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.
**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.
Site
ACCESS

TO DOWNTOWN
TO KATY
TO THE WOODLANDS
TO THE GALLERIA
MEMORIAL DRIVE
WITHIN 3 MILES:

**BLVD PLACE**
- Frost Bank
- Pensi
- Bookman
- ROG + Bar Anna
- FCC Suites
- 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
- Homewood Suites
- Hyatt House Houston
- IBC Bank
- Kenny & Ziggy’s
- Maggiano’s Little Italy
- Marzetti’s
- My Fit Foods
- Outside the Park
- Pelli
- 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
- Spaghetti Cupcakes
- Starbucks
- UP Restaurant

**RIVER OAKS**
- Americas
- Backstreet Cafe
- Barnaby’s Cafe
- The Bird and the Bear
- Brasserie 19
- Cafe Express
- California Pizza Kitchen
- Canvas

**RIVER OAKS CONTINUED**
- Del Frisco’s Grille
- Diary Inn & Suites
- Eddie V’s
- Fleming’s Steakhouse
- Hampton Inn
- Hugo’s
- La Giglia
- La Madeleine
- Liberty Kitchen
- Local Foods
- Mark’s American Cuisine
- Max’s
- Mixing Bowl
- My Fit Foods
- Daniel’s Table
- Tiny Biscuit
- Trader Joe’s
- Tender’s
- Roast
- Ruggles Green
- Starbucks
- The St. Regis Houston
- Tony’s
- Toto’s Restaurant
- Whole Foods Market

**RIVERWAY**
- The Houstonian
- Dry’s Hotel Houston

**UPtown PARK**
- Angus
- Army Chocolate
- Beloved
- Cafe Express
- Champs American
- Craw Cupcakes
- Elote Cuisine et Bar
- Hotel Granduca
- McCormick & Schmick’s
- My Fit Foods
- Polly’s Sandwich Works
- Songkran Thai Kitchen
- Starbucks

**WASHINGTON CORRIDOR**
- Becks Prime
- Bong’s
- The Blue Fish
- BRC Restaurant & Pub
- Cadillac Bar
- Candelaria’s Pizzeria
- Etole Cuisine
- French Creek
- Freshly Baked
- Etole Cuisine et Bar
- Hotel Granduca
- McCormick & Schmick’s
- My Fit Foods
- Pizzatola’s
- Restaurant
- Soma Sushi
- Subway
- Starbucks

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*Area HIGHLIGHTS*

**Services**
- *partial representation*
SITE - GROUND FLOOR PLAN (CODE REVISION)

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

730+ SPACE
PARKING GARAGE

2,000 S.F. CAFÉ

MEMORIAL WOODS OFFICE BUILDING

FUTURE OFFICE BUILDING

9 LEVEL GARAGE

13 STORY OFFICE ABOVE

FUTURE PARKING GARAGE

MEMORIAL WOODS DRIVE

I-10 ACCESS

I-10

2,000 S.F. CAFÉ
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
Levels 6-13
Rentable: 23,200 SF
Approximately 125 Employees
Levels 6-13
Rentable: 23,200 SF
Approximately 86 Employees

Full Floor
TEST FIT

MEMORIAL WOODS
1/16"=1'-0"

EXEC
MGR

TEST FIT

FILE/STORAGE
COPY/PRINT
COPY/PRINT
COPY/PRINT

ELEV LOBBY
SERVICE
COFFEE BAR

FILE

EXEC
MGR

RECEPTION

EXEC
MGR

LARGE CONF
MGR

LARGE CONF
EXEC
MGR

TYPICAL FLOOR

EXEC
MGR

TYPICAL WORKSTATIONS:

ADMINISTRATIVE

EMPLOYEE TOTAL:

5
32
86

MEETING ROOMS:

LARGE CONFERENCE
MEDIUM CONFERENCE
SMALL CONFERENCE
HUDDLE ROOM

MEETING TOTAL:

2
1
2
1
6

TRADITIONAL OFFICE

Full Floor
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

TYPICAL FLOOR:
OFFICES:
EXEC MGR
TYPICAL WORKSTATIONS:
ADMINISTRATIVE
EMPLOYEE TOTAL:
2 15 2
MEETING ROOMS:
LARGE CONF
MEETING TOTAL:
1 1 2

TENANT A:
OFFICES:
EXEC MGR
TYPICAL WORKSTATIONS:
ADMINISTRATIVE
EMPLOYEE TOTAL:
1 3
MEETING ROOMS:
MEDIUM CONF
MEETING TOTAL:
0 6 6

TENANT B:
OFFICES:
EXEC MGR
TYPICAL WORKSTATIONS:
ADMINISTRATIVE
EMPLOYEE TOTAL:
1 3
MEETING ROOMS:
MULTI-PURPOSE ROOM
MEETING TOTAL:
0 47 24

TENANT C:
OFFICES:
EXEC MGR
TYPICAL WORKSTATIONS:
ADMINISTRATIVE
EMPLOYEE TOTAL:
1 3
MEETING ROOMS:
LARGE CONF
MEETING TOTAL:
0 1 34
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
ONE PARKSIDE IS ADJACENT TO HOUSTON’S FIRST BAPTIST CHURCH AND NUMEROUS AMENITIES ARE AVAILABLE TO ONE PARKSIDE OFFICE TENANTS. Amenity include an on-site 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
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 67 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