



That is a big statement for a building, but that is exactly how The Friendswood Park Plaza office building at 907 S. Friendswood Drive is being described. Right across the street from City Hall this building is now a staple location in Friendswood offering office space in 100% of its 20,400 sq ft of space.

Offering 100% of floor space to offices would not have been possible with the original zoning of the building as Neighborhood Financial which limited office space to 60% of gross floor space. In order to make this change happen Crystal Creek Developers requested a zoning re-classification for which the Friendswood City Council was pleased to accept. “They didn’t have to do that,” shared Jim Barr, Friendswood City Council member, “They’re doing this at their own expense to make it more attractive for the people of Friendswood. I think it’s impressive what they’ve done.”

Crystal Creek Developers LLC built the Friendswood Park Plaza according to the design and plans created by P.E. Square Engineering and Everest Design Group LLC (all housed in the new building). Requesting a re-zoning as Downtown District was not the only optional step that Crystal Creek took to make the building more attractive for the City of Friendswood, they also spent an extra \$80,000 to put in 48-inch storm pipes beneath the parking lot instead of building a detention pond which can be an eyesore. “It’s got everything you could possibly want,” said Sally Harris Branson of Raymond James Financial who recently moved into the new building.

The building is nestled closer to the street than most office buildings, with a second floor balcony that looks directly onto Friendswood Drive and City Hall. The design included a wide paved walkway and landscaping surrounding the earth tones on the outside of the building. There is a common conference room on the second floor with high ceilings, offering the newest electronics and technology. To top it off the Executive suites on the second floor offer internet, digital phones, cable television and utilities along with a receptionist service, common kitchen area, exercise room with a shower, and janitorial services.

In mid-December, after only being open for one month, the building was already 80% leased. Among the many businesses making full use of the offered space are American Home Design, Edwina Alexis Interiors, Insight Interests LLC, John E. Smith & Associates, Kelm Engineering, Macek Power, Prince Properties, Revive Skin Body & Wellness LLC, Turner Meditation and many more along with a French style deli set to open on the first floor.

There has been a market and demand for prime office space and now there is a prime place to obtain it – Friendswood Park Plaza – a great building to start a great New Year.