

**3100
TIMMONS**

Come experience a reimagined office setting at 3100 Timmons Lane. Located in the vibrant River Oaks Neighborhood, this is a place where elegance meets efficiency.

136K
RSF Building

5
Floors

22K
SF Typical Floorplate

3/1,000
Parking



Amenities at a Glance

OFFERINGS

- Move-in Ready Spec Suites
- Free Initial Test Fits
- On-site Professional Management
- On-Site Day Porter
- New proactive ownership
- On-site Security
- Parks Pantry Market and Vending
- Renovated Lobby experience and common area restrooms



Boutique Style

Tenants are just minutes away from nearby casual dining and entertainment options, and only a short drive to River Oaks and Galleria areas

NEARBY AMENITIES

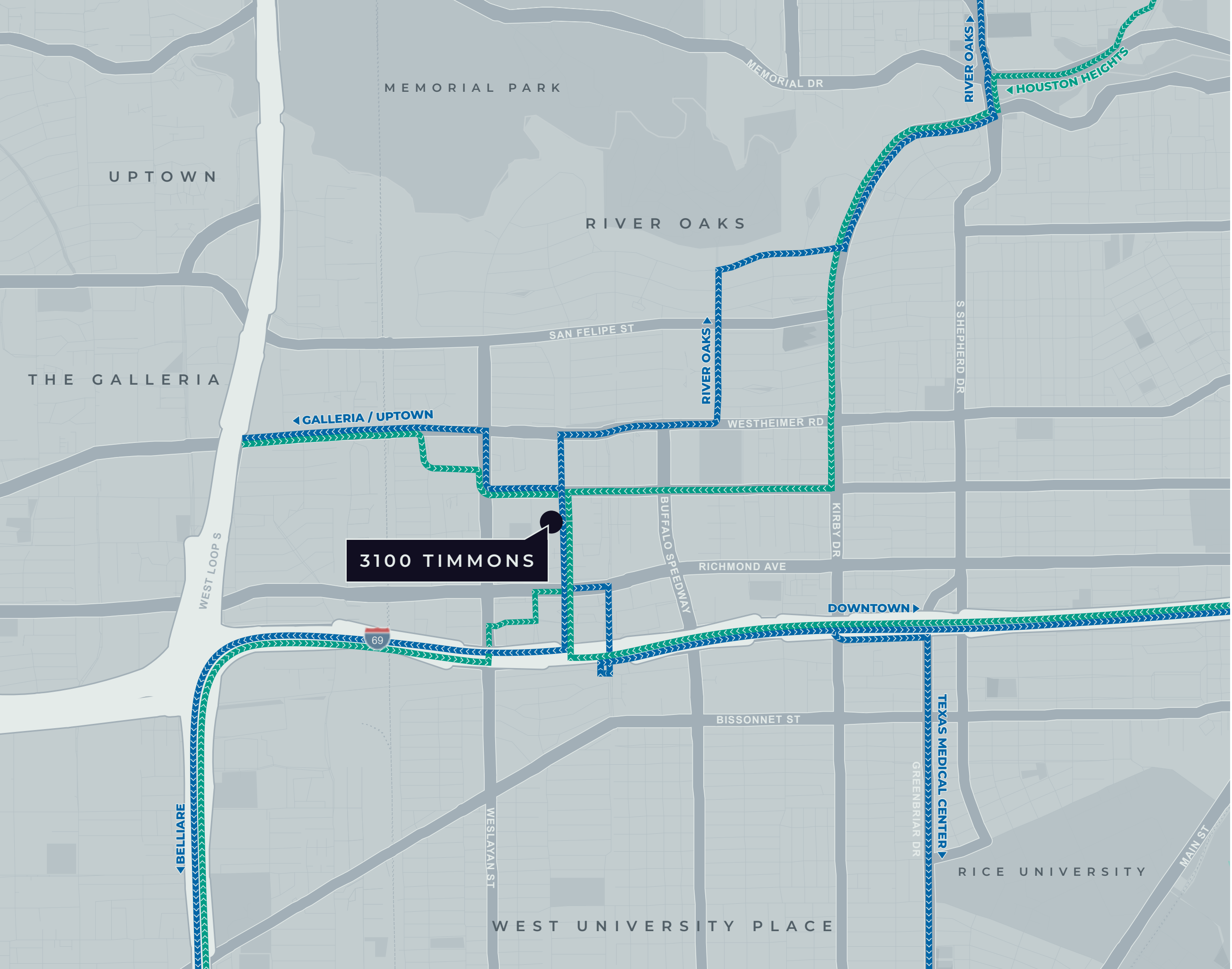


GALLERIA

400+

Fine Retailers
and restaurants





Premier Access

at the center of it all

EXPLORE THE NEIGHBORHOOD

4
minute drive to
RIVER OAKS
DISTRICT

6
minute drive to
GALLERIA

7
minute drive
to WEST
UNIVERSITY
PLACE

9
minute drive
to MEMORIAL
PARK

12
minute drive
to CENTRAL
BUSINESS
DISTRICT

LEASING INQUIRES

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