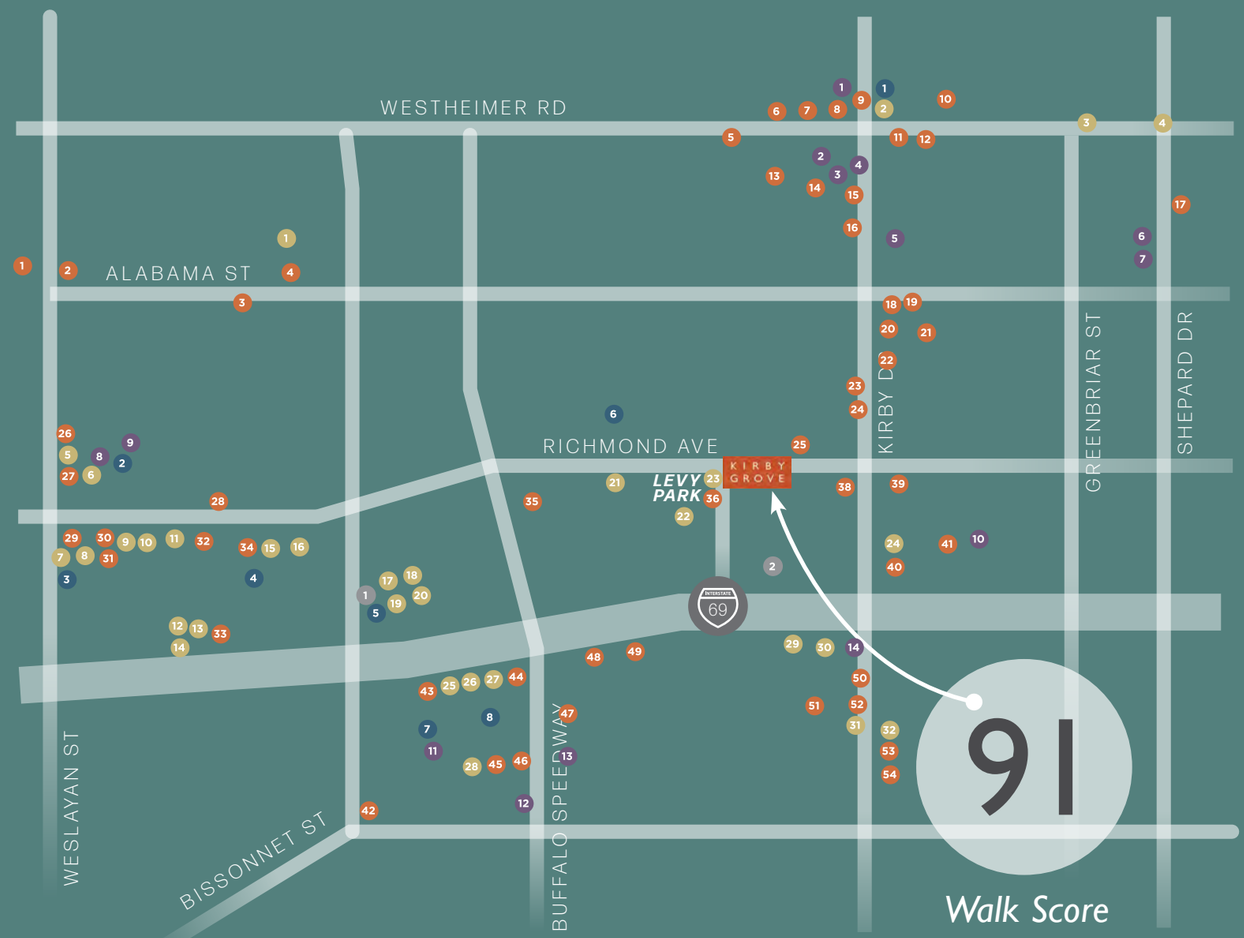
KIRBY GROVE WALKING AMENITIES

EXPLORE KIRBY GROVE

Kirby Grove is a community built to cultivate, gather, live and discover. Just steps from your office, Upper Kirby District's thoughtfully designed mixed-use environment features unique culinary concepts from renowned chefs and luxury mid-rise residences framed by the world-class green space of one of Houston's most vibrant urban parks.

DESTINATIONS WITHIN A 10-MINUTE WALK





Restaurants

1 Davanti Ristorante
2 Roka Akor
3 Bombetta
4 Tiny Boxwoods
5 Giacomo's Cibo e Vino
6 Relish
7 Chuy's
8 Armandos
9 Lulu's Italian
10 aBouzy
11 Avalon Diner
12 Shanghai River
13 Five Central
14 CRU Food & Wine Bar
15 Eddie V's Prime Seafood
16 Beck's Prime
17 Doris Metropolitan
18 First Watch
19 Fleming's Prime Steakhouse
20 Grace's
21 Mia's Table
22 Carrabba's
23 Verandah
24 Pinstripes
25 Sonoma Wine Bar
26 Pizzeria Solario
27 Buffalo Wild Wings
28 Oishii
29 Sushi Wabi
30 Collina's
31 Urban Social
32 Mia Bella Trattoria
33 Aburi Sushi
34 Tony's
35 Eunice
36 Kiran's
38 Kata Robata
39 Arnaldo Richard's
40 Pepper Twins
41 Lupe Tortilla
42 Cleburne Cafeteria
43 Thai Bistro
44 Chili's
45 Adair Kitchen
46 Los Tios
47 Qin Dynasty
48 Olive Garden
49 Guadalajara Grille
50 Hillstone
51 Goode Co Seafood
52 Goode Co Taqueria
53 Goode Co Armadillo
54 Goode Co BBQ

Retail

1 Knot Standard
2 Suitsupply
3 The Shops at Arrive
4 Tootsie's
5 Whole Foods Market
6 Petsmart
7 Trader Joe's
8 WB Liquors & Wine
9 Costco
10 Academy Sports
11 Kroger
12 Walgreens
13 HEB
14 CVS Pharmacy

Casual Eating

1 Milk & Cookies
2 Local Foods
3 DUO Coffee & Pilates
4 Jason's Deli
5 Pokeworks
6 Panda Express
7 Luce Coffee Roasters
8 Kolache Shoppe
9 Trendy Vegan
10 Chipotle
11 JuiceWell
12 Potbelly
13 Nekter Juice Bar
14 Starbucks Coffee
15 Murphy's Deli
16 Fusion Eats
17 Feges BBQ
18 Greenway Coffee
19 LuLu's Mediterranean
20 Cilantro's
21 BB's Tex Orleans
22 Gaspachos
23 Slowpokes Coffee
24 Taco Cabana
25 My Fit Foods
26 Rustika Cafe
27 Jimmy John's
28 Craft Pita
29 Chick-Fil-A
30 Corner Bakery
31 McDonald's
32 Wendy's

Fitness

1 SoulCycle
2 LA Fitness
3 Regal Cinemas
4 Life Time Fitness
5 Greenway Fitness Ctr
6 The Preserve Fitness
7 AKT Fitness
8 CycleBar

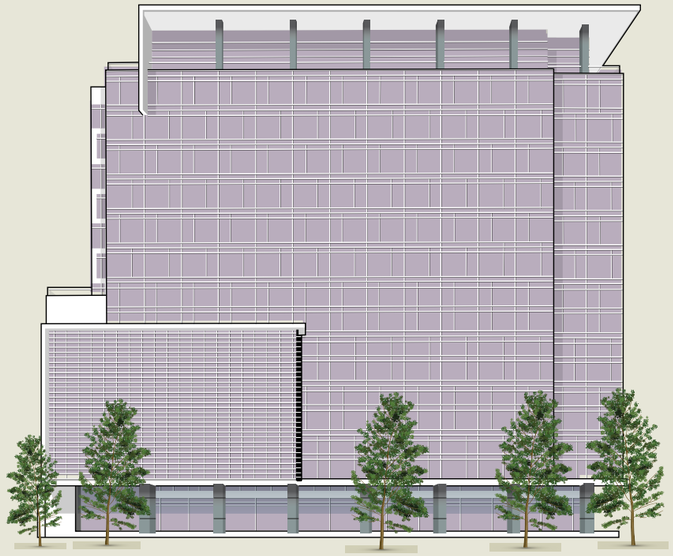
Hotels

1 DoubleTree by Hilton
2 Crowne Plaza Galleria

LEVY PARK AT KIRBY GROVE

A $15 million renovation from the Upper Kirby Redevelopment Authority has helped establish Levy Park as one of the city's premier, community focused urban green spaces. Spanning 6 acres, Levy Park was thoughtfully designed to create a new gathering space that includes dedicated activity areas, a dog park, rain gardens, a children's park, beautiful landscaping and vibrant, year-round programming.

STACKING PLAN



LEVEL 17 – 26,377 SF

LEVEL 16 – 25,366 SF

LEVEL 15 – 25,366 SF

LEVEL 14 – 25,366 SF

LEVEL 12 – 25,597 SF

LEVEL 11 – 23,024 SF

LEVEL 10 – 41,751 SF

LEVEL 6 – 14,138 SF

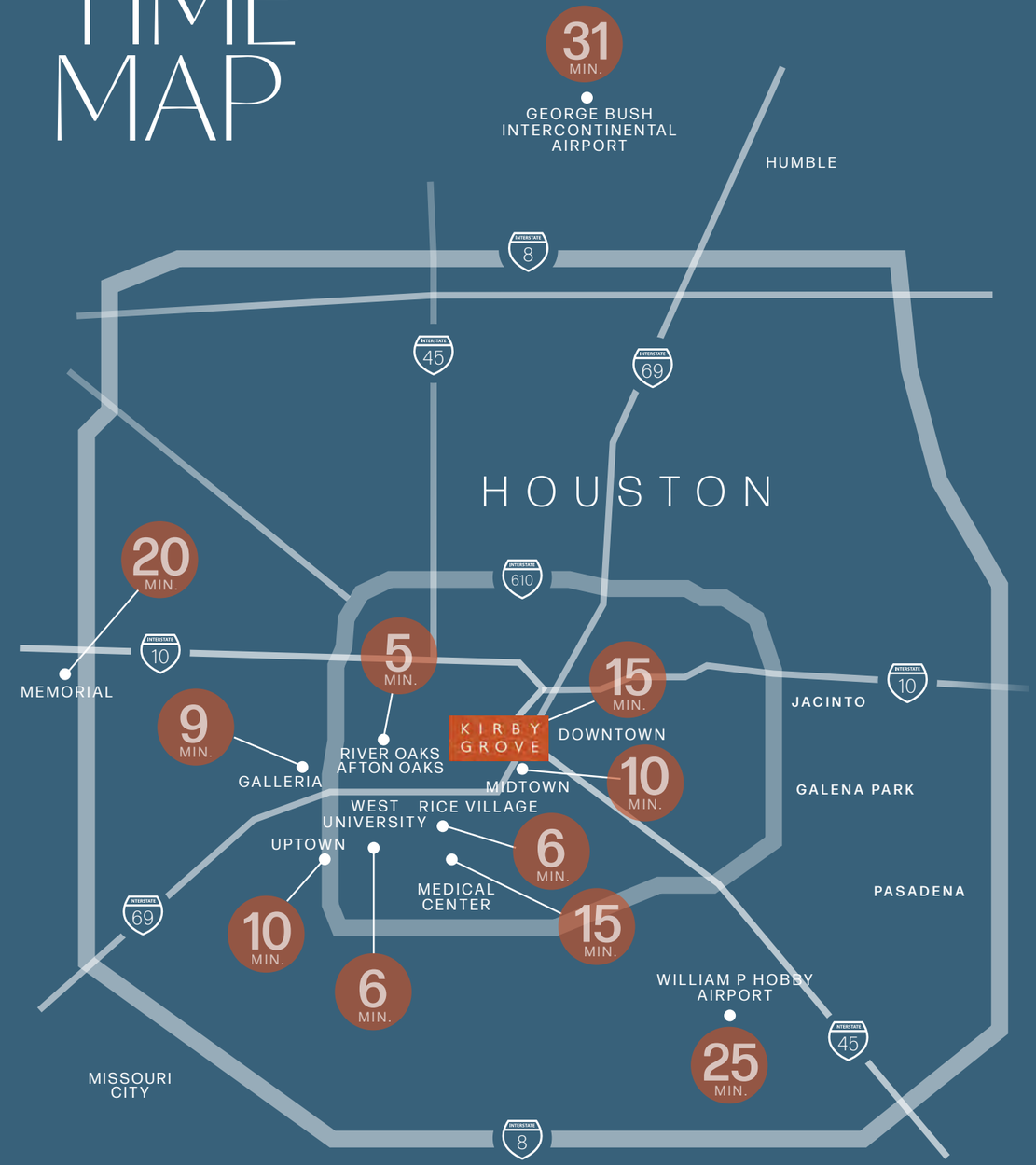
LEVEL 4 – 12,936 SF

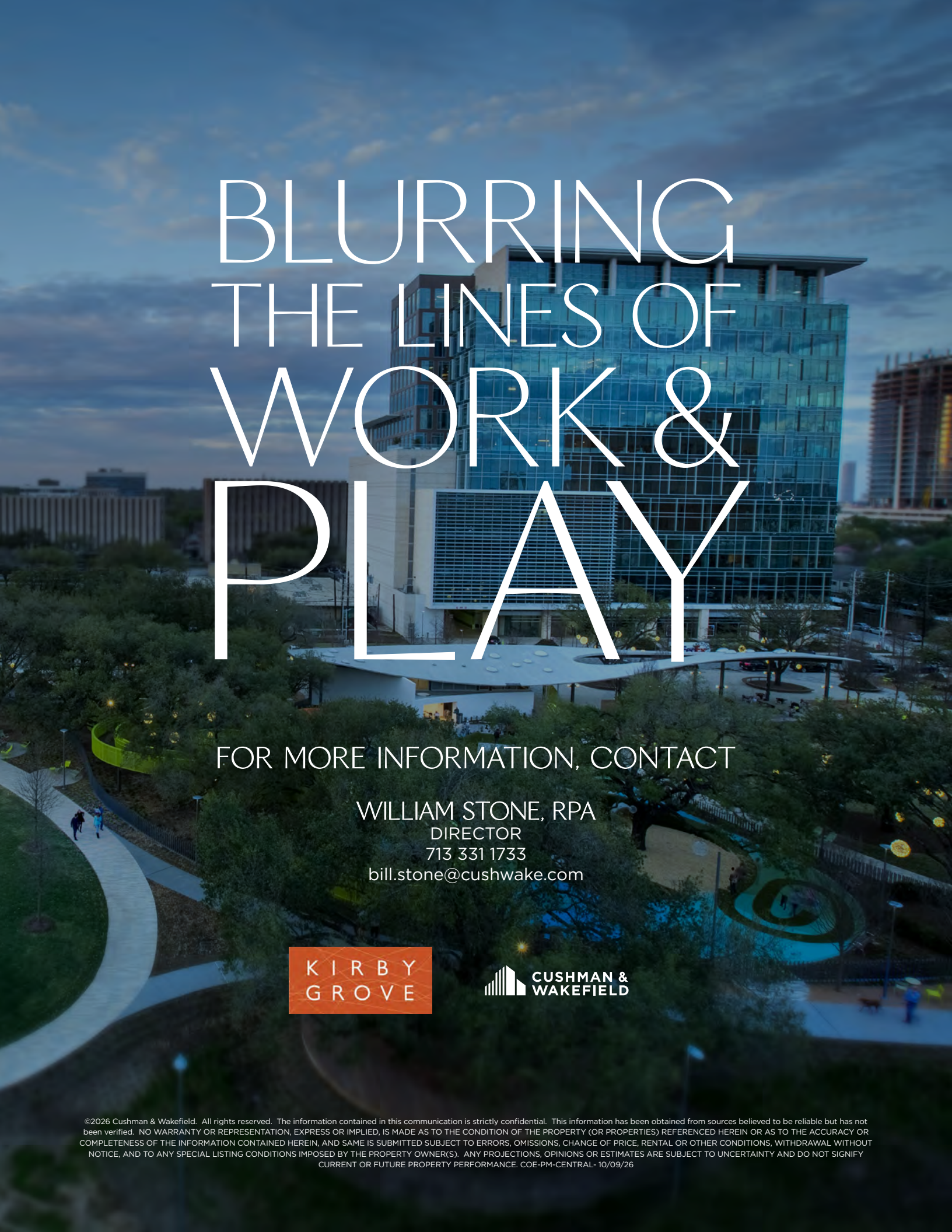
LEVEL 2 – 14,255 SF

LEVEL 1 – 23,752 SF



DRIVE TIME MAP





BLURRING THE LINES OF WORK & PLAY

FOR MORE INFORMATION, CONTACT

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KIRBY GROVE

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