

# Westchase's Easy Access Inspires Granite to Expand its Presence



The Westchase District enjoys a near 90 percent office occupancy rate and continues to be a coveted spot for a variety of industries requiring quick access to

downtown Houston and other business areas. Granite Properties, a leader in diversified real estate investment and property management for more than 20 years, is taking advantage of Westchase's convenient location and appeal by building a 300,000-square-foot office building at 3141 Briarpark Dr.

"The Westchase District is wonderful to work with and is always looking for ways to improve the area," says Scott Martin, executive managing director for Granite in Houston. "Simply put, I can find no better

place in Houston to invest and develop."

Briarpark Green will be the fourth asset that Granite owns and manages in Westchase, accounting for 1.2 million-square-feet of attractive office space. "Westchase has been one of our primary markets for years. The central location along the West Sam Houston Parkway and Westpark Tollway makes accessibility to the entire city an ease, and the environment with all the amenities makes it very conducive for business," said Martin.

The \$75 million building is not only unique in design and structure, but is one of the few development projects that is self-funded, allowing Granite additional freedom and flexibility for future developments. Planning on breaking ground this

year, Granite is already receiving an overwhelming amount of interest from possible tenants, especially those looking for Class A space. The new addition will be visible from the West Sam Houston Parkway. It should catch the eyes of motorists with its exterior elevations as well as make a nice addition to the Westchase area with its planned illumination accents and detailed landscaping. Tenants will also

enjoy the building's amenities.

"We have included a complimentary wellness center, restaurant and conference room," said Steve West, director of leasing for Granite. "We find these amenities have proven to be extremely successful in the Westchase area."

The building was designed by PGAL and will be built by Hoar Construction, both Westchase District businesses. "It is the highest level of quality building that we've built in Houston," said Martin. "Not to say that our other Class A developments aren't nice too; we just pushed it up a notch on this one!"

All of Granite's Westchase properties are LEED certified and Granite is the only property manager that has been recognized by the Environmental Protection Agency as an Energy Star "Leaders Top Performer" three times. According to Martin, the new development is pre-certified as a Gold LEED building in addition to being an Energy Star.

"Granite was the first company to break ground on a new building during our last building boom," noted Sherry Fox, vice president of communications for Westchase District. "Their Granite Westchase Two building has performed well and is a great asset. Briarpark Green will likely set the bar for future Class A office development in Westchase District as well."

For more information about Granite and its projects, visit [www.graniteprop.com](http://www.graniteprop.com)

