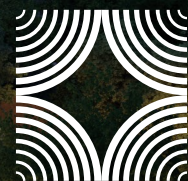




RESTAURANT

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2415
WESTHEIMER

Welcome
to a Higher
Standard



We believe that inspired spaces transform working into something extraordinary.

That the office should be a place that uplifts.

That the status quo is simply unacceptable for today's professionals.

So we created a workplace that's distinctly different.



2415 Westheimer blends luxury, community, and the beauty of design done right to create a new Houston standard.

Step inside with us.
You'll feel the difference.

Location, Meet Style.

Embedded in the heart of River Oaks,
2415 Westheimer rises 14 stories as
Houston's foremost boutique address.

Gensler's sophisticated design coupled with Trammell
Crow's uncompromising standards produce a frictionless
environment where productivity and collaboration thrive.

The Perks of Prestige

Make a statement with a
prestigious River Oaks address.

Relish **exquisite** finishes &
expertly crafted details.

Enjoy **hospitality-driven**
services and amenities tailored
to uplift your workday.

Sit among Houston's most
successful professionals—
and in-demand locales.





271,000 SF

14-Story Class A Office

12,750 SF

of Private Terraces

3/1,000

Office Parking

20,750 SF

of Retail Space



Pursuing
LEED Gold



Pursuing
WELL Certification

Design is a
beautiful language.
We speak it fluently.

Sophisticated, modern interiors finished with texture and warmth invite you to spread out and settle in. With ample ceiling height and a versatility-enhancing structure, our spaces liberate you from confinement and convert your office into a showpiece for your brand.

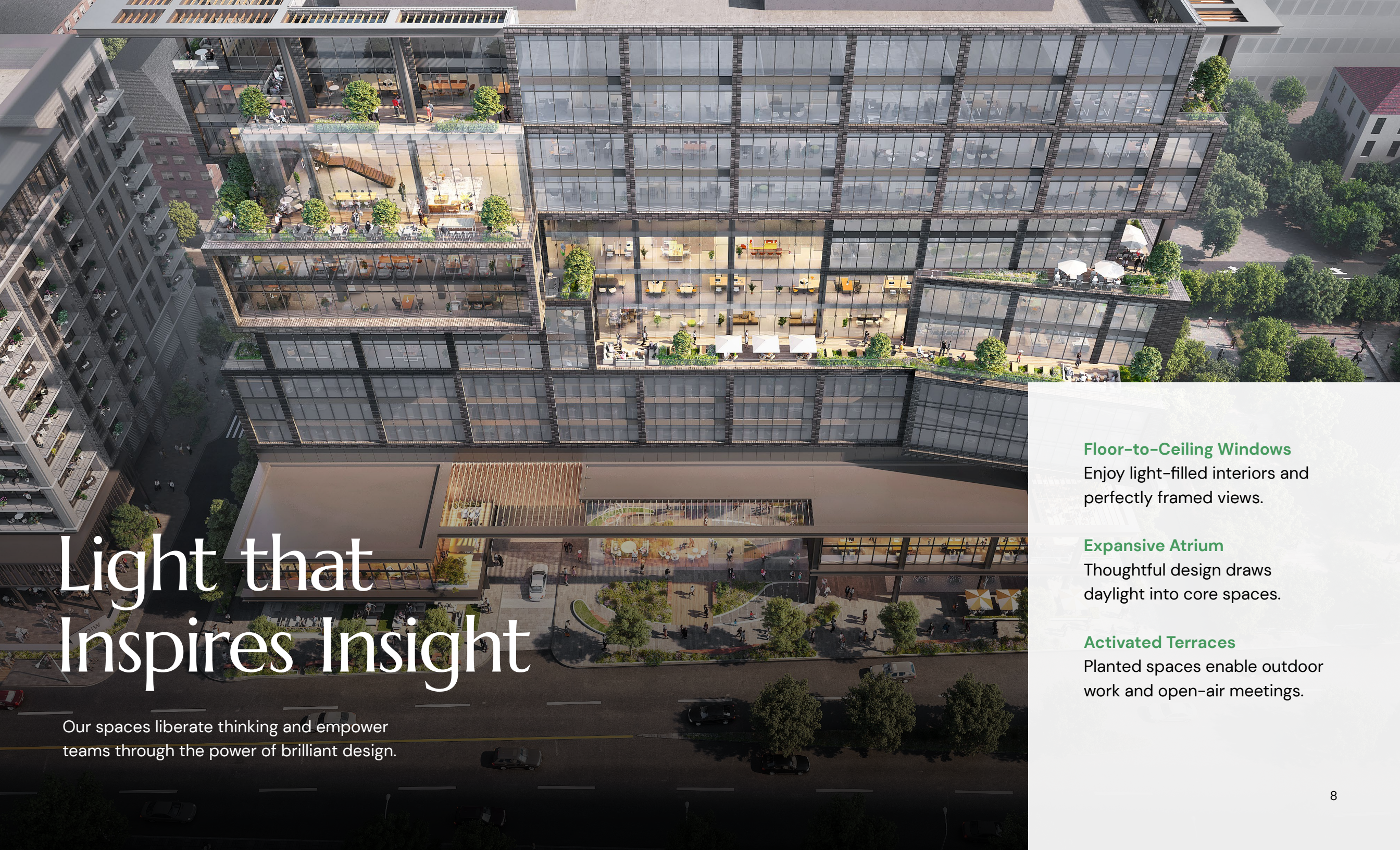
Everything at 2415 Westheimer is arranged to help you think bigger. Host standout meetings in the executive boardroom with downtown views. Entertain clients in the exclusive tenant club lounge. Let your ideas breathe and take shape in wide-open workspaces washed with natural light.



Distinction in Every Detail.

Abundant natural light cascades through 2415 Westheimer's elongated window lines, opening airy and inspiring vistas. The central atrium ushers daylight to interior floors, while cabana-style terrace spaces make outdoor meetings an everyday possibility.

Through thoughtful design, 2415 Westheimer creates an energizing balance of illumination, openness, and connectivity—everything you need to think clearly and collaborate productively.



Light that Inspires Insight

Our spaces liberate thinking and empower teams through the power of brilliant design.

Floor-to-Ceiling Windows
Enjoy light-filled interiors and perfectly framed views.

Expansive Atrium
Thoughtful design draws daylight into core spaces.

Activated Terraces
Planted spaces enable outdoor work and open-air meetings.



Warmth That Invites Connection

Organic Textures

Natural materials create a relaxing, welcoming environment.

Adaptable Spaces

Configurable layouts enable collaboration between teams.

Atrium Lounge

Your central hub for collaborating, connecting and rejuvenating.

Make Every Day Feel Exceptional

Expect white-glove treatment from arrival to departure — our luxurious amenities and services are tailored to you.

Thoughtful hospitality shapes life at 2415 Westheimer, as connections blossom into noteworthy achievements. Here, enrichment and community are mindfully intertwined.



On-Site Dining

Savor chef-curated fare without leaving your workplace oasis.



Wellness Amenities

Find restoration in the spa-grade fitness studio or on the lush terraces.



Versatile Venues

Host standout meetings in lounges and modern boardrooms.



Curated Community

Socialize and connect in elite, tenant-only spaces.



AN EXCLUSIVE RETREAT

Club 2415 provides an exclusive oasis just for tenants, evoking the atmosphere of a private members-only lounge.

Meet, dine, host clients, or simply relax while enjoying five-star service and luxury amenities. Club 2415 redefines the upleveled tenant experience, giving you your own prestigious hideaway in the heart of River Oaks.

Unlock Houston's Premier Lifestyle Destination

At 2415 Westheimer, Houston's most walkable neighborhood sits right outside your door. Stroll to Montrose boutiques, dine at local favorites, admire art in legendary galleries—all just steps away.

Walkability That Connects

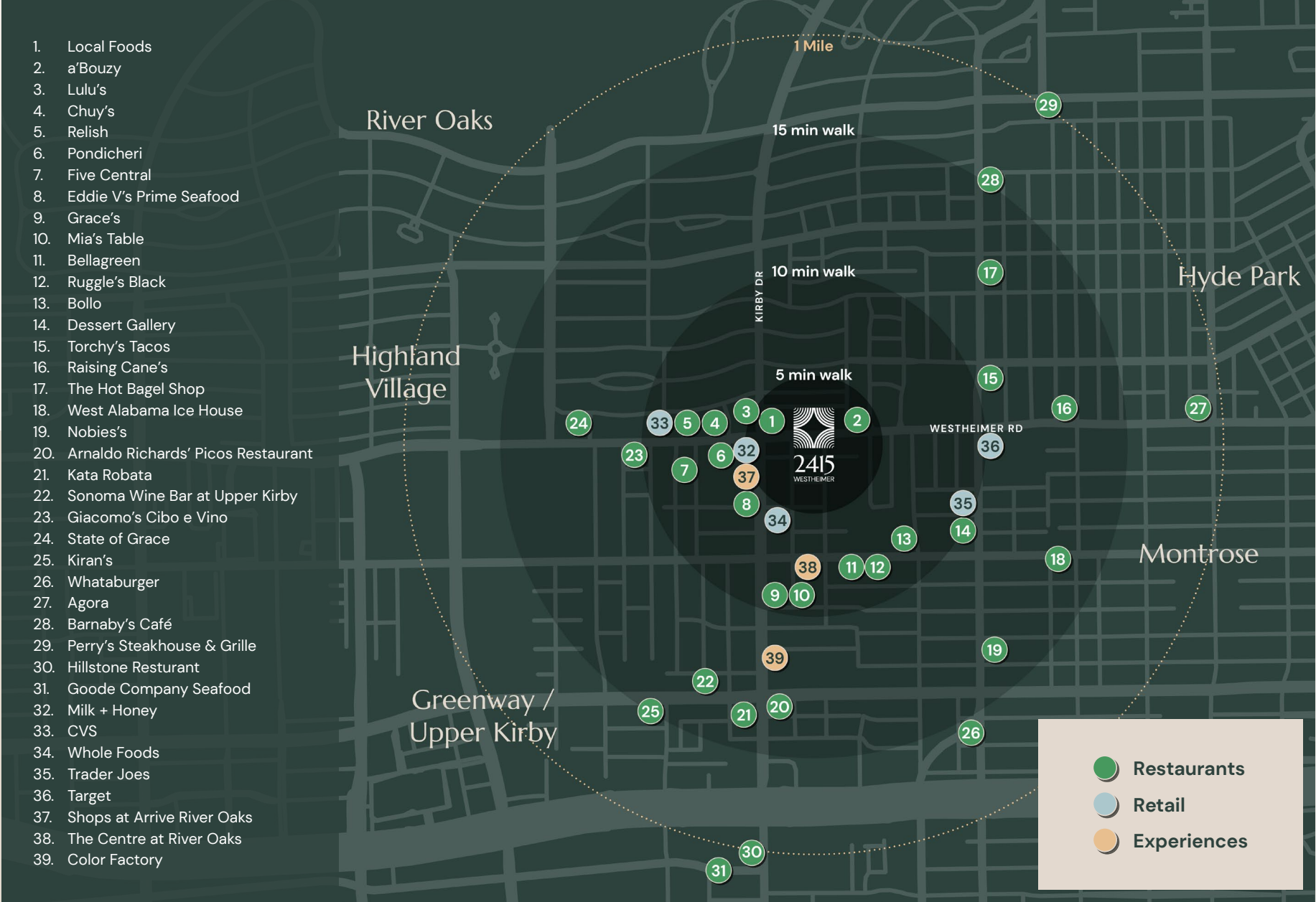
Within a 5-minute walk:

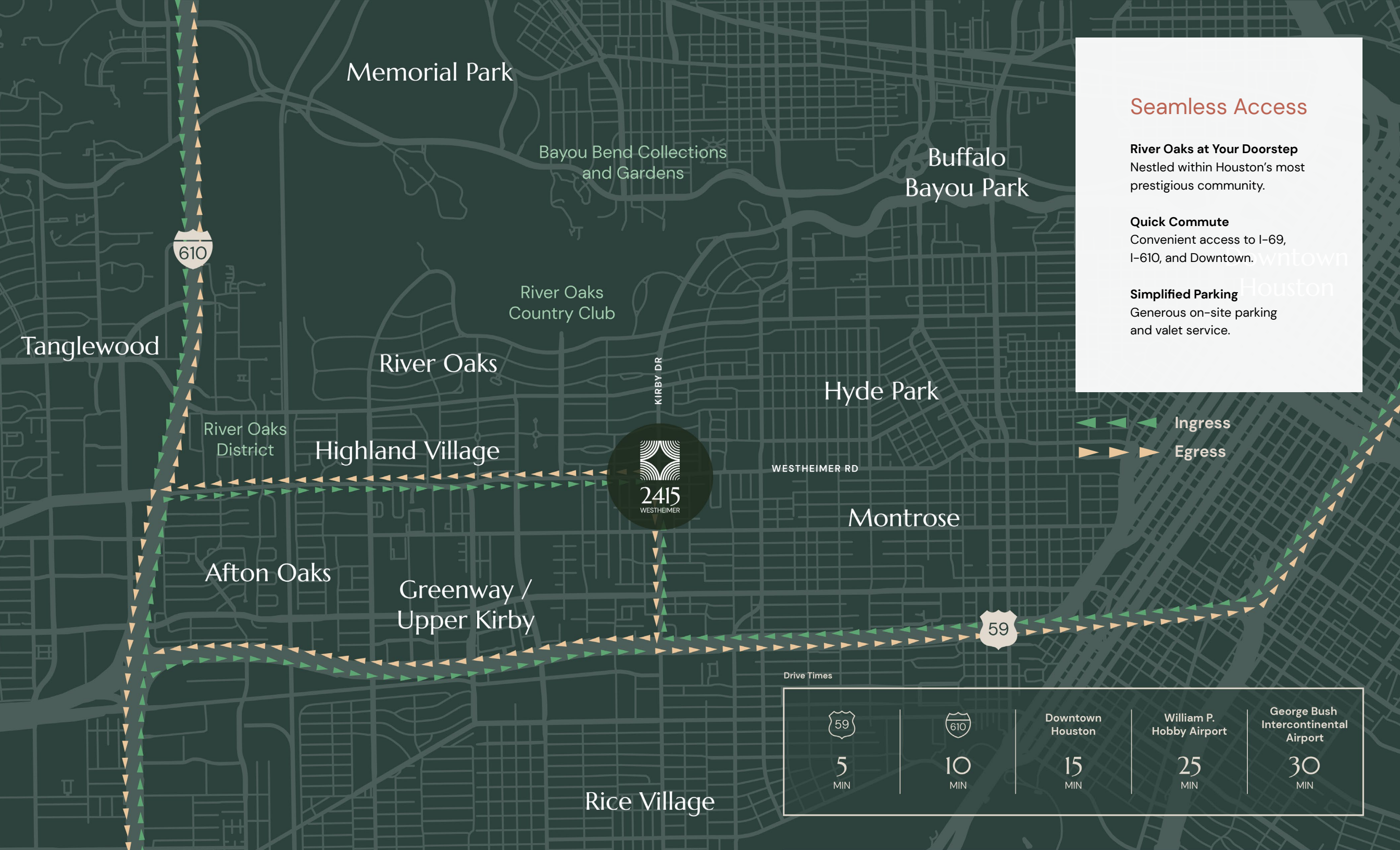
- + a'Bouzy
- + Local Foods
- + Pondicheri
- + Milk + Honey
- + Whole Foods
- + Armandos

Within a 10-minute walk:

- + Relish
- + State of Grace
- + Kata Robata
- + Pinstripes
- + Original Carrabbas

1. Local Foods
2. a'Bouzy
3. Lulu's
4. Chuy's
5. Relish
6. Pondicheri
7. Five Central
8. Eddie V's Prime Seafood
9. Grace's
10. Mia's Table
11. Bellagreen
12. Ruggle's Black
13. Bollo
14. Dessert Gallery
15. Torchy's Tacos
16. Raising Cane's
17. The Hot Bagel Shop
18. West Alabama Ice House
19. Nobies's
20. Arnaldo Richards' Picos Restaurant
21. Kata Robata
22. Sonoma Wine Bar at Upper Kirby
23. Giacomo's Cibo e Vino
24. State of Grace
25. Kiran's
26. Whataburger
27. Agora
28. Barnaby's Café
29. Perry's Steakhouse & Grille
30. Hillstone Resturant
31. Goode Company Seafood
32. Milk + Honey
33. CVS
34. Whole Foods
35. Trader Joes
36. Target
37. Shops at Arrive River Oaks
38. The Centre at River Oaks
39. Color Factory





Memorial Park

Bayou Bend Collections and Gardens

Buffalo Bayou Park

610

Tanglewood

River Oaks Country Club

River Oaks

Hyde Park

River Oaks District

Highland Village

KIRBY DR



WESTHEIMER RD

Montrose



Ingress
Egress

Afton Oaks

Greenway / Upper Kirby

59

Drive Times

 5 MIN	 10 MIN	Downtown Houston 15 MIN	William P. Hobby Airport 25 MIN	George Bush Intercontinental Airport 30 MIN
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Rice Village

Seamless Access

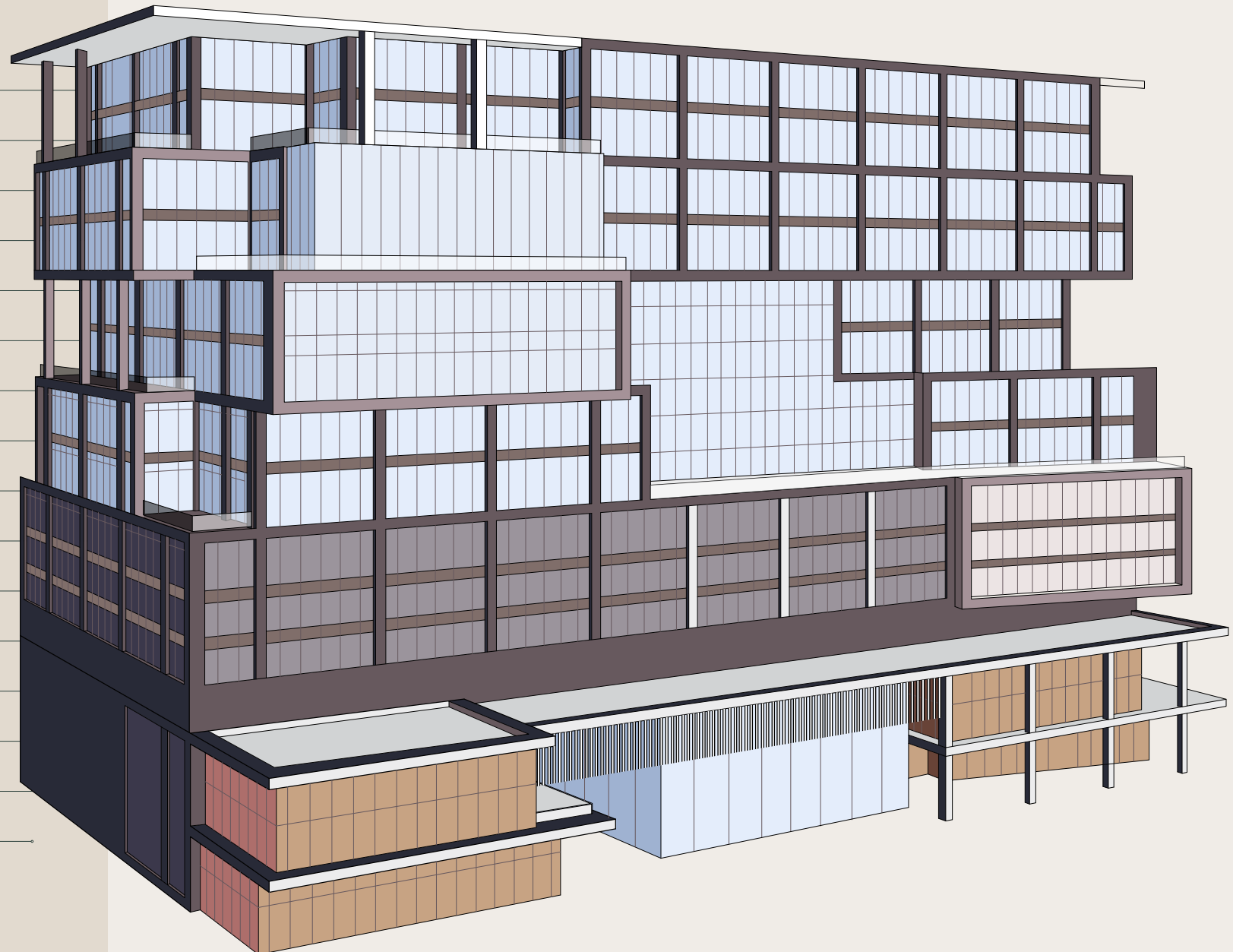
River Oaks at Your Doorstep
Nestled within Houston's most prestigious community.

Quick Commute
Convenient access to I-69, I-610, and Downtown.

Simplified Parking
Generous on-site parking and valet service.

Envision Yourself Here

Level 15	34,300 RSF of Office
Level 14	34,300 RSF of Office
Level 13	36,100 RSF of Office
Level 12	32,900 RSF of Office
Level 11	34,300 RSF of Office
Level 10	37,200 RSF of Office
Level 9	36,000 RSF of Office
Level 8	85 Parking Spaces
Level 7	100 Parking Spaces
Level 6	100 Parking Spaces
Level 5	100 Parking Spaces
Level 4	100 Parking Spaces
Level 3	65 Parking Spaces
Levels 1-2	6,335 SF Office Lobby
Ground Floor	12,600 SF Ground Floor Retail
Underground	95 Parking Spaces



Houston's Most Distinguished Community Awaits

We believe in the power of the workplace to enliven the everyday, foster a thriving culture and further great achievements. So we designed 2415 Westheimer to do all of that...and more.

Houston's top professionals should accept nothing less than its most inspiring workplace destination.

We invite you to discover a higher standard at 2415 Westheimer.



Home to a Higher Standard

Contact the leasing team to learn more.

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Trammell Crow Company – Trammell Crow Company (TCC) is a leading commercial real estate developer and an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. As of September 30, 2022, TCC had \$19.5 billion of projects in process and \$13.5 billion in its pipeline. It employs 700 professionals in 27 major cities throughout the United States and Europe. The company serves users of and investors in office, industrial/logistics, healthcare, life sciences and mixed-use projects, as well as multi-family residential through its operating subsidiary High Street Residential. For more information visit www.TrammellCrow.com.

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