

# KIRKWOOD TOWER

11757 Katy Freeway, Houston, Texas



KIRKWOOD  
· TOWER ·

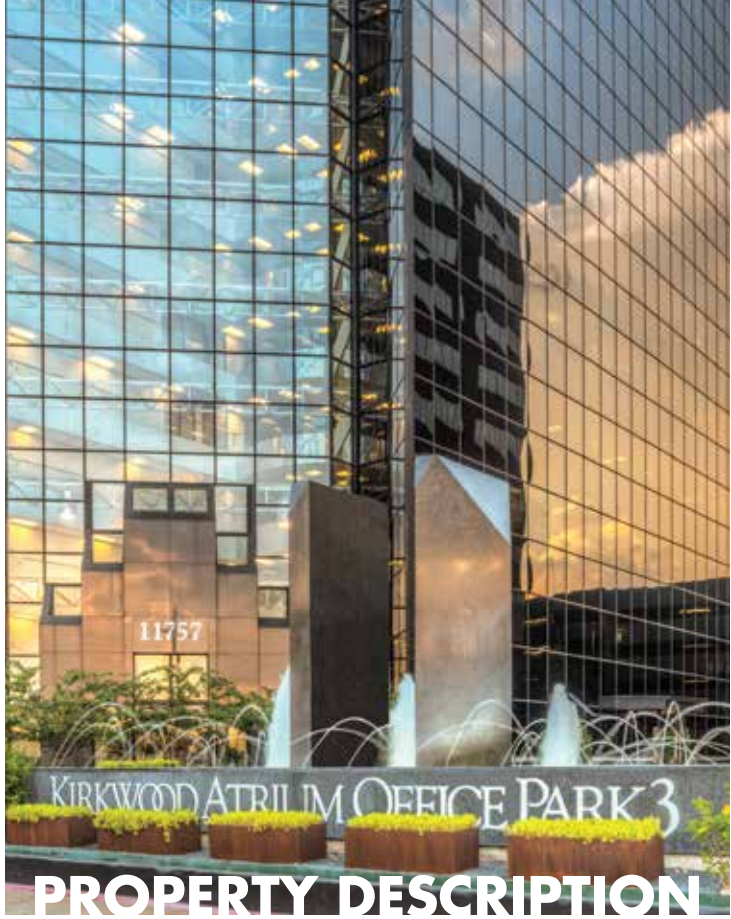
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## PROPERTY DESCRIPTION

### DYNAMIC ENERGY CORRIDOR LOCATION

Kirkwood Tower offers 15 stories of distinctive black glass in Houston's Energy Corridor with a large rooftop flag providing skyline prominence for this local landmark property. Kirkwood Tower is located on I-10 just west of Beltway 8, providing outstanding regional accessibility with excellent access to both of Houston's primary airports - George Bush Intercontinental and Hobby.

### UNIQUE CLASS-A BUILDING AMENITIES

Kirkwood Tower is one of the few buildings in the Energy Corridor that offers tenant amenities not typically found in a single building. These amenities include a bank in the lobby with drive through access and ATM, full service deli, HotSpot Tenant center with charging stations, Wi-Fi enabled, TV and coffee/water service, a penthouse executive fitness center with a rooftop jogging track, access to a 40 seat, Wi-Fi enabled conference center with a kitchen and the ability to lease the executive suites for meeting space and project-based assistance.

# FACTS

Fact	Kirkwood Tower
Number of Floors	15
Building Size	285,682 sf
Typical Floor Size	16,800 - 22,000 sf
Parking Garage	1,085 spaces
Additional Parking	11 spaces
Owner	Rosemont Kirkwood Tower Operating, LLC
Year Built	1984



# BUILDING FEATURES



15TH FLOOR FITNESS CENTER FULLY EQUIPPED WITH THE LATEST EQUIPMENT, LOCKER ROOMS, AND AN OUTDOOR ROOFTOP TRACK.

**Lobby** The elegant, modern atrium lobby is furnished with a dramatic black and white palette creating a sophisticated entrance for the most discerning business owners and visitors.

**Exterior** The exterior of the office building is finished in noise-reducing and energy-saving, dual-pane, reflective black thermopane glass.

**Security** On-Site security of the building 24 hours a day. Additionally, the professionally trained staff monitor security cameras that are strategically located in multiple locations inside and outside the tower.

**Parking** The tower has a six-level concrete parking garage with three levels having direct access to the building via covered or climate-controlled walkways. The parking garage contains 1,085 spaces that provide a parking ratio of 3.8/1,000. Visitor parking is available in the garage along with 11 ADA-accessible spaces.

**Amenities** The 15th floor and penthouse have a fully equipped health club and fitness center that includes a dry sauna, a weight and exercise room, men and women's locker rooms with showers, and a roof-top jogging track offering a spectacular view. An upscale deli is located on the ground floor, a HotSpot Tenant Center with charging stations, Wi-Fi enabled, TV and coffee/water service along with a full-service bank that features an ATM for after-hours use and a drive-thru motor bank.

**On-Site Management** This building is professionally managed and leased by Gemini Rosemont Property Management of Texas, LLC



FOR MORE INFORMATION PLEASE CONTACT

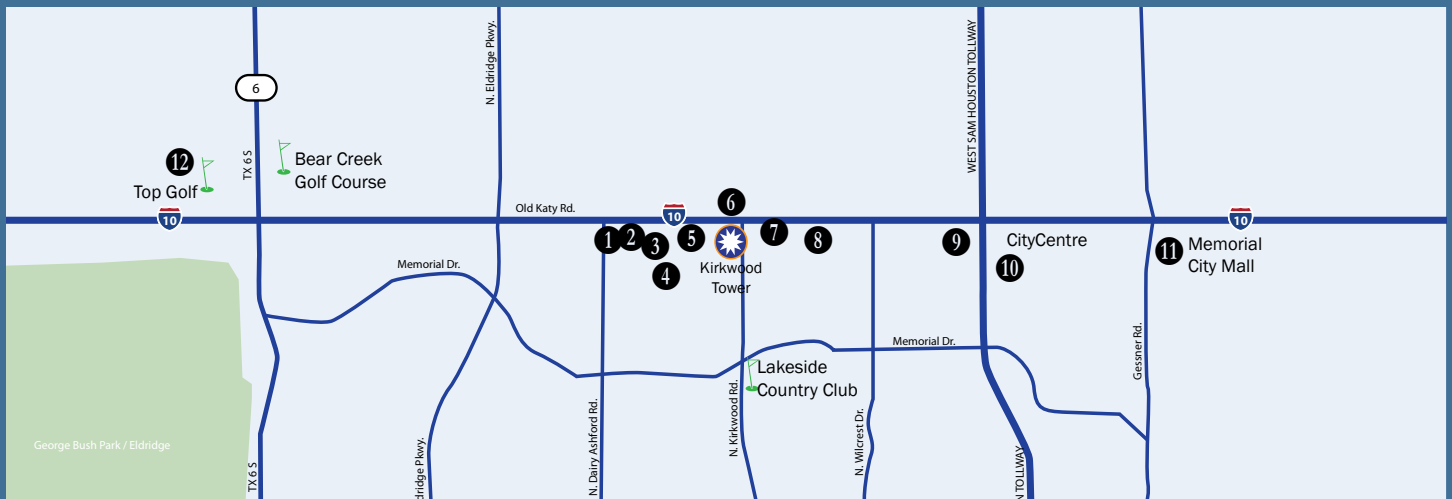
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# LOCATION



Kirkwood Tower tenants benefit from its central location within the Energy Corridor and convenient access to a diverse array of amenities including upscale retail and restaurants, a variety of hospitality options, some of Houston's most desirable residential neighborhoods and one of the largest suburban park areas in the U.S.



## LOCAL AMENITIES

- |                       |                     |                            |                       |
|-----------------------|---------------------|----------------------------|-----------------------|
| 1 Becks Prime         | 4 Hilton Garden Inn | 7 Starbucks                | 10 CityCentre         |
| 2 Pappy's Cafe        | 5 Chili's           | 8 Carrabba's Italian Grill | 11 Memorial City Mall |
| 3 Holiday Inn Express | 6 Embassy Suites    | 9 Brenner's Steakhouse     | 12 Top Golf           |



**LEASING CONTACT:**  
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