



# For Lease Private Offices



INTERIOR VIEW | View towards kitchenette

## Curated Office Space

Boutique new construction, mixed-use development designed by Michael Hsu Office of Architecture and developed by the Platform Investment Group, LLC, is now leasing fully furnished private offices with shared amenities on the third floor. The space features quality design, high ceilings, exposed structure, expansive views of surrounding treescape, and access to exterior balconies.

## Information



### LOCATION

2132 Bissonnet

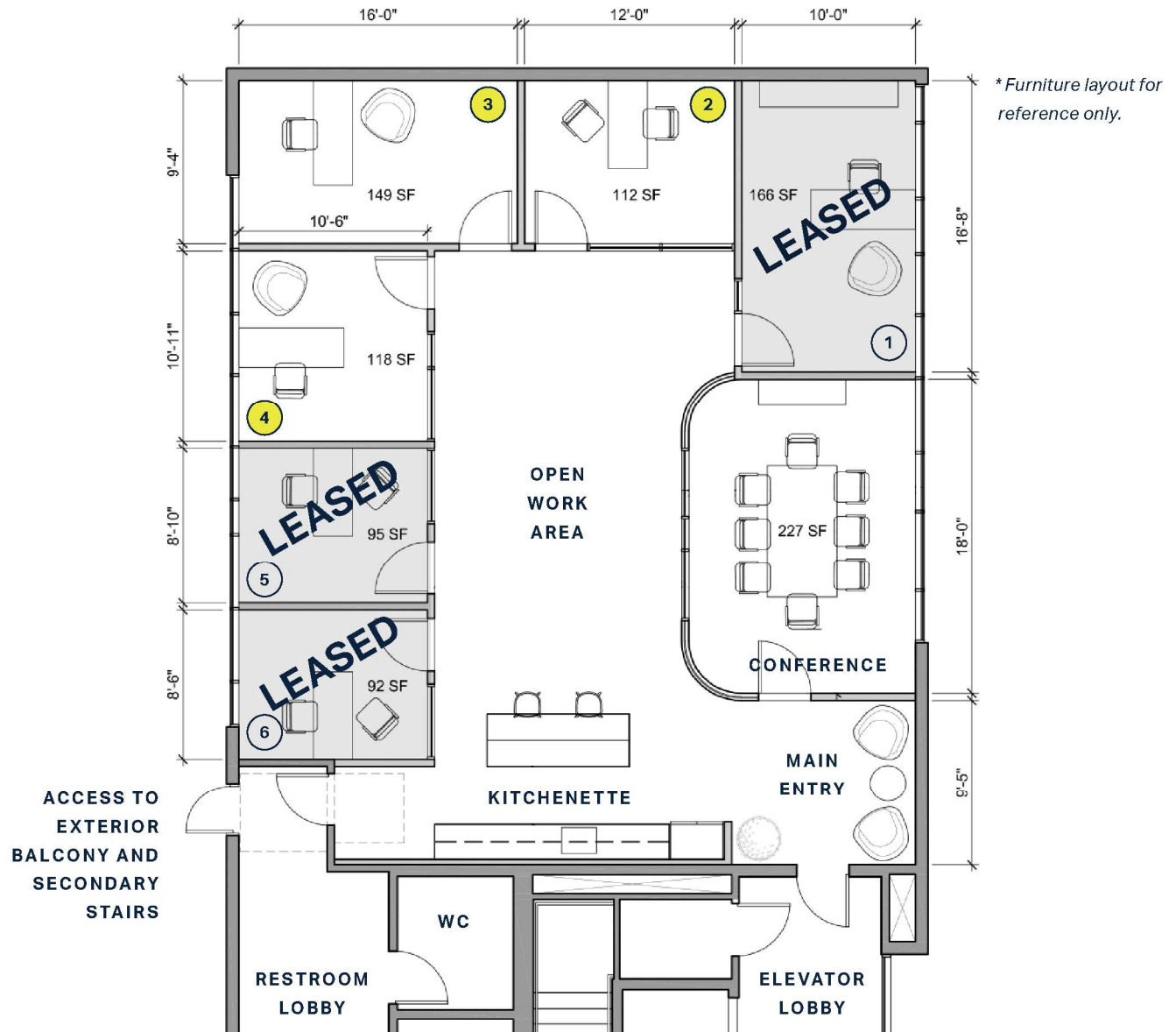
### SPACE AVAILABLE

Private offices ranging from  
92-166 square feet each

### DELIVERY DATE

Immediate Occupancy Available

For more information, please call → 713.352.6888



## Suite 302

### Private Offices

Suite 302 has three remaining individual offices which will be rented fully furnished on a monthly basis. In addition to their private office, tenants will have access to the shared conference room, kitchenette, restrooms, and balcony. All utilities, including internet, will be included in the monthly rent. Discounts available for leases of one year or longer.

### AREA

92 - 166 sf

### FEATURES

- ~13' floor to ceiling
- ~12' clear height
- Two shared restrooms
- Exterior balcony



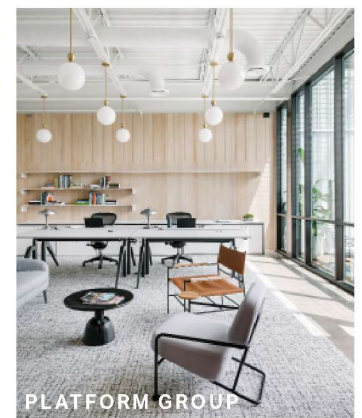
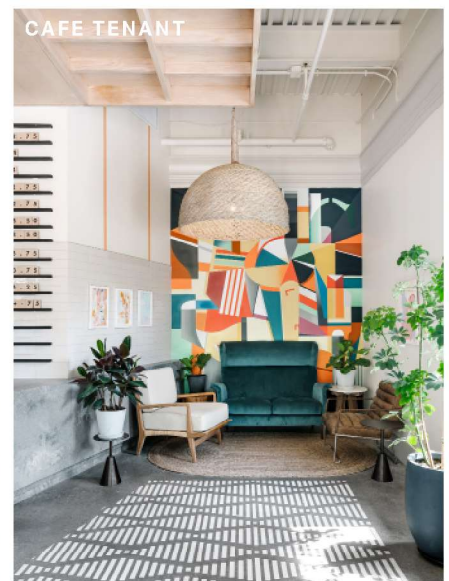


Shared conference room seen upon entry. Translucent polygal construction allows light to filter in and out.



Central seating area with private offices along the perimeter. The private offices have large custom millwork window walls allowing light in.





# 2132 Bissonnet

## Focus on Design

The building exterior and all interiors have been designed by Michael Hsu Office of Architecture.

On the second floor is Westlake Dermatology, the Houston flagship and first location for the high-end dermatology group based in Austin, TX. On the other portion of the third floor is the Platform Group, developer and owner of the building. The ground floor will be a food and beverage tenant.

## TENANTS

*Westlake Dermatology*

*Platform Group*

*New Cafe Tenant Coming 2021*

*Advice for Eating*

*Collectively*



# Site Plan

## Location and Access

Situated at the prime intersection of Bissonnet Street and Shepherd Drive, the building is located in the historic neighborhood of Boulevard Oaks.

Forty-five parking spaces are provided: 27 on-site and 18 across the street at 2210 Bissonnet, 60 yards away.

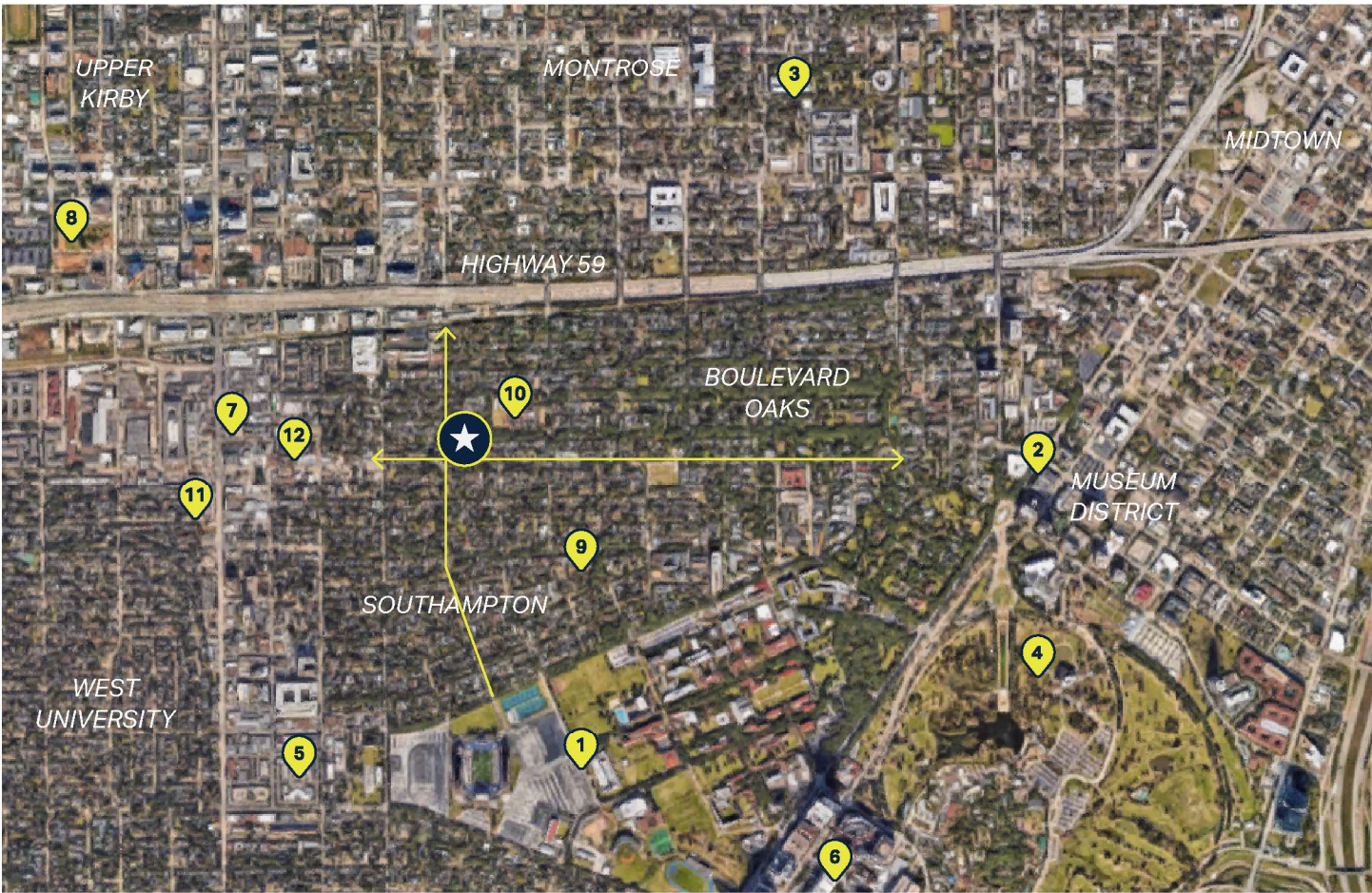
## PARKING

45 shared parking spaces  
125+ street parking spaces within three minute walk  
Bike parking available

## ACCESS

Vehicular access from both Shepherd Drive and Bissonnet Street.  
65 & 27 METRO bus stops at corner





# Area Map

- |  |  |   |
|--|--|---|
| <b>1   Rice University</b><br><i>World-class educational institution</i> | <b>5   Rice Village Retail Center</b><br><i>Over 35 retailers at open air mall</i> | <b>9   Fleming Park</b><br><i>Neighborhood park</i>   |
| <b>2   Museum of Fine Arts</b><br><i>Expansive art museum</i>            | <b>6   Texas Medical Center</b><br><i>Medical district</i>                         | <b>10   Poe Elementary School</b><br><i>Local elementary school</i>                         |
| <b>3   Menil Collection</b><br><i>Collection of museum pavilions</i>     | <b>7   Goode Co BBQ</b><br><i>Local bbq restaurant</i>                             | <b>11   Yoga &amp; Juice</b><br><i>Black Swan Yoga &amp; Juiceland</i>                      |
| <b>4   Herman Park</b><br><i>Historic public park</i>                    | <b>8   Levy Park</b><br><i>Newly opened public park</i>                            | <b>12   Wine &amp; Beer</b><br><i>Vinology Bottle Shop/Tasting Bar and Baileson Brewery</i> |