

KIRBY GROVE OFFICE

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

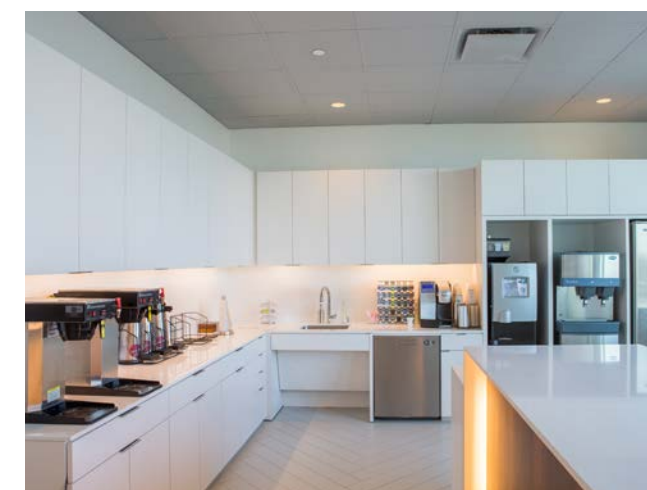
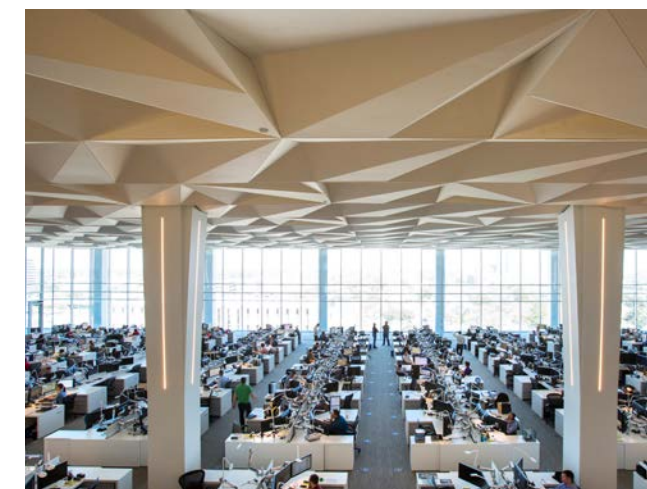
- + Located within Kirby Grove's exciting, 11-acre mixed-use development
- + Adjacent to Levy Park, a world-class urban park year-round programming
- + Walking access to culinary concepts from renowned chefs
- + An impressive variety of ground-level dining and retail amenities
- + Immediate access to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

BUILDING AMENITIES DESIGNED FOR WORK & PLAY



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 breem 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



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

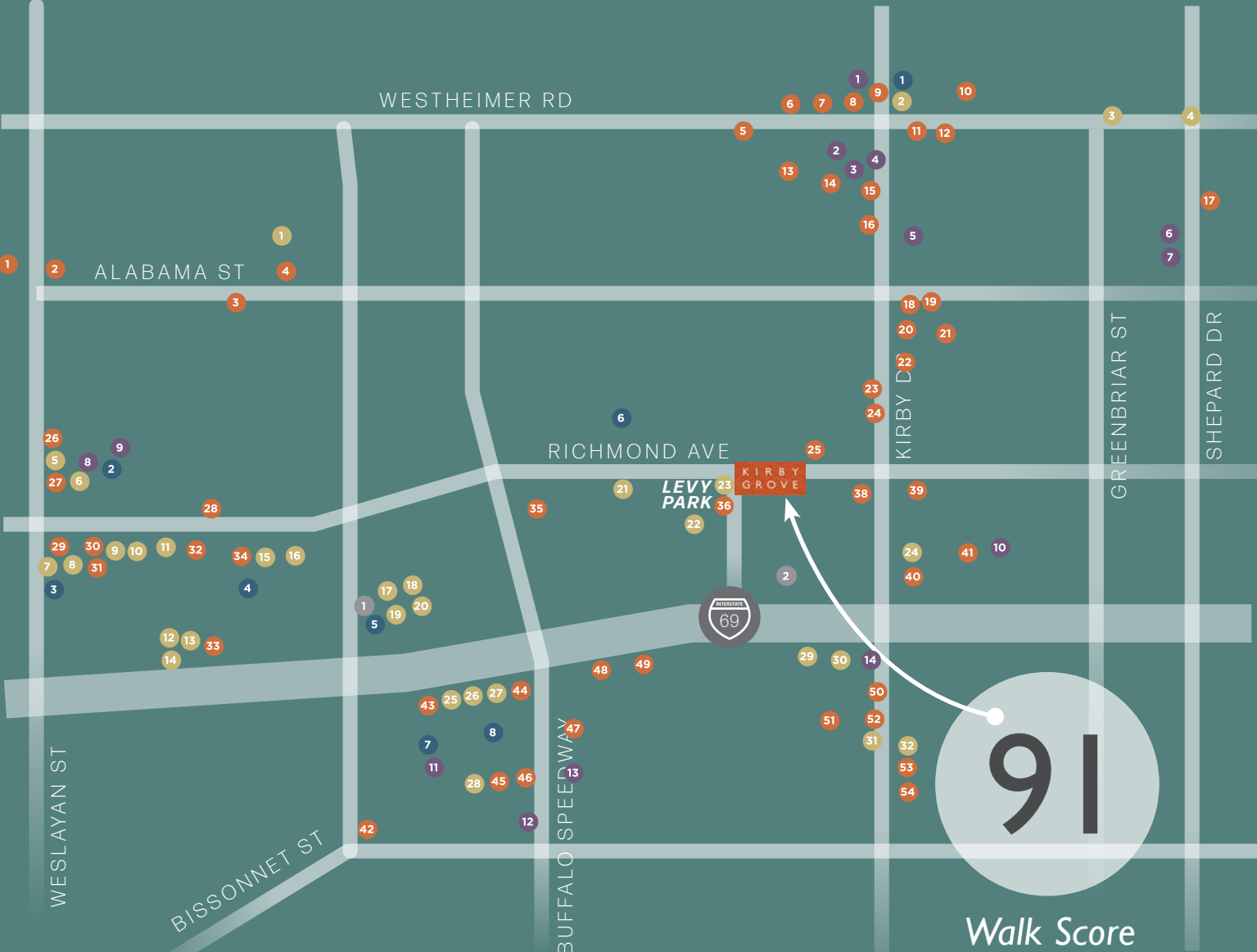
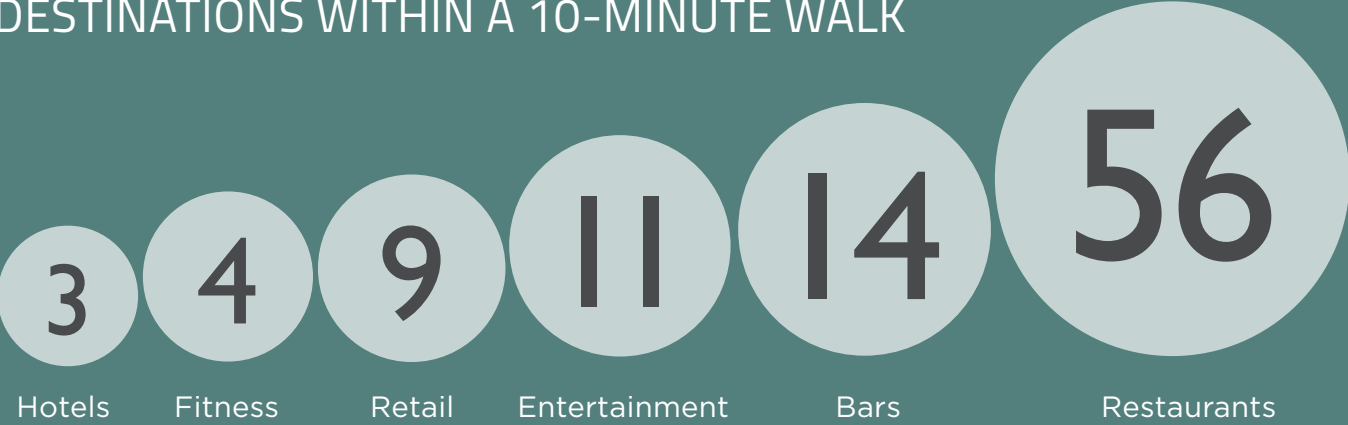


KIRBY GROVE WALKING AMENITIES

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

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

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

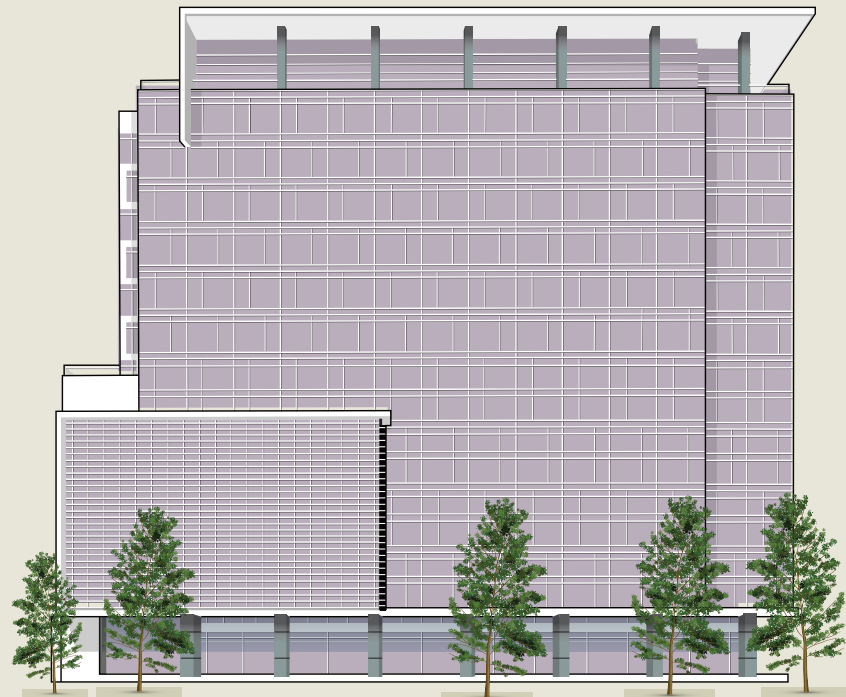
Hotels

- 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.

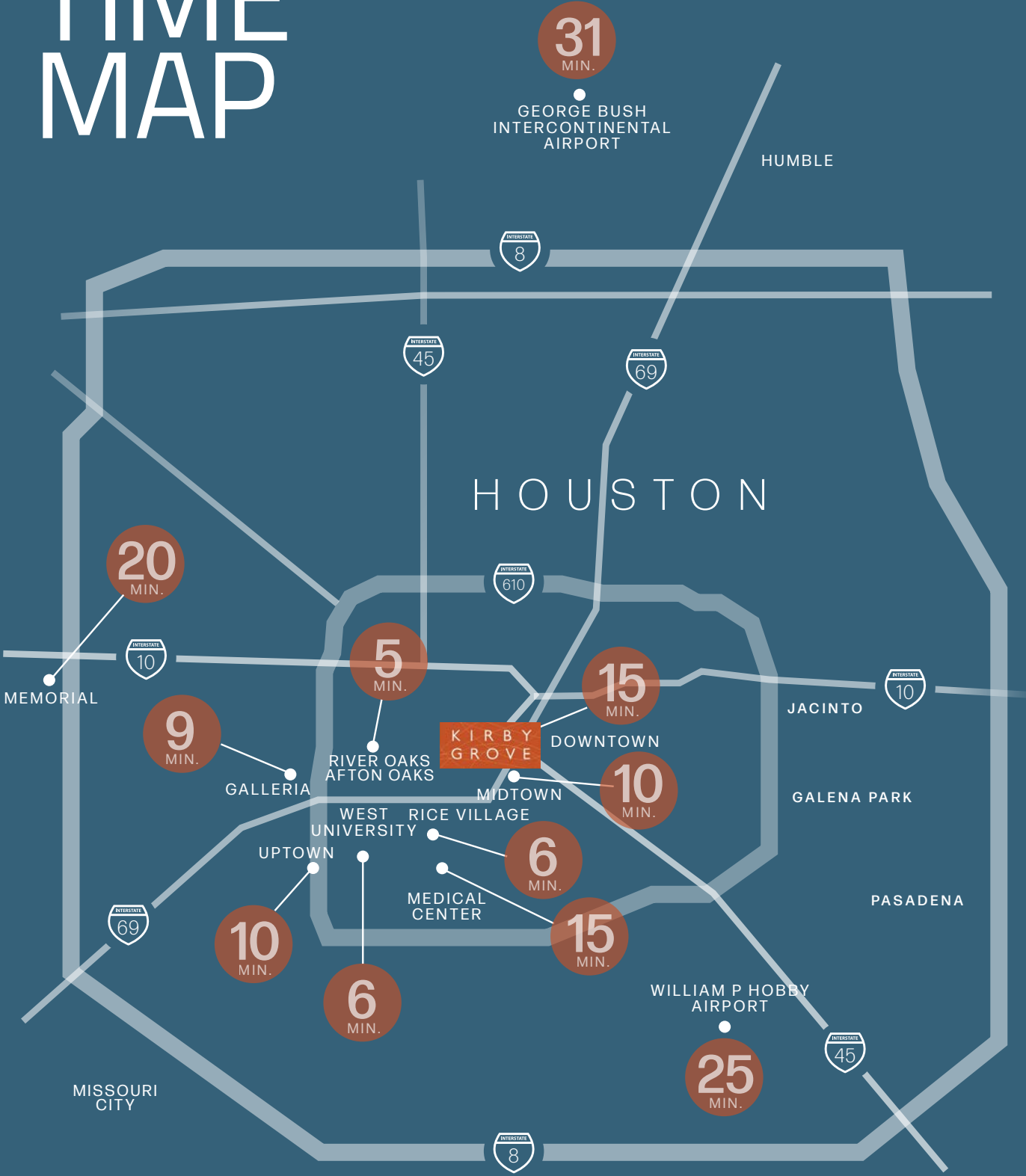
STACKING PLAN



- LEVEL 17 - 24,465 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

WILLIAM STONE, RPA
DIRECTOR
713 331 1733
bill.stone@cushwake.com

KIRBY
GROVE

