

RIVERWAY

HOUSTON

CBRE



RIVERWAY HOUSTON

MODERN SPACE FOR THE
MODERN WORKFORCE

THREE

RIVERWAY

ONE

RIVERWAY

THE UPPER FLOORS
OF BOTH BUILDINGS
FEATURE OUTDOOR
TERRACES WITH
STUNNING VIEWS
OF HOUSTON

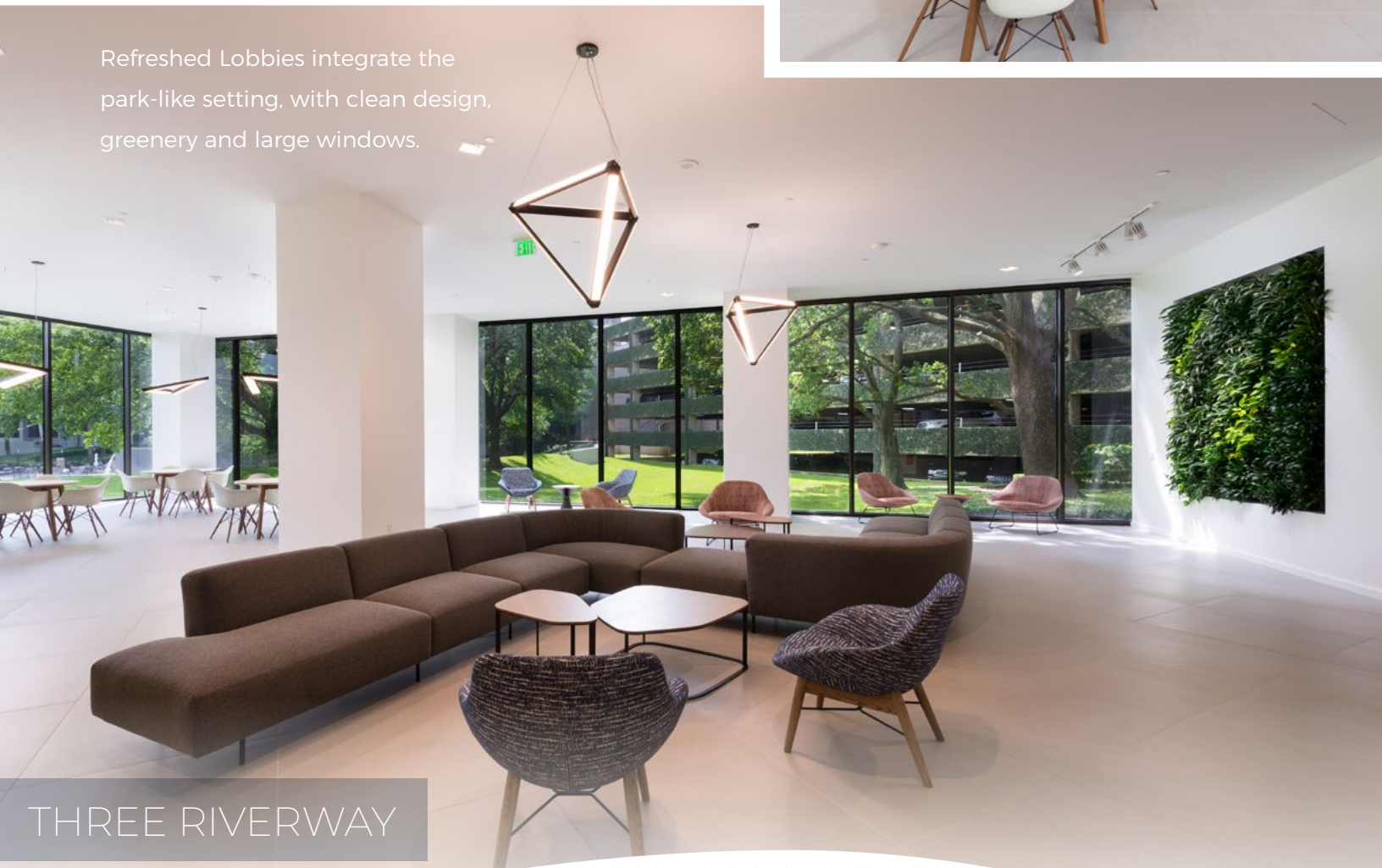


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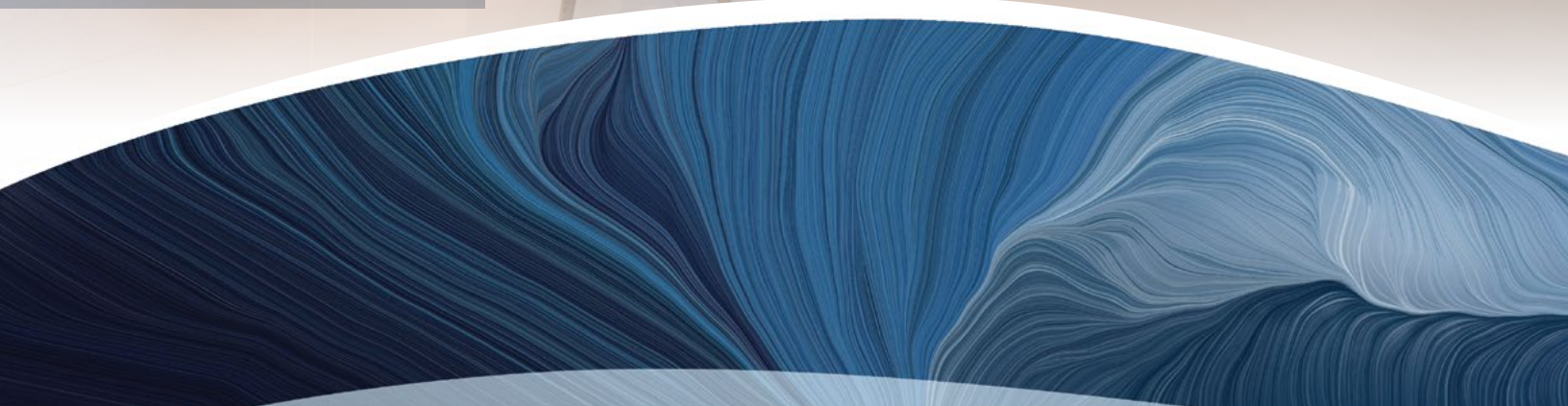
MEETS STYLE



Refreshed Lobbies integrate the park-like setting, with clean design, greenery and large windows.



THREE RIVERWAY



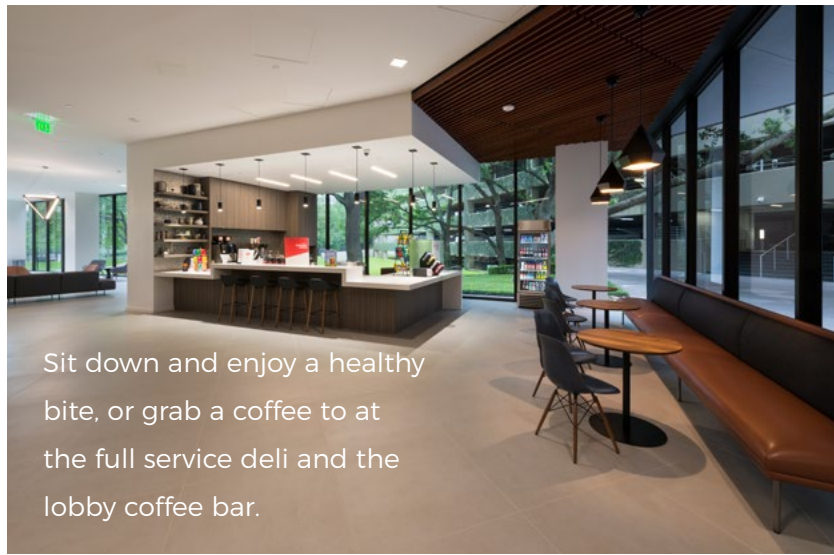


ONE RIVERWAY

Mindfully designed to reflect a modern minimalism, Riverway is reinventing the tenant experience down to the smallest detail. Conference centers, fitness centers, lobbies and lounges have all been transformed with users top of mind, and fully equipped with the latest technology.



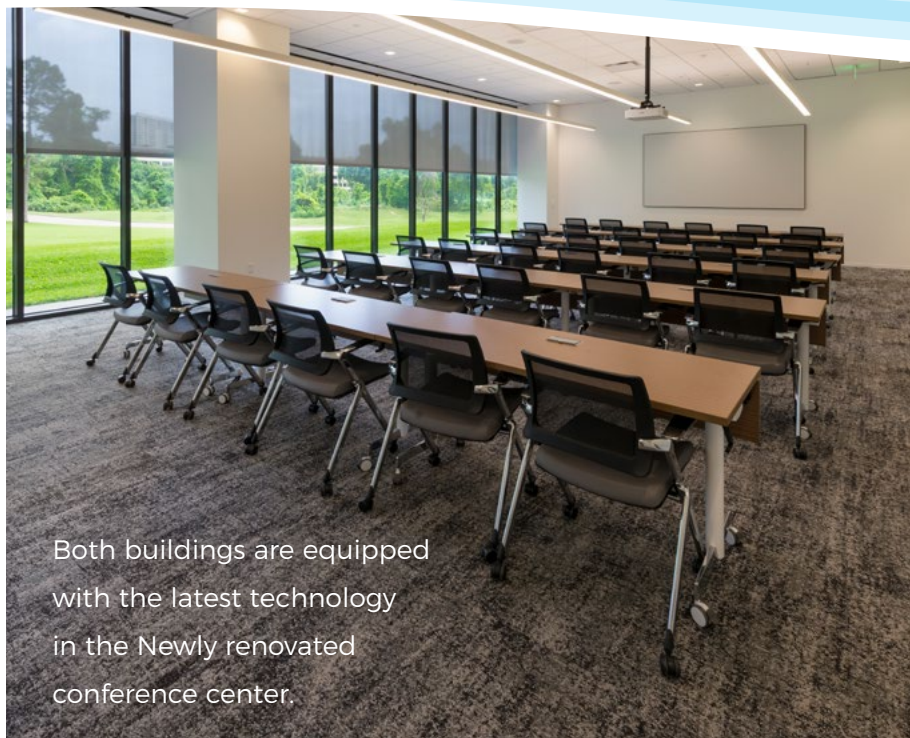
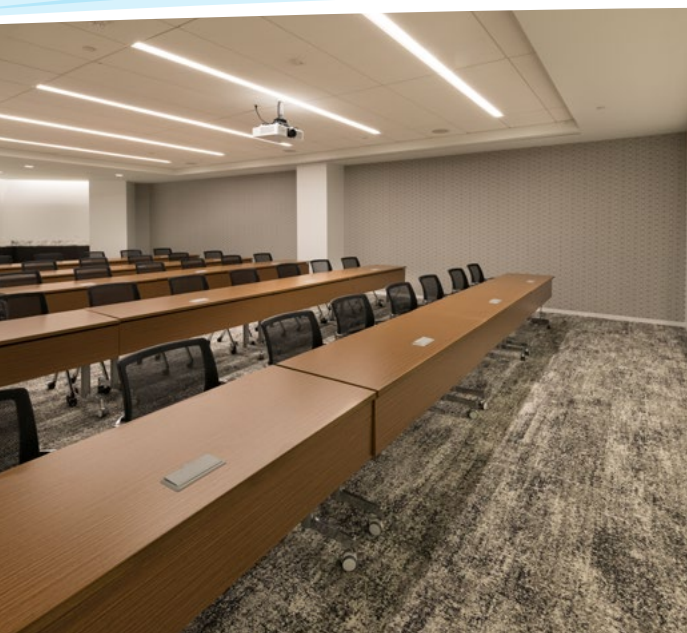
RIVERWAY HOUSTON



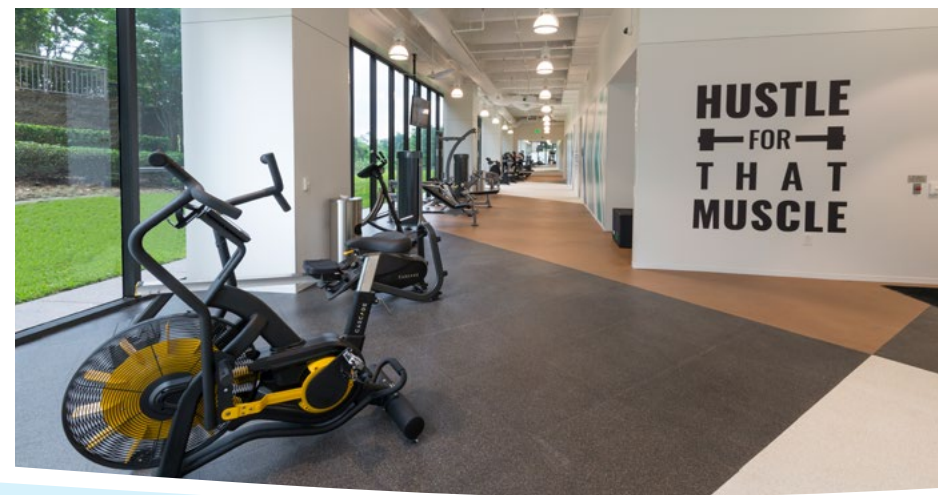
Sit down and enjoy a healthy bite, or grab a coffee to at the full service deli and the lobby coffee bar.



Riverway offers re-imagined fitness centers with the latest equipment.

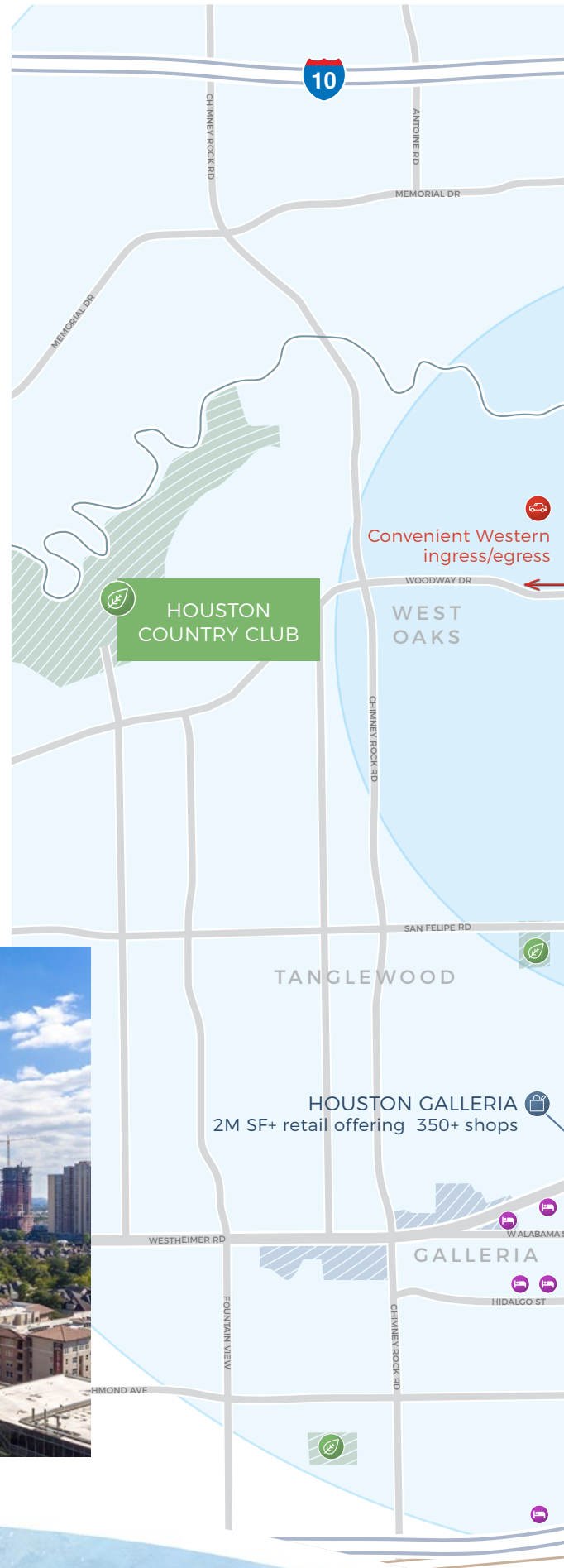


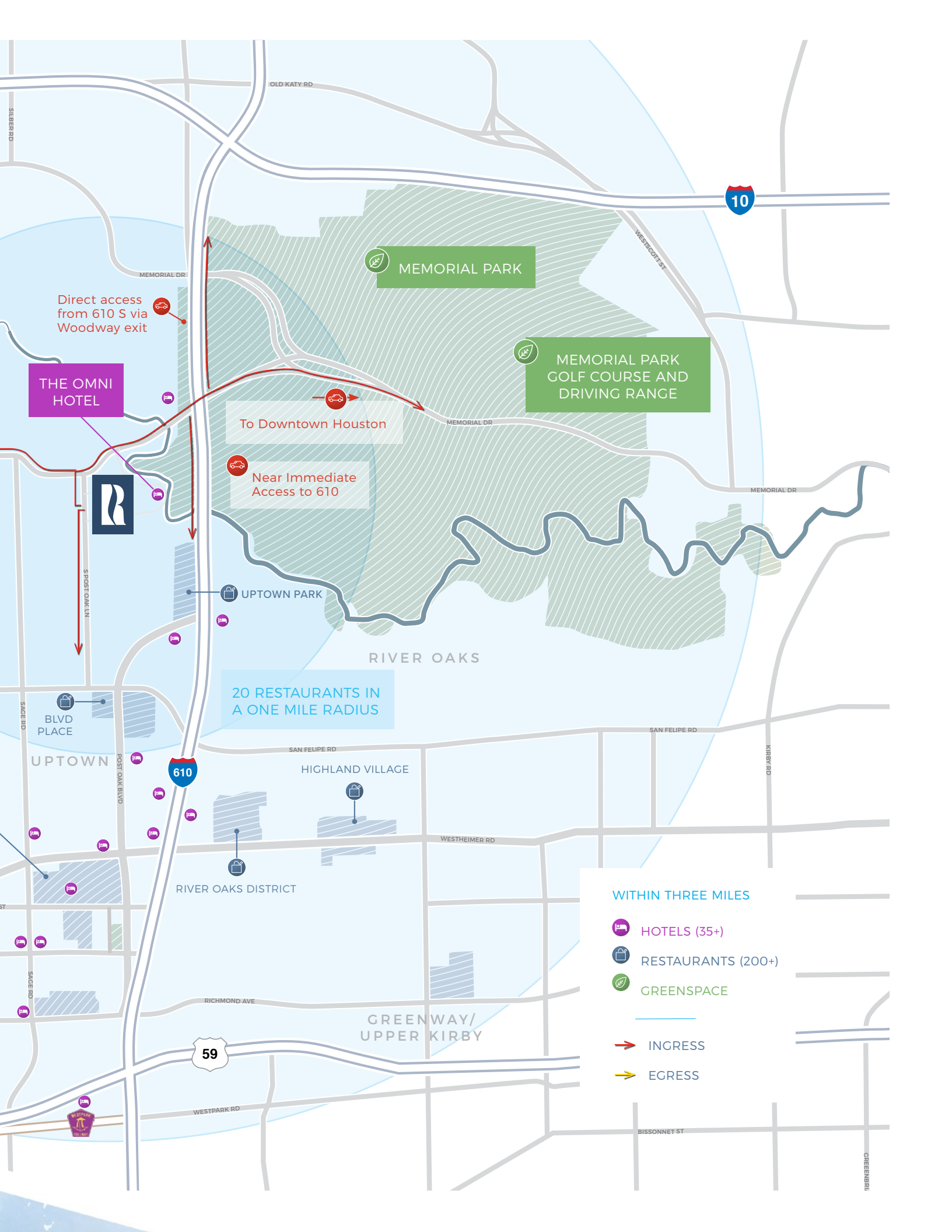
Both buildings are equipped with the latest technology in the Newly renovated conference center.



EXCLUSIVE ADDRESS, UNMATCHED ACCESS.

Just north of the heart of the Galleria area, Riverway is situated close to some of the most established and prestigious neighborhoods in Houston. Reflecting the surrounding area's stature, Riverway is surrounded by manicured landscape and lush greenspace, both on and off campus.





THE OMNI HOTEL



To Downtown Houston

Near Immediate Access to 610

20 RESTAURANTS IN A ONE MILE RADIUS

WITHIN THREE MILES

- HOTELS (35+)
- RESTAURANTS (200+)
- GREENSPACE
- INGRESS
- EGRESS

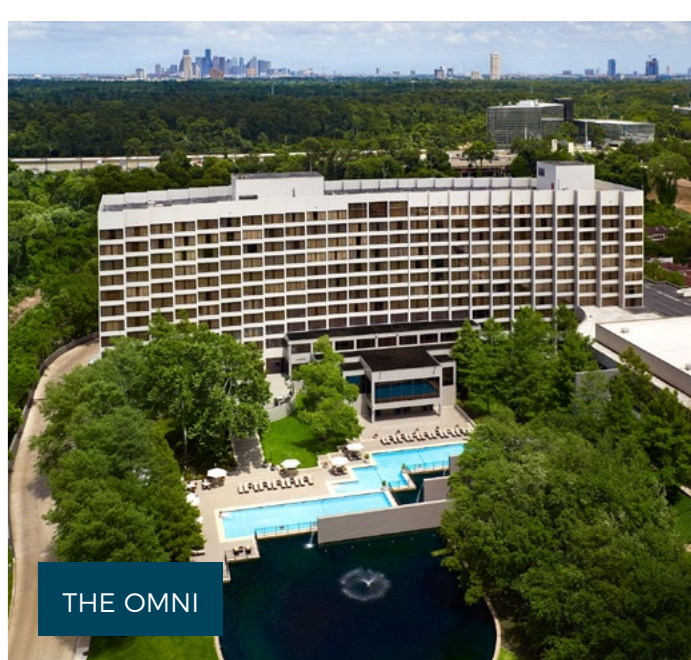
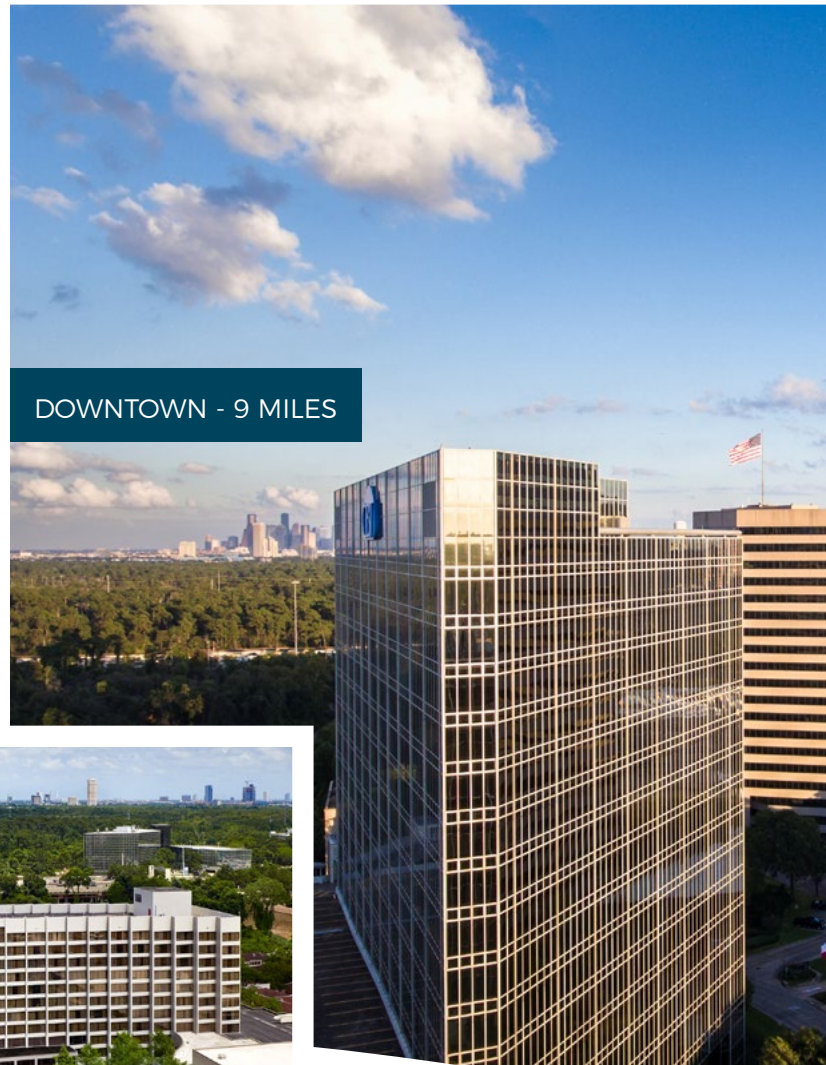
AROUND THE NEIGHBORHOOD.

Seize the workday. Then recharge during your down time with some of Houston's best retail, restaurants and attractions, all in Riverway's backyard.

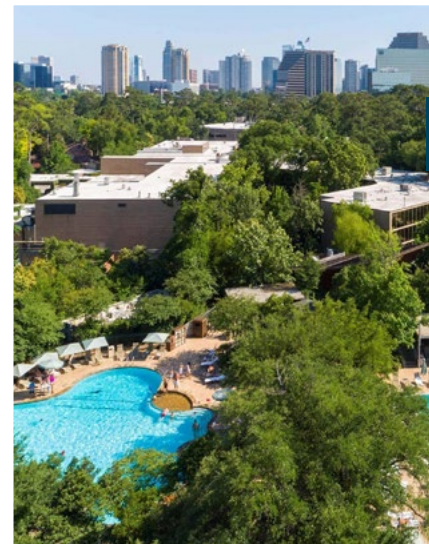
MEMORIAL PARK



DOWNTOWN - 9 MILES



THE OMNI

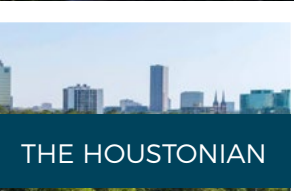




GALLERIA - 1.5 MILES



POST OAK - .5 MILES



THE HOUSTONIAN



RIVERWAY HOUSTON

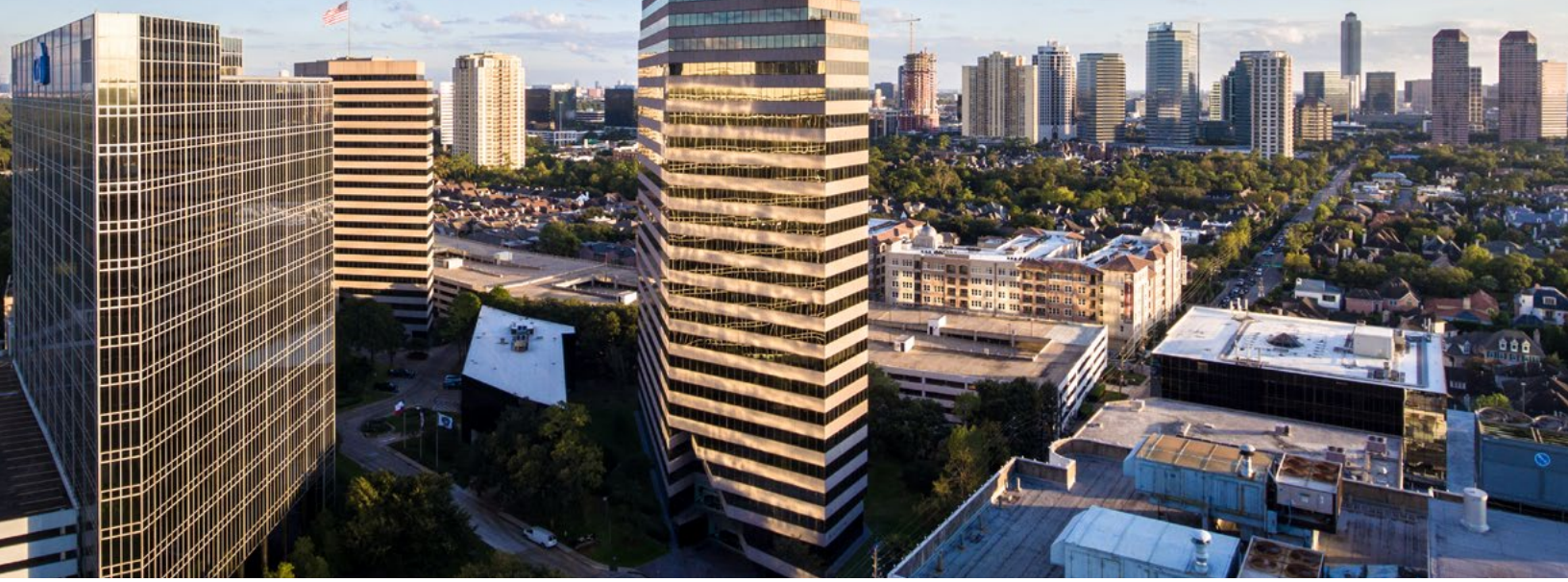
ONE RIVERWAY

BUILDING SIZE:	481,222 RSF
YEAR COMPLETED:	FLOORS 1 - 18: \$21.00/RSF FLOORS 19 - 25: \$22.00
ADD-ON FACTOR:	16.00%
OPERATING EXPENSES:	2019 ESTIMATED - \$14.00
PARKING:	5/1,000 RSF; \$65.00 UNRESERVED \$85.00 RESERVED
BUILDING SECURITY:	24/7
BUILDING WEBSITE:	ONERIVERWAYHOUSTON.COM

THREE RIVERWAY

BUILDING SIZE:	398,413 RSF
STARTING NET RENTAL RATE:	\$21.00/RSF
ADD-ON FACTOR:	16.00%
OPERATING EXPENSES:	2019 ESTIMATED - \$14.07
PARKING:	5/1,000 RSF; \$65.00 UNRESERVED \$85.00 RESERVED
BUILDING SECURITY:	24/7
BUILDING WEBSITE:	THREERIVERWAYHOUSTON.COM

ONE
RIVERWAY



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