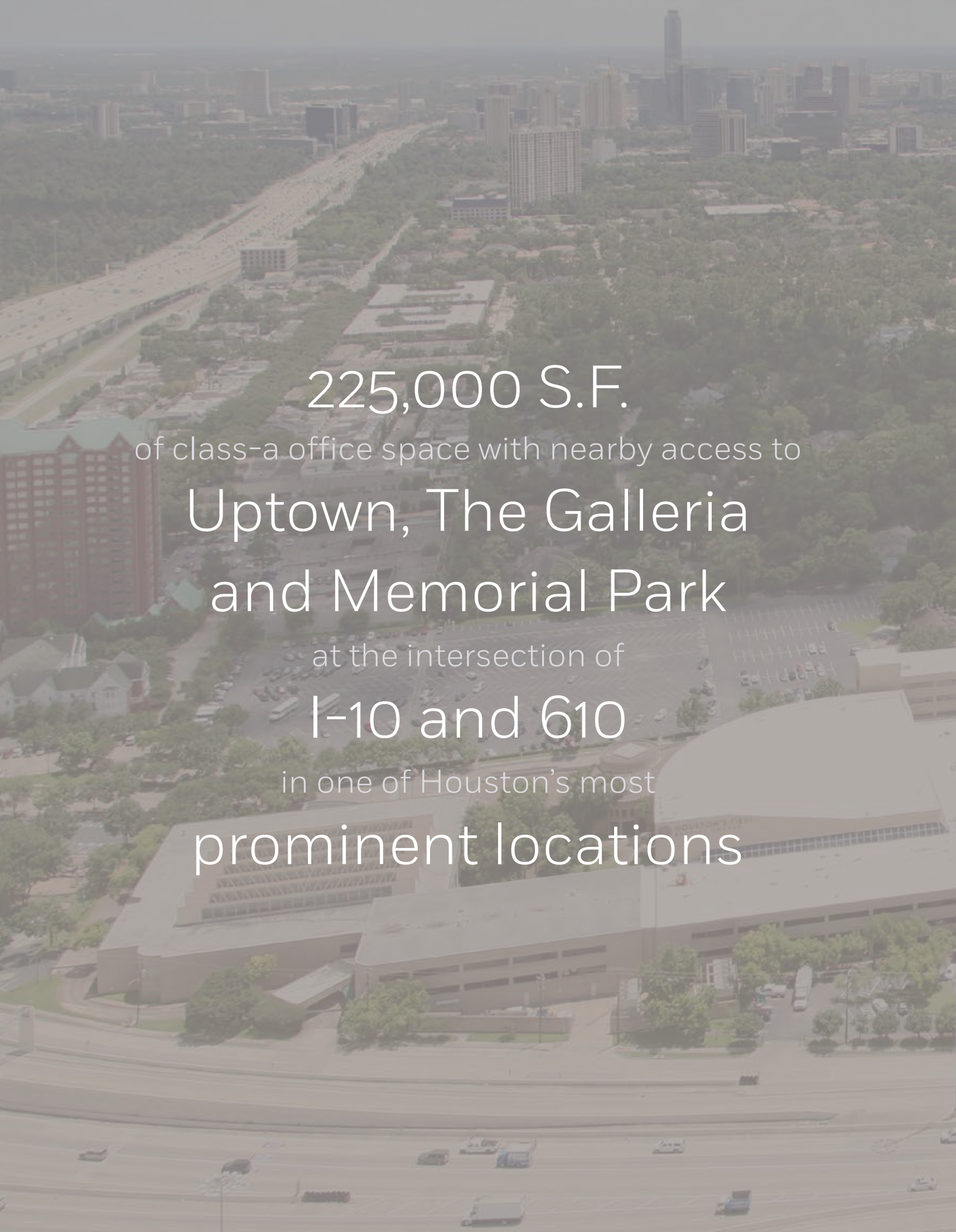




## ONE PARKSIDE







225,000 S.F.

of class-a office space with nearby access to

Uptown, The Galleria  
and Memorial Park

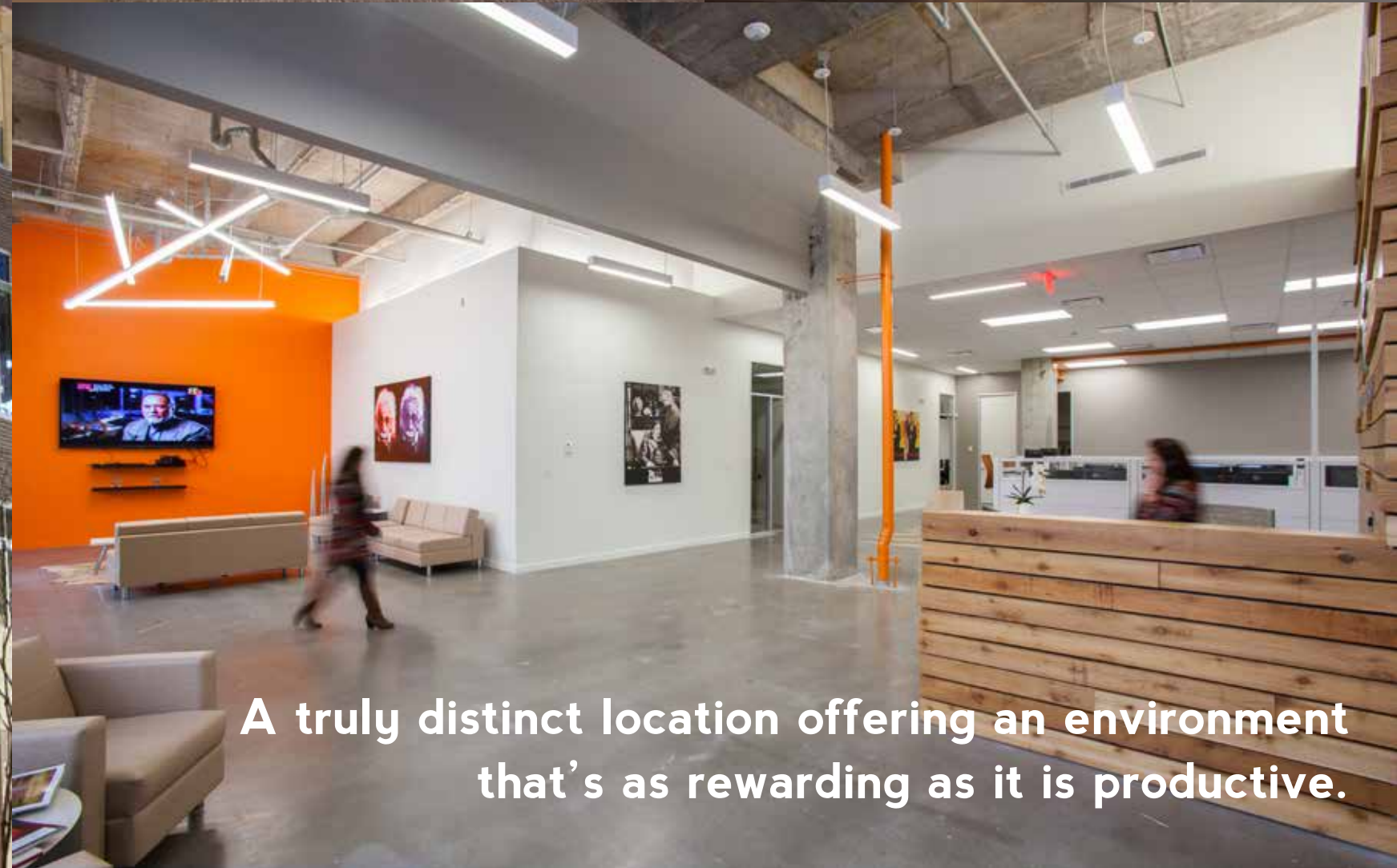
at the intersection of

I-10 and 610

in one of Houston's most  
prominent locations







A truly distinct location offering an environment that's as rewarding as it is productive.



# Strategic LOCATION

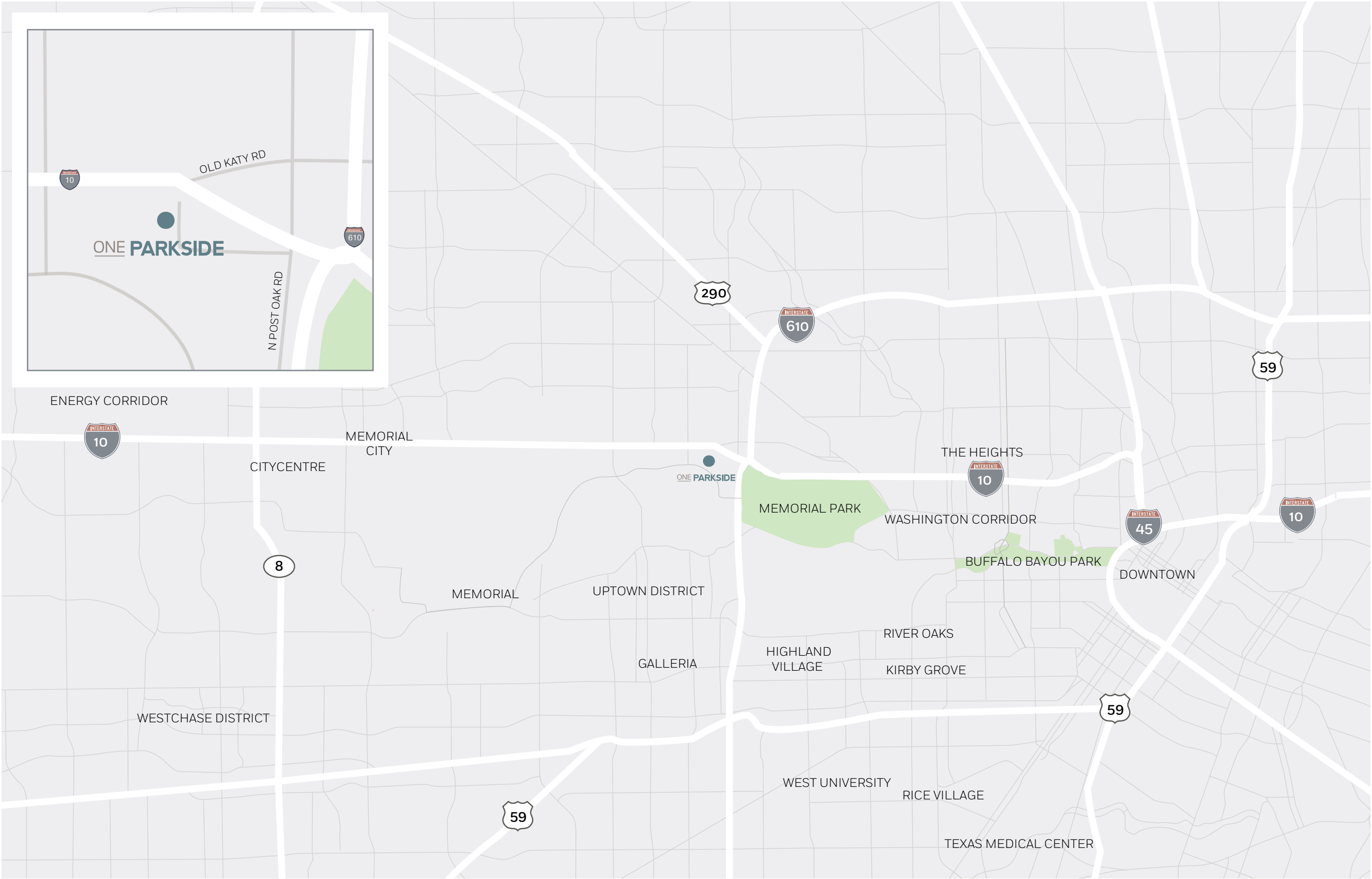
WELCOME TO ONE PARKSIDE, LOCATED JUST MINUTES FROM UPTOWN DISTRICT, THE GALLERIA, DOWNTOWN HOUSTON AND IMMEDIATE ACCESS TO MEMORIAL PARK. One Parkside is a 13-story, 225,000 S.F. office tower strategically located at the intersection of I-10 and the 610 loop. The Class-A office space offers tenants convenient access to residential, retail, restaurants and parks, along with an onsite fitness center, café and conference center amenities.

\$114,000  
average household income  
within a 3-mile radius

POPULATION  
of approximately  
440,000  
within a 5-mile radius

409,000  
DAYTIME EMPLOYEES  
within a 5-mile radius

Strategically located at I-10 and 610  
with excellent exposure to more than  
491,000 CARS PER DAY



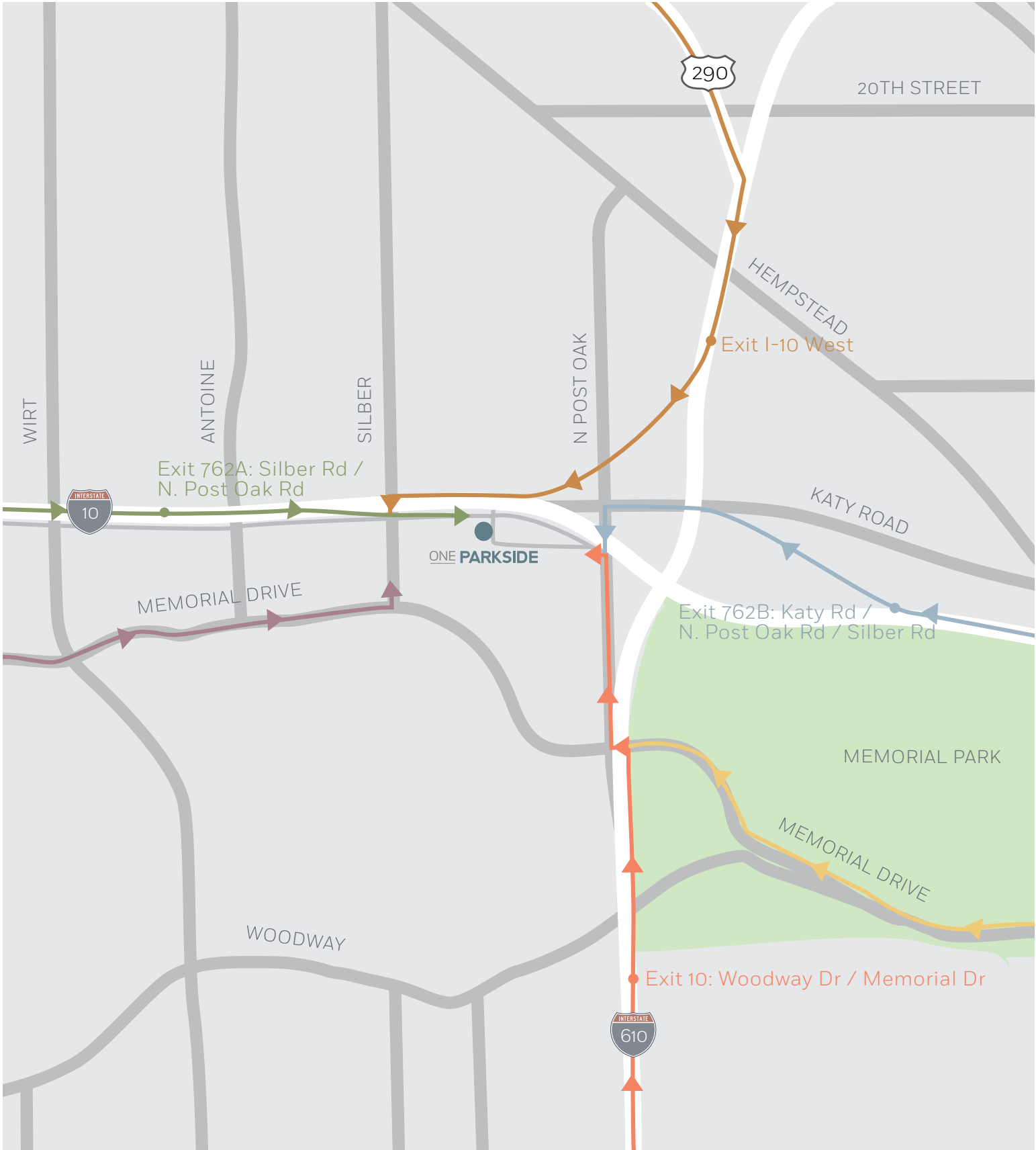
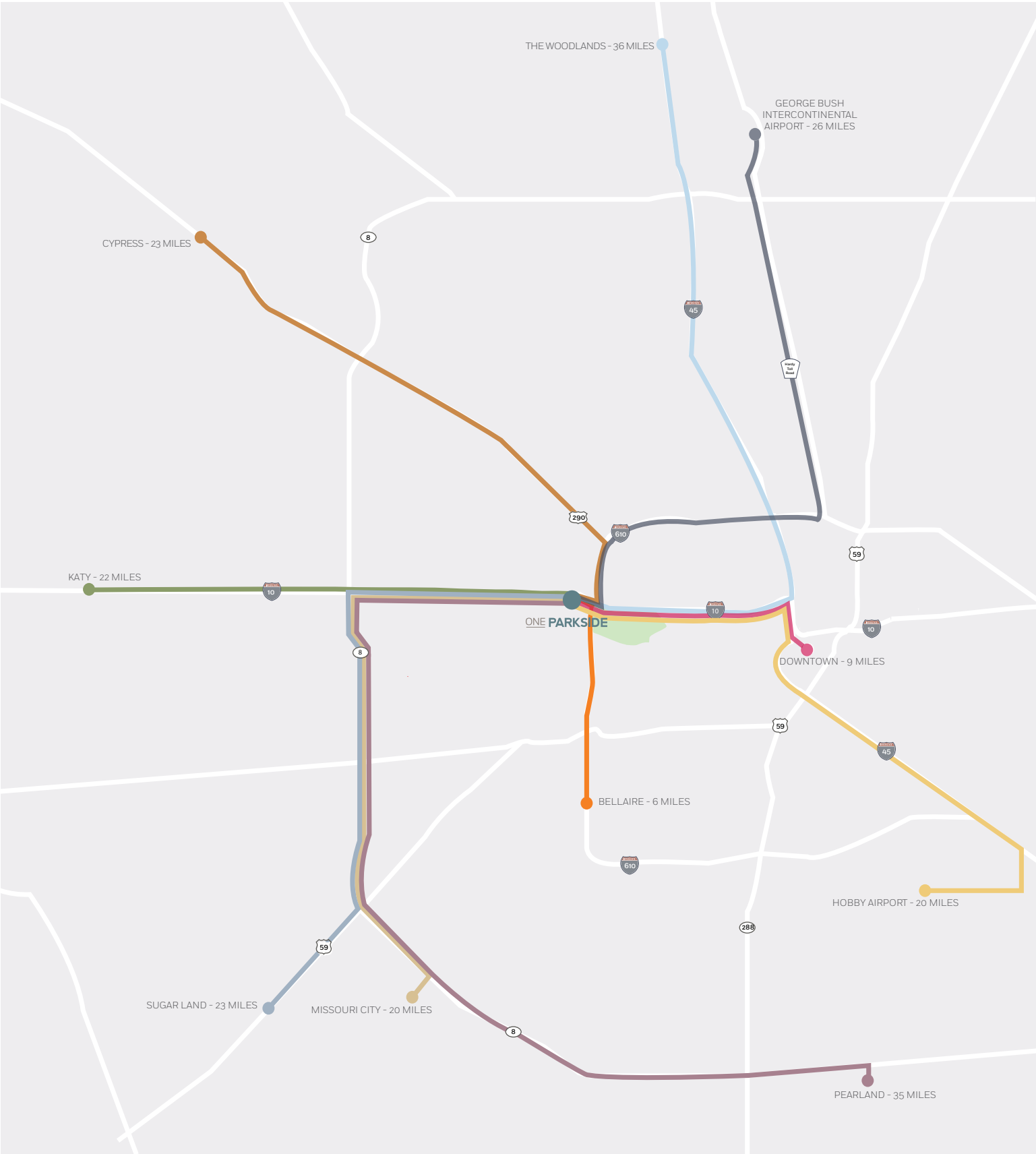
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Office  
VIEW

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Site  
ACCESS





Site  
ACCESS



■ INGRESS ■ EGRESS



Area

HIGHLIGHTS

- WITHIN 3 MILES:
- BLVD PLACE

Frost Bank

North

Péska

Pinkberry

RDG + Bar Annie

Sozo Sushi

Table

The Boardroom

The Eye Gallery

True Food Kitchen

Verizon

Whole Foods Market
- MEMORIAL PARK

Becks Prime

Houston Arboretum

Houston Polo Club

Memorial Park Golf & Tennis

Memorial Park Jogging Trail
- GALLERIA / POST OAK

Aloft Houston

Amegy Bank

Bank of America

Berryhill Baja Grill

California Pizza Kitchen

Chase Bank

Chick fil A

Courtyard Houston

Double Tree by Hilton

Embassy Suites

Extended Stay America

Five Guys Burgers & Fries

Hilton Garden Inn

Hilton Houston Post Oak

Hitfit

Homewood Suites

Hotel Derek

Hyatt House Houston

IBC Bank

Kenny & Ziggy's

Maggiano's Little Italy

Masraff's

My Fit Foods

Panera Bread

Potbelly

Royal Sonesta Hotel Houston

Sheraton Suites Houston

Sonesta Suites

Starbucks

Westin Oaks Hotel
- HIGHLAND VILLAGE

Central Market

Drexel House

Escalante's

P.F. Changs

Ra Sushi

Smith & Wollensky

Sprinkles Cupcakes

Starbucks

UP Restaurant
- RIVER OAKS

Americas

Backstreet Cafe

Barnaby's Cafe

The Bird and the Bear

Brasserie 19

Cafe Express

California Pizza Kitchen

Carrabba's
- RIVER OAKS CONTINUED

Del Frisco's Grille

Drury Inn & Suites

Eddie V's

Fleming's Steakhouse

Hampton Inn

Hugo's

La Griglia

La Madeleine

Liberty Kitchen

Local Foods

Mark's American Cuisine

Mia's

Mockingbird Bistro

My Fit Foods

Ouisie's Table

Tiny Boxwoods

Torchy's Tacos

Trader Joe's

Relish

Roost

Ruggles Green

Starbucks

The St. Regis Houston

Tony's

Trinity Restaurant

Whole Foods Market
- RIVERWAY

The Houstonian

Omni Hotel Houston

Olivette
- UPTOWN PARK

Anejo

Araya Chocolate

Belvedere

Café Express

Champps Americana

Crave Cupcakes

Etole Cuisine et Bar

Hotel Granduca

McCormick & Schmick's

My Fit Foods

Potbelly Sandwich Works

Songkran Thai Kitchen

Starbucks

Subway

The Tasting Room

Uptown Sushi
- WASHINGTON CORRIDOR

Becks Prime

Benjy's

The Blue Fish

BRC Restaurant & Pub

Cadillac Bar

Candelari's Pizzeria

Canyon Creek

Chick fil A

Cyclone Anaya's

El Tiempo Cantina

Houston Gym

Kicks Indoor Gym

LA Fitness

Lupe Tortilla

Max's Wine Dive

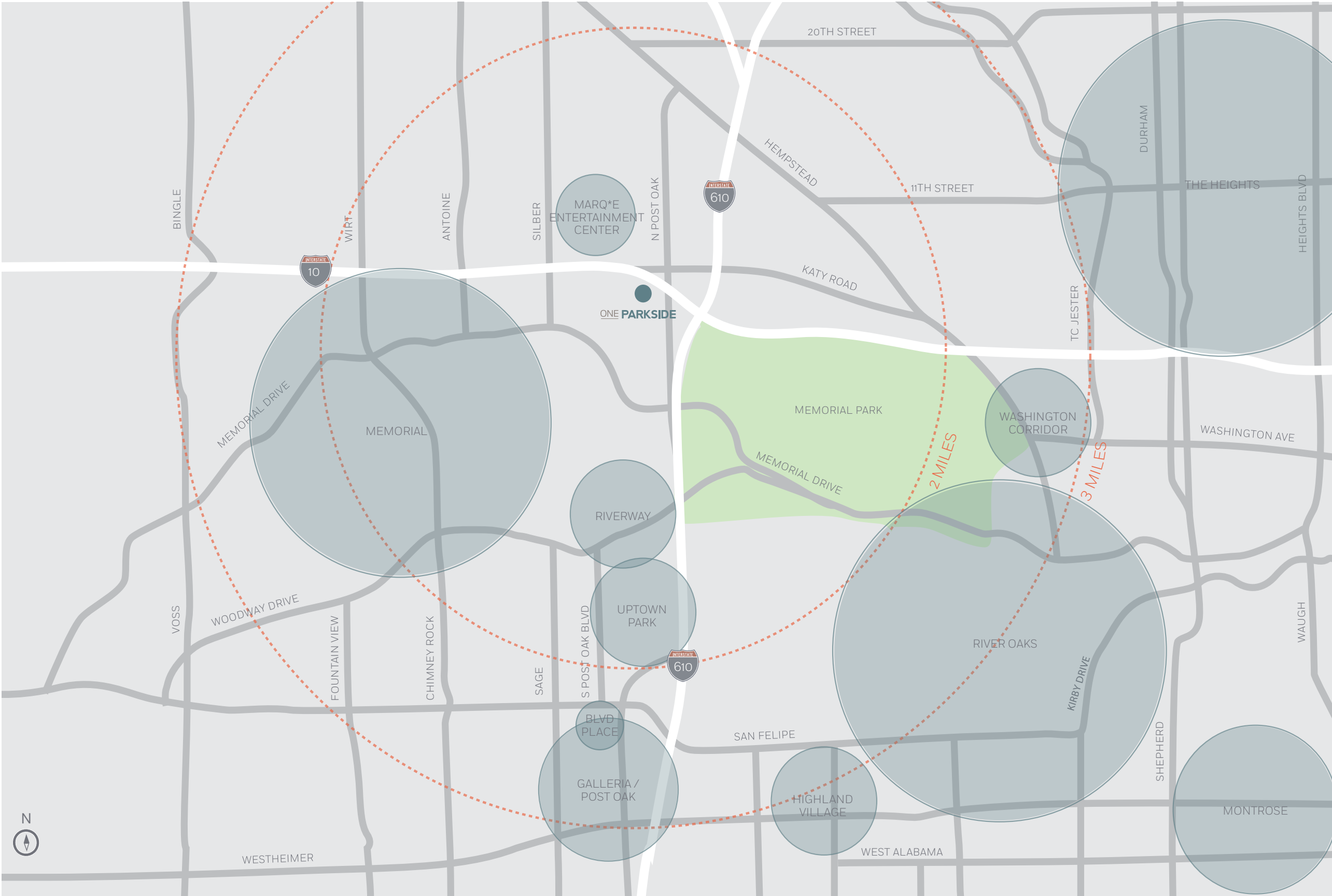
Pizzatola's

Saltgrass Steak House

Soma Sushi

Subway

Starbucks



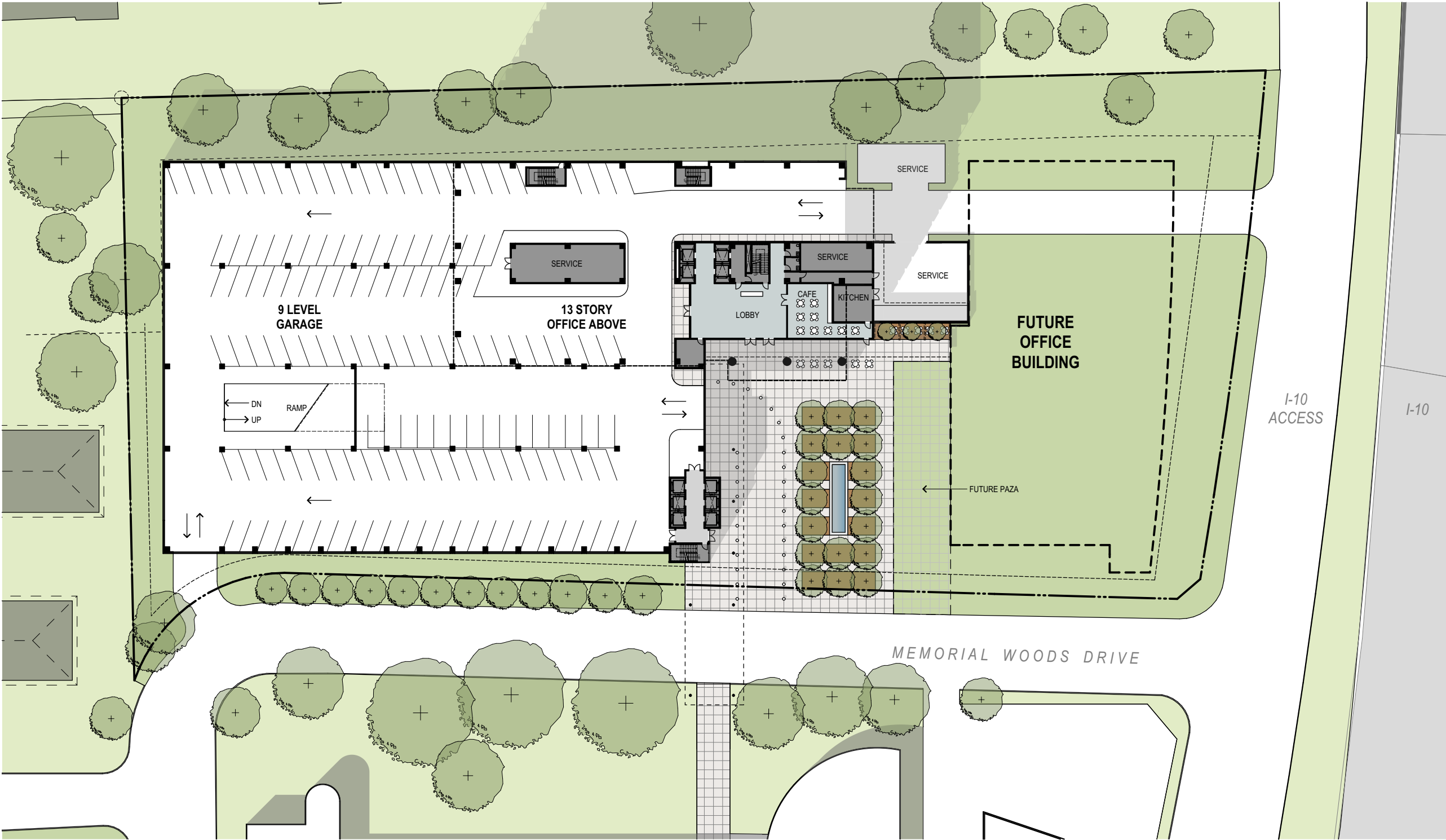


Site  
PLAN

225,000 S.F. CLASS-A  
OFFICE SPACE

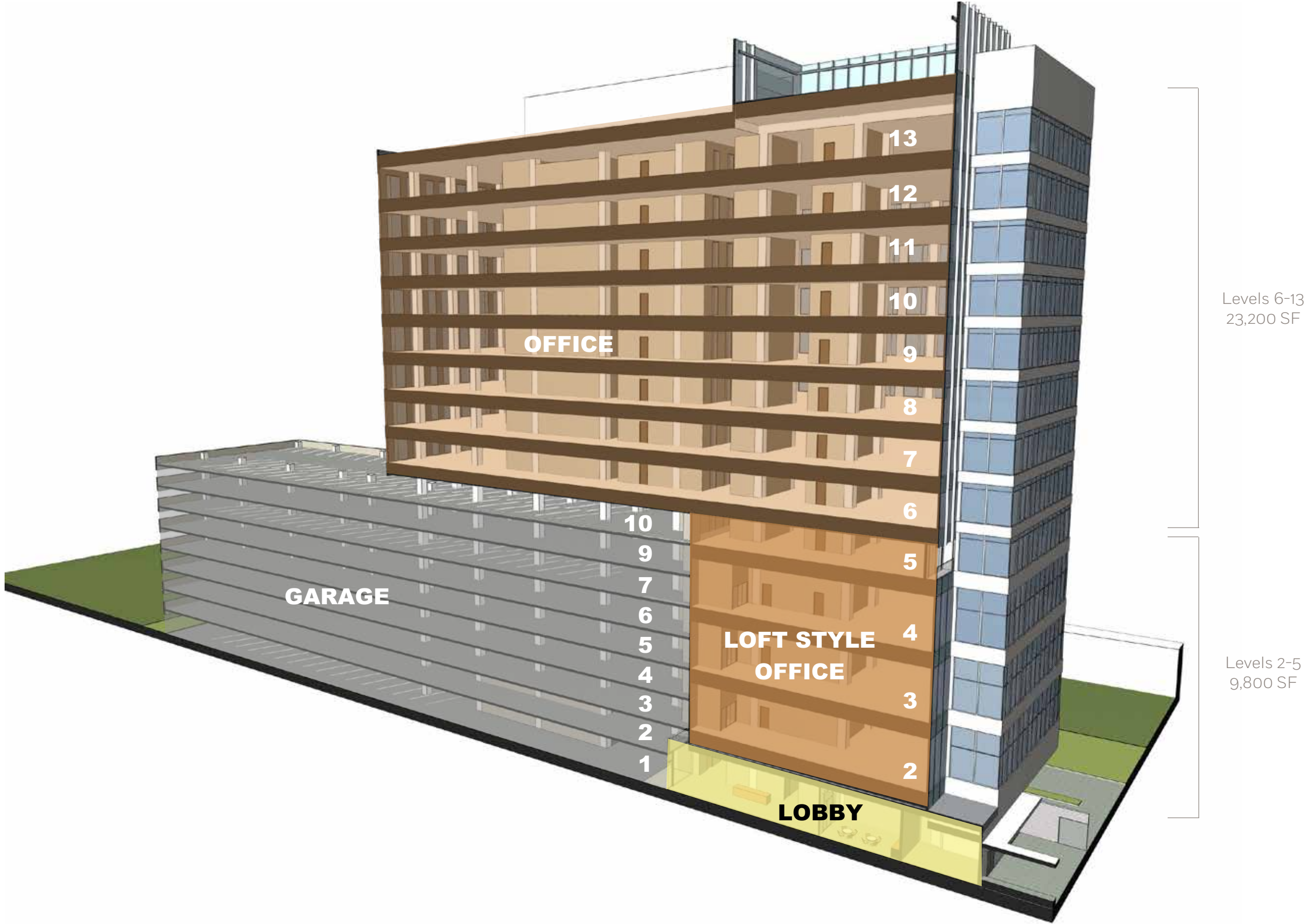
730+ SPACE  
PARKING GARAGE

2,000 S.F. CAFÉ





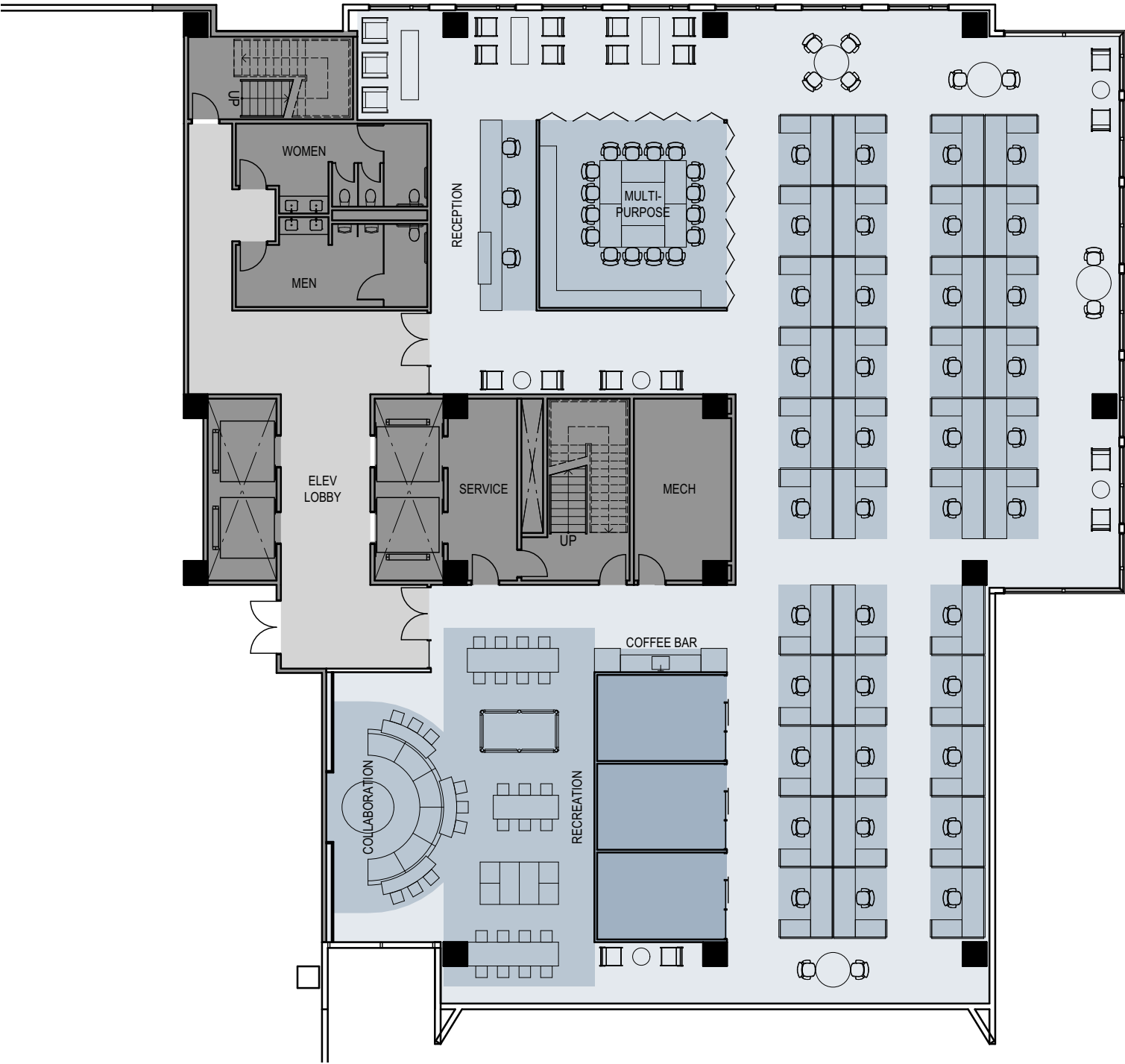
Stacking  
PLAN



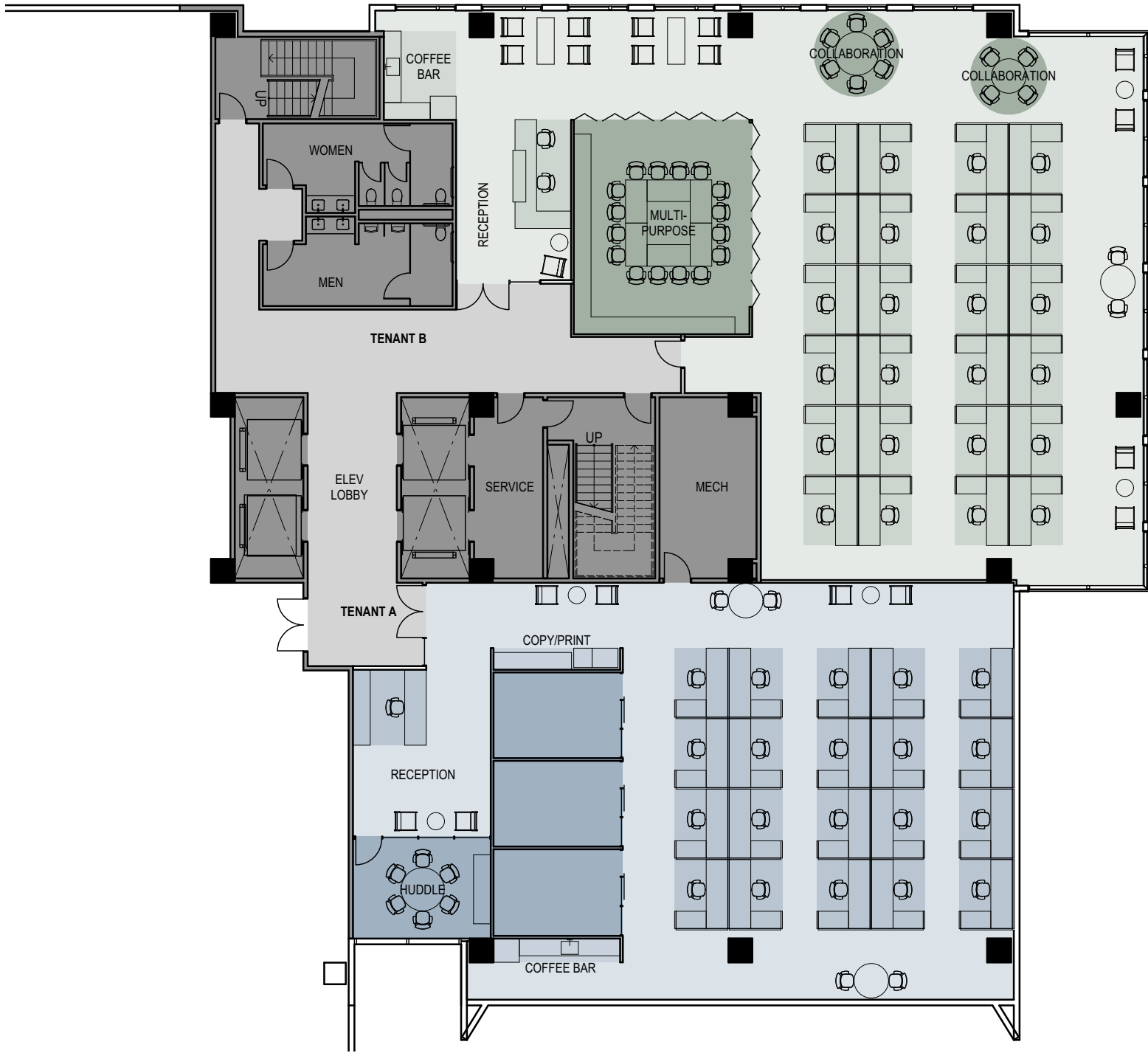


Loft Floor  
TEST FIT

Levels 2-5  
Rentable: 9,800 SF  
Approximately 45 Employees



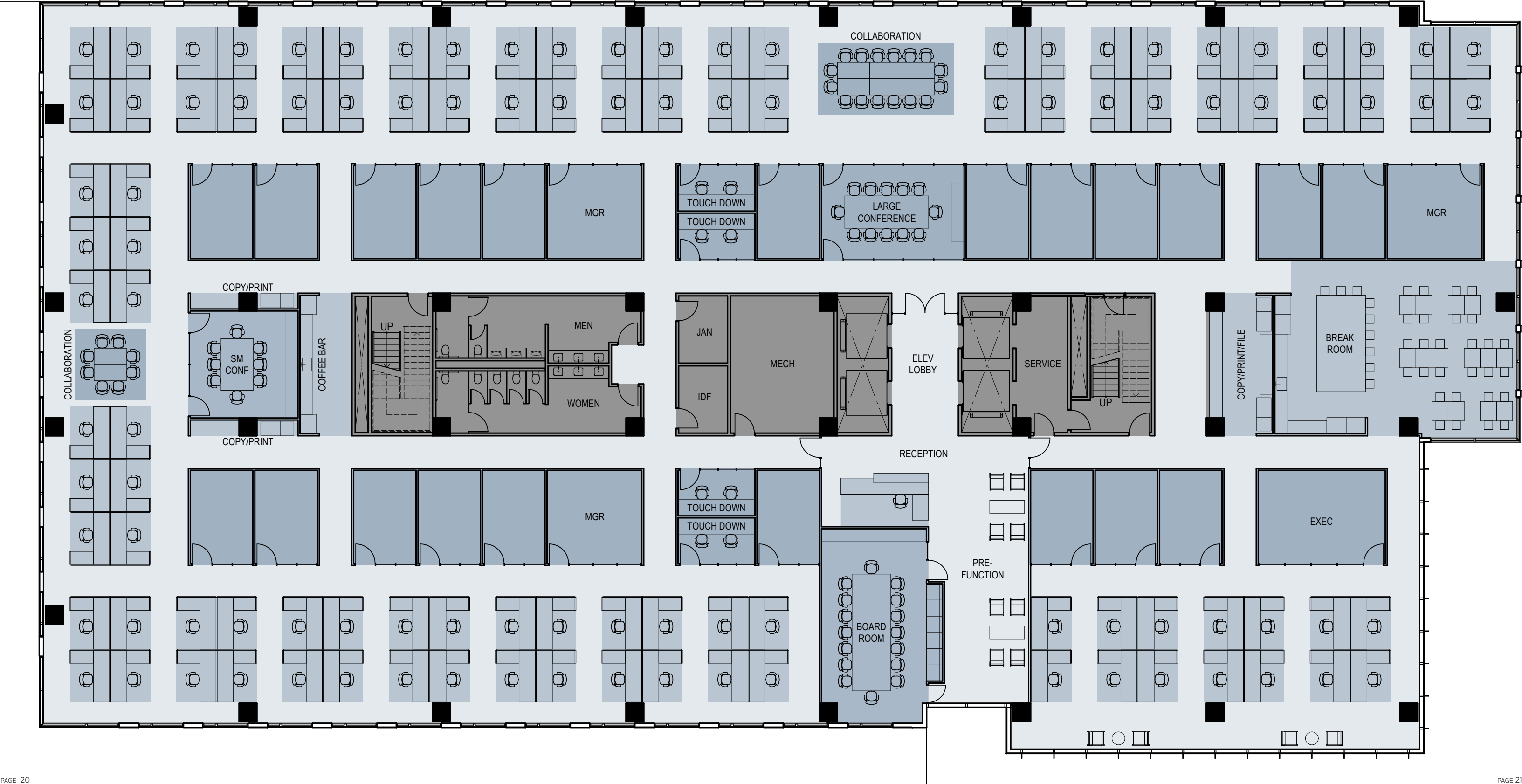
Levels 2-5  
Rentable: 9,800 SF  
Tenant A Approximately 24 Employees  
Tenant B Approximately 27 Employees





Full Floor  
TEST FIT

Levels 6-13  
Rentable: 23,200 SF  
Approximately 125 Employees





Full Floor  
TEST FIT

Levels 6-13  
Rentable: 23,200 SF  
Approximately 86 Employees





Multi Tenant  
TEST FIT

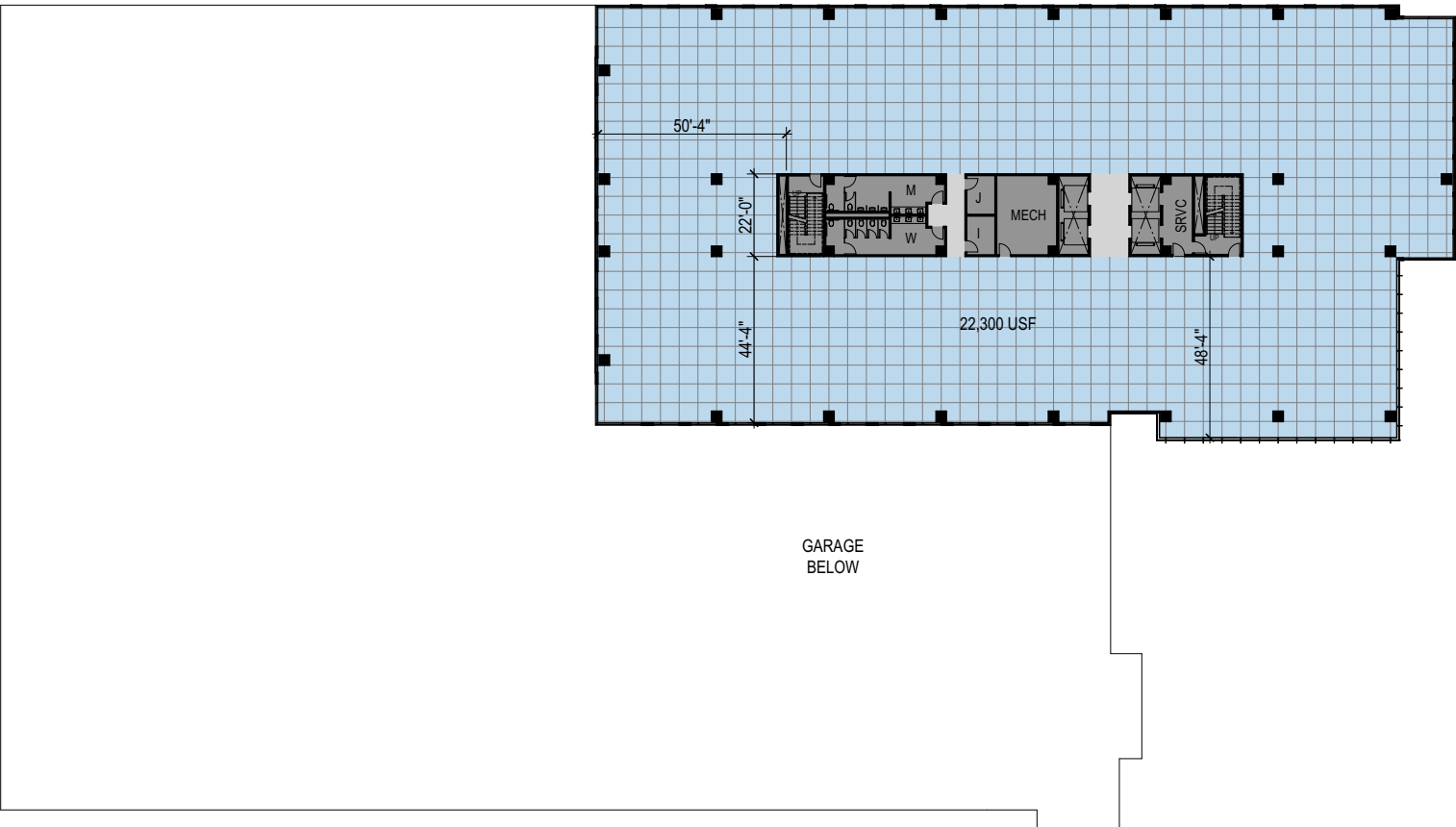
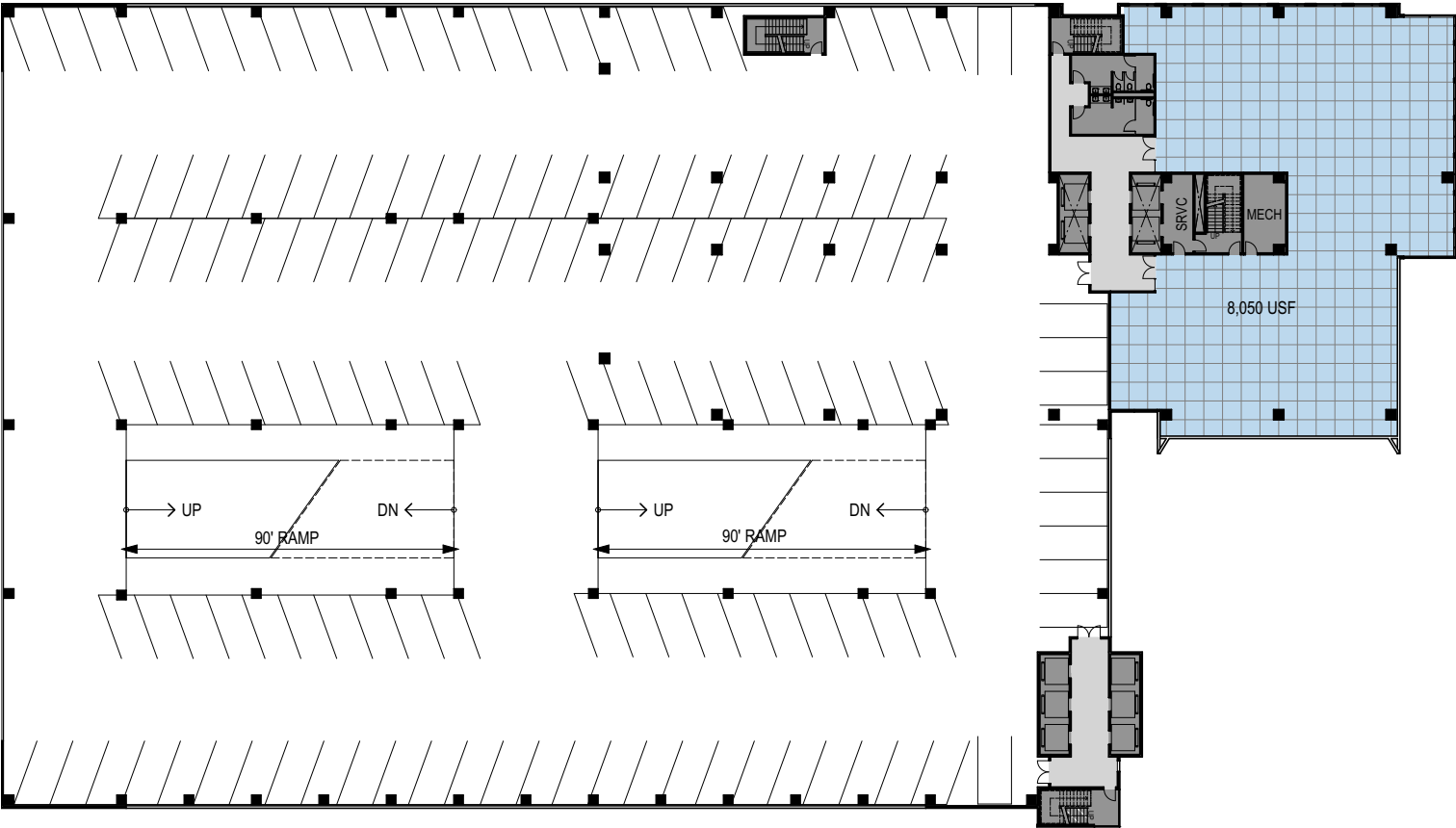
Levels 6-13  
Rentable: 23,200 SF

Tenant A Approximately 27 Employees  
Tenant B Approximately 47 Employees  
Tenant C Approximately 31 Employees





Integrated  
PARKING GARAGE







## OFFICE

ONE PARKSIDE OFFERS A COMPELLING SUITE OF PROFESSIONAL OFFICE OPTIONS IN ONE OF HOUSTON'S MOST PROMINENT LOCATIONS. Its proximity to restaurants, Memorial Park and onsite fitness provides around the clock amenities and active lifestyle options for today's most discerning professionals.

225,000 S.F.  
of  
CLASS-A  
OFFICE SPACE

- FLOOR PLATES  
Levels 2-5: 9,800 S.F.  
Levels 6-13: 23,200 S.F.
- CEILING HEIGHTS  
Levels 2-4: 20-foot  
Levels 5-13: 10-foot
- Unencumbered panoramic views
- Stone and glass ground floor lobby
- Class-A public area finishes
- Onsite management and security
- Covered garage access
- Fully automated, programmable DDC HVAC System Controls/Energy Management System
- Energy efficient variable air volume HVAC System



## Onsite AMENITIES

ONE PARKSIDE IS ADJACENT TO HOUSTON'S FIRST BAPTIST CHURCH AND NUMEROUS AMENITIES ARE AVAILABLE TO ONE PARKSIDE OFFICE TENANTS. Amenities include an onsite fitness and recreation center, childcare center, café and the accredited First Baptist Academy for early childhood through 8th grade.

Membership to the Fitness and Recreation Center includes amenities such as:

STATE-OF-THE-ART  
EQUIPMENT

INDOOR TRACK

INDOOR BASKETBALL &  
RACQUETBALL COURTS

PERSONAL TRAINING

6-LANE BOWLING ALLEY

LOCKER ROOMS

First Baptist Academy  
has three defined schools,

THE PRIMARY SCHOOL,  
THE LOWER SCHOOL  
& MIDDLE SCHOOL

First Baptist Academy  
was recently voted

“BEST PRIVATE SCHOOL”  
by Memorial Examiner readers

EARLY LEARNING

preschool is offered 2 days a week





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## MIDWAY

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MIDWAY IS A PRIVATELY OWNED, FULLY INTEGRATED REAL ESTATE INVESTMENT AND DEVELOPMENT FIRM THAT HAS PROVIDED THE HIGHEST LEVEL OF QUALITY, SERVICE AND VALUE TO OUR CLIENTS AND INVESTORS FOR 47 YEARS. Midway continues to develop projects of distinction, aesthetic relevance and enduring value for our investors, our clients, and the people who live, work and thrive in the environments we create.

Midway’s portfolio of projects completed and/or underway consists of 44,000,000 S.F. of PROPERTIES located in 23 STATES and northern Mexico

Midway’s purpose is to create enduring investments and remarkable places that enrich people’s lives

Project Experience

- Mixed-use environments
- Office and industrial facilities, including corporate headquarters, business and industrial parks, medical and laboratory facilities, and manufacturing facilities
- Retail and entertainment
- Hospitality
- Multi-family
- Master-planned residential communities



I-10 at the 610 Loop  
[oneparkside.com](http://oneparkside.com)

For Class-A Office  
Leasing Inquiries:  
JLL | 713.888.4099

**MIDWAY**

713.629.5200 | [midwaycompanies.com](http://midwaycompanies.com)