
PARK TEN CENTRE

**1311 BROADFIELD BOULEVARD
HOUSTON, TEXAS**

ENERGY CORRIDOR
27,213 RSF CONTIGUOUS AVAILABLE





1311 BROADFIELD

1311 Broadfield, owned by Rycore Capital, is a six-story, midrise building in the heart of the Energy Corridor. This Class A building has state-of-the-art features including: redundant fiber access, dual air handlers on each floor, granite lobby finishes, building conference facilities, fitness center and a digital energy management system. The available space is highly improved to modern corporate standards and is move-in ready.

ENERGY CORRIDOR SUBMARKET

The Energy Corridor is a master-planned business district located in west Houston along the I-10 corridor. It is the third largest employment center in the region, with just under 19 million square feet of office space developed, and growing. The Energy Corridor is home to corporate and regional headquarters for BP, ConocoPhillips, Foster Wheeler, Mustang Engineering, Shell Oil E&P, Technip, PGS, Dow Chemical, among others.



FAST FACTS



78,000
EMPLOYEES



2.9m sf
RETAIL SPACE



3,500
HOTEL ROOMS



Metro Bus
PUBLIC TRANSIT



**Highest
Ranked**
SCHOOL DISTRICT



100 mi
INTERCONNECTED
TRAILS
113,000 ACRES



**PEDESTRIAN
AND BICYCLE
FRIENDLY**
Park Row Dr



HPD Patrols
PUBLIC SAFETY

BUILDING INFORMATION

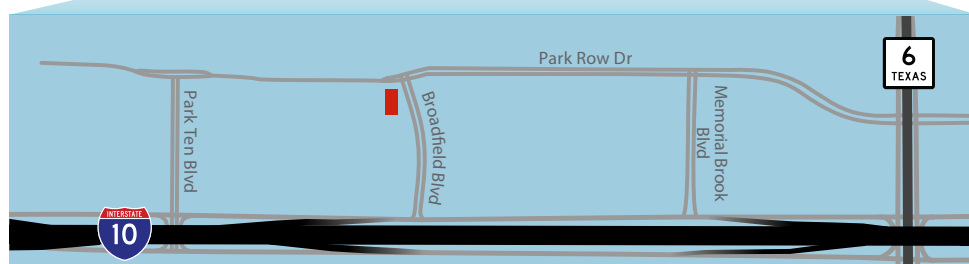
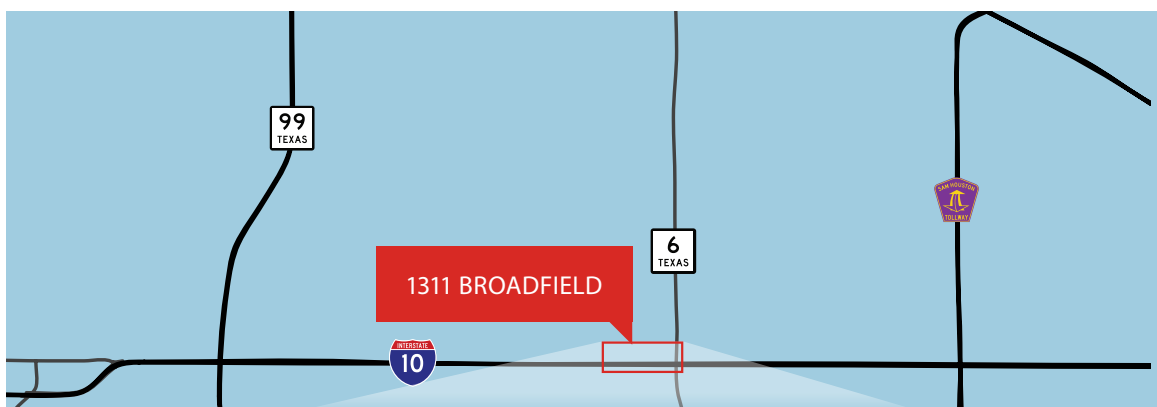
AVAILABILITY: Floors 3 totaling 27,213 RSF

OCCUPANCY: Available now

PARKING RATIO: 3.5/1,000 RSF (covered & surface)

HIGHLIGHTS:

- Space is in immaculate, move-in condition
- Mix of private offices, open area and meeting rooms on each floor
- Class A building built in 2000
- On-site fitness center
- Multi-level garage
- Building conference room
- Signage opportunities for larger tenant
- Direct access on/off of I-10
- Accessibility to the Grand Parkway





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