



★ Granite Properties to build new Westchase office tower

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Granite Properties will break ground within the next 60 days on a speculative office building in Houston's Westchase submarket, the commercial real estate investment and management company said Monday.

Granite Briarpark Green, a 300,000-square-foot, 12-story, Class A office building, will be located at 3141 Briarpark Drive. Situated on a 4-acre site, the building will be adjacent to the existing Briarpark Green building owned by PGAL Architects.

PGAL will design the new building, and Hoar Construction has been chosen as general contractor. Dallas-based Granite estimates construction will take 14 months. The project is aiming for LEED Gold certification and will incorporate water-conserving fixtures and landscaping, optimized energy performance and on-site recycling.

Granite has six properties in the Houston area, but the company wanted to "raise the bar" on this project, said [Scott Martin](#), Granite Properties executive managing director.

The new project will be "a level above in details and finishes," Martin said. "I think you'll see that."

Martin also feels the new building will have a great location.

"A lot of people don't realize that the access and egress is exceptional," Martin said. "There are three different ways to get to the beltway from the location."

Granite has had some discussions with potential tenants and has some proposals out, though there are no definitive commitments yet.

"But we decided to move forward because the opportunity is right," Martin said.

As of November, Granite's project was one of 10 proposed developments in west Houston designed to meet a growing demand for Class A office space. In addition to its location in Houston and its headquarters in Dallas, Granite also has locations in Atlanta, Denver and Los Angeles.

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Courtesy of Granite Properties

Granite Properties will develop the new Granite Briarpark Green project in Houston's Westchase area.