



1500 CITYWEST BLVD, HOUSTON, TX

STEP INTO CONVENIENCE

BRIDGE
INVESTMENT
GROUP



1500 City West represents a tremendous value in the sought after northern reaches of the Westchase District.

This strategic location provides employees in the district easy access to West Houston's most amenity-rich mixed-use developments. CityCentre, Town & Country, and Memorial City are less than a 5 minute drive from the building. However, if the short drive isn't feasible, tenants are one minute from a variety of Westchase restaurants, and there are six walkable food options directly across the street for ultimate convenience.

191,281 RSF

BUILDING SIZE

10

STORIES

20,132 RSF

TYPICAL FLOOR

4.0/1,000

PARKING RATIO

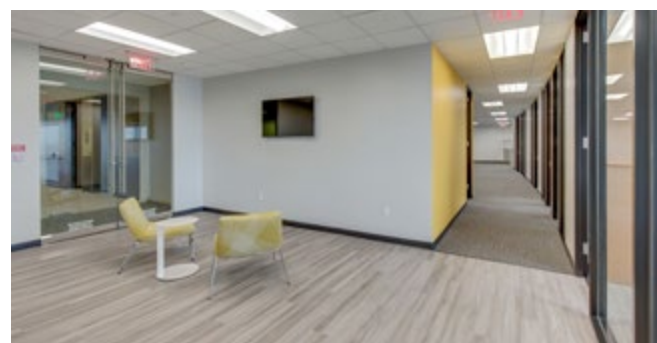
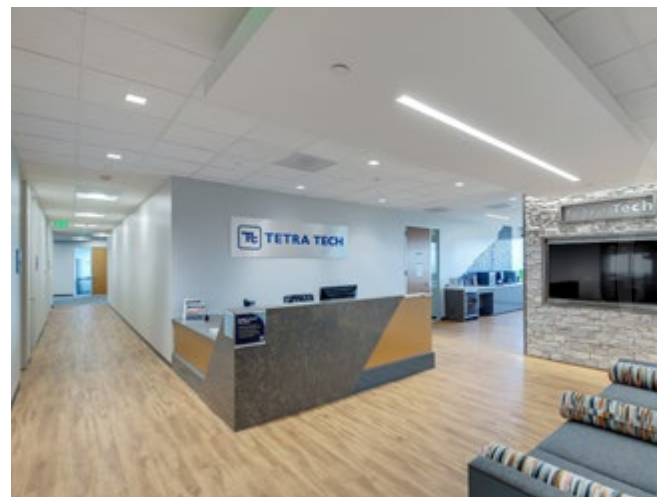
4-LEVEL PARKING GARAGE WITH COVERED WALKWAY TO BUILDING

AVAILABILITY

2ND FLOOR: 18,062 RSF

9TH FLOOR: 20,132 RSF

SPEC SUITE ON THE 7TH FLOOR: 11,536 RSF



BUILDING SIGNAGE OPPORTUNITIES AVAILABLE with Beltway 8 visibility

1500 City West has recently undergone common-area renovations.

From the 9th floor, your team will enjoy commanding views of the city to the East, Citywest to the South, Memorial City to the North, and beautifully treed residential communities to the West. Branding opportunities abound, including a monument and building-top signage with prominent Beltway 8 visibility.



Signage Opportunities



On site Cafe



On-Site Security



Easy Access



On-Site Property Management

CAFÉ

LOCATED ON-SITE

MANAGEMENT & SECURITY

LOCATED ON-SITE
WITH KEY CARD ACCESS

ENERGY STAR

CERTIFIED

HIGHLY WALKABLE LOCATION

IN THE NORTHERN SECTION OF WESTCHASE BUSINESS DISTRICT



EASY ACCESS
located just West of Beltway 8



CITYCENTRE

5 MIN | 2.4 MI

- Located at the corner of I-10 and Beltway 8 in the heart of West Houston
- 20+ food & restaurants
- 20+ retail
- 6 entertainment
- 20+ lifestyle options



MEMORIAL CITY

7 MIN | 4.0 MI

- Located directly off of I-10 in the heart of Memorial City
- Memorial City Mall
- 60+ food & restaurants
- 80+ retail
- 15+ entertainment options
- 30+ lifestyle options



LOCATION MAP



AMENITIES

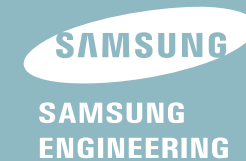
WALKABLE AMENITIES

Walking distance to Terry Hershey Park via the new, 6-foot wide, enhanced sidewalk with protected two-way bike lane
 Comerica Bank
 Green Lane Smoothies
 Moderno Tacos and Tex Mex
 Kolache Factory
 Tiff's Treats
 Subway
 Palazzo's Restaurant

2-MILE RADIUS

Whole Foods
 Torchy's Tacos
 Jason's Deli
 Panera
 Zoe's Kitchen
 Salata
 Beck's Prime
 Chipotle
 PF Changes
 El Tiempo
 Ragin Cajun
 Pappas BBQ
 Buffalo Wild Wings
 Potbelly

CORPORATE NEIGHBORS





EXPLORE THE NEIGHBORHOOD



CARILLON

OUTBACK STEAKHOUSE | Pasa's

la Madeleine | Eggecellence

THE ORIGINAL MARIEN'S | THE ORIGINAL ICE CREAM

EMSPANADA HOUSE | Thai Cottage

MOD | FedEx Office | BuffBurger

Yogurtland | ZOË'S KITCHEN FRESH MADE MEDITERRANEAN

Panera BREAD | SMOOTHIE KING

BELTWAY 8

WESTCHASE SHOPPING CENTER

TARGET | WHOLE FOODS MARKET | ROSS DRESS FOR LESS

FOREVER 21 | petco

Dimassi's | GOLF GALAXY

Jacobs deli | SMOOTHIE KING | TACO CABANA

CITYWEST BLVD



BRIAR LAKE VILLAGE

PALAZZO'S | yoga pod | green lane co.

MODERNO TACOS + TEA BAR | Tiff's Treats cookie delivery

KOLACHE FACTORY | SUBWAY

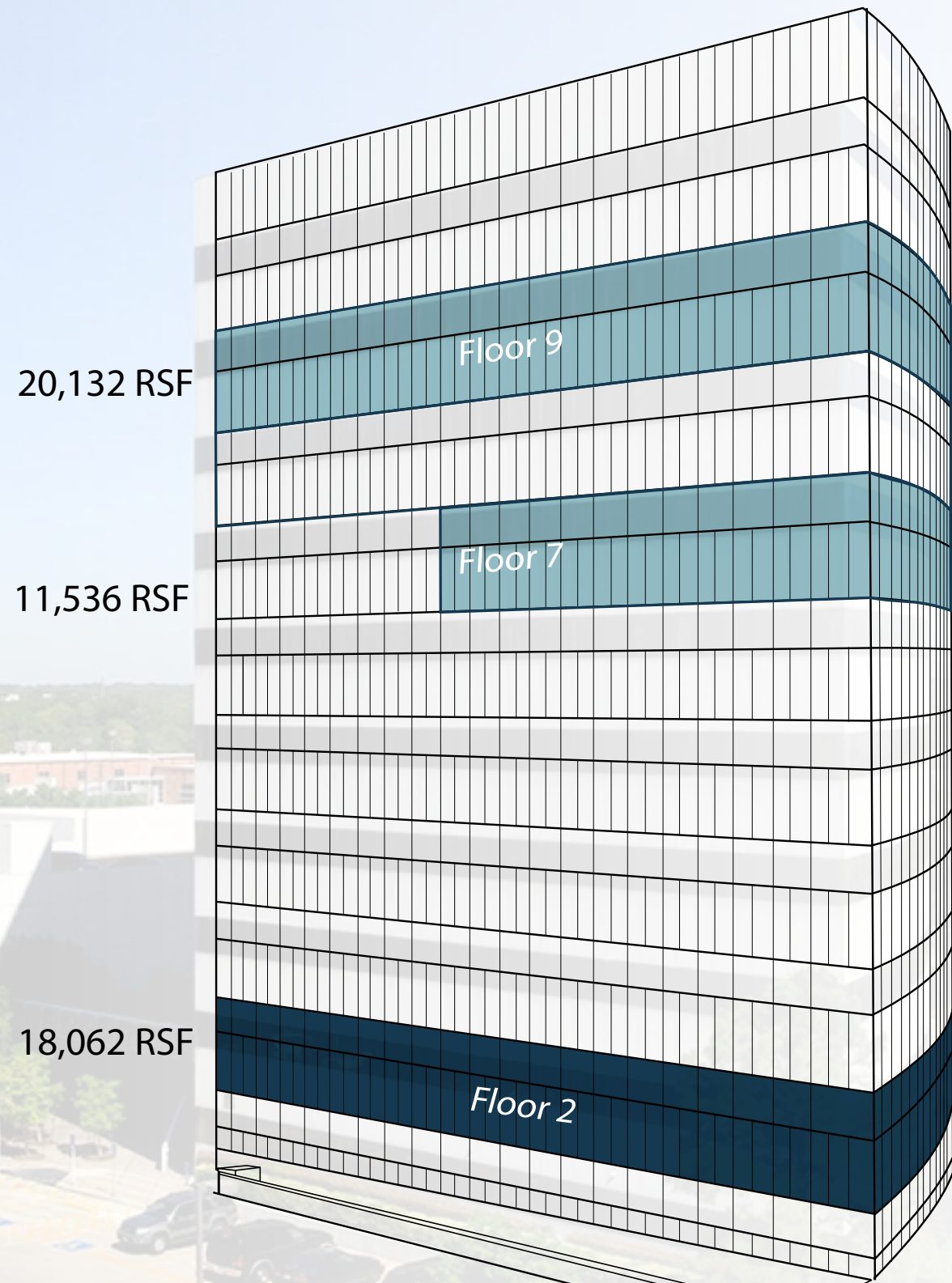
LIFE LINE URGENT CARE | eNails & more

veinVclinics OF HMO, PCO. | ADVANCE DENTISTRY






BRIAR FOREST DR

STACKING PLAN



AVAILABILITIES

| | | |
|----------|------------|---|
| Floor 09 | 20,132 RSF |  |
| Floor 07 | 11,536 RSF |  |
| Floor 02 | 18,062 RSF |  |

FOR LEASING INFORMATION:

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