

NORTH BELT

OFFICE CENTER

PROPERTY OVERVIEW

North Belt Office Center III & IV are two “L” shaped, single story, Class A suburban office/tech buildings located in the Greens Crossing deed restricted business park. The property is located at the northwest corner of Beltway 8 and Greens Crossing Boulevard just west of Beltway 8 and I-45.

35,356 SF

TOTAL AVAILABLE

5:1000

PARKING RATIO

SIGNAGE

VISIBLE TO 262,283 VPD

HVAC

TENANT CONTROLLED



Accommodates
±225 seats



Small Yard
Capability



Ample Power &
Efficient Floorplates



All Usable
Space



High Ceiling
Capability (18 Ft. Clear)



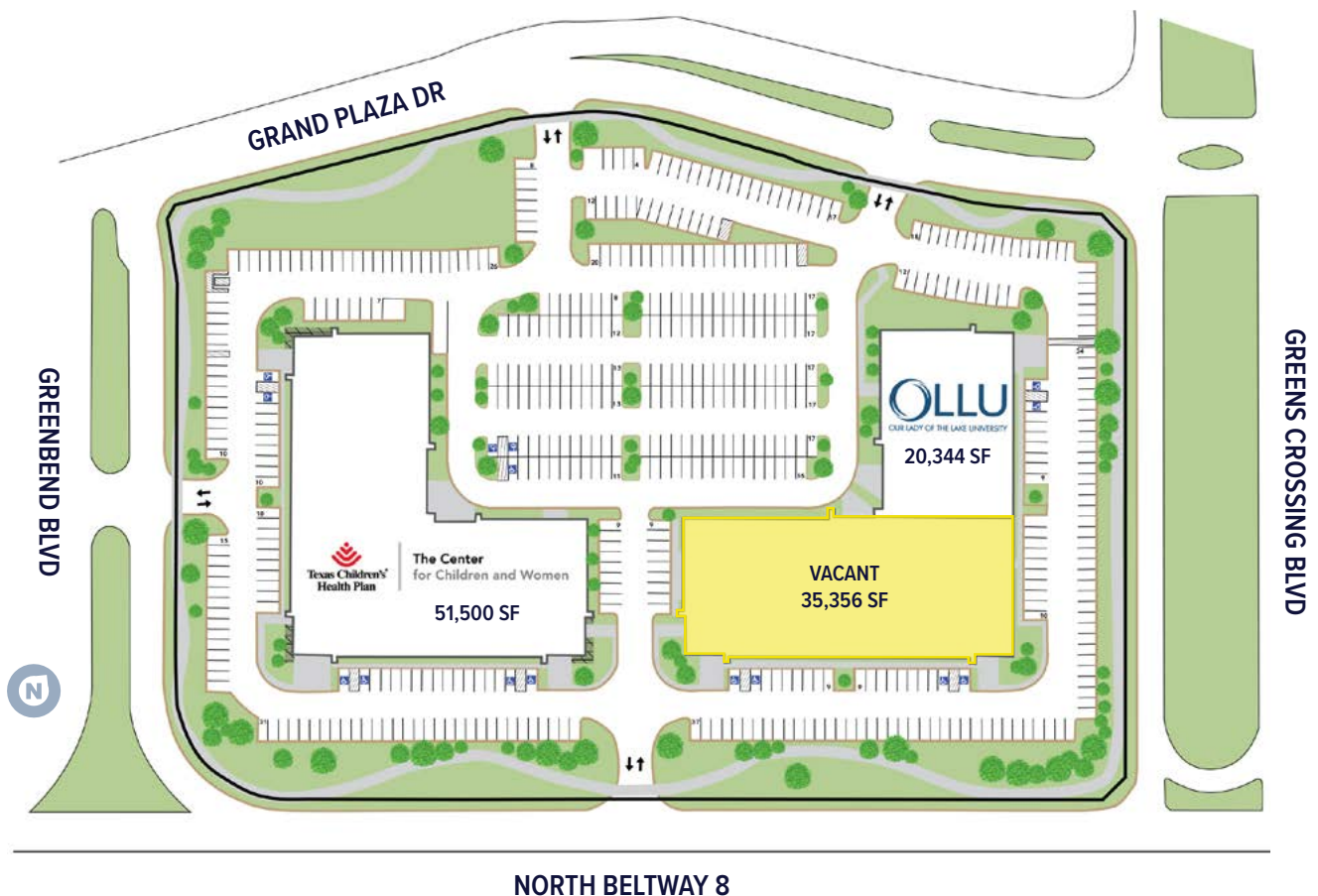
Vacancy has
(3) sets of Restrooms



Can accommodate
Grade Level Loading/
Unloading



Strong
Ownership



SUITE 600

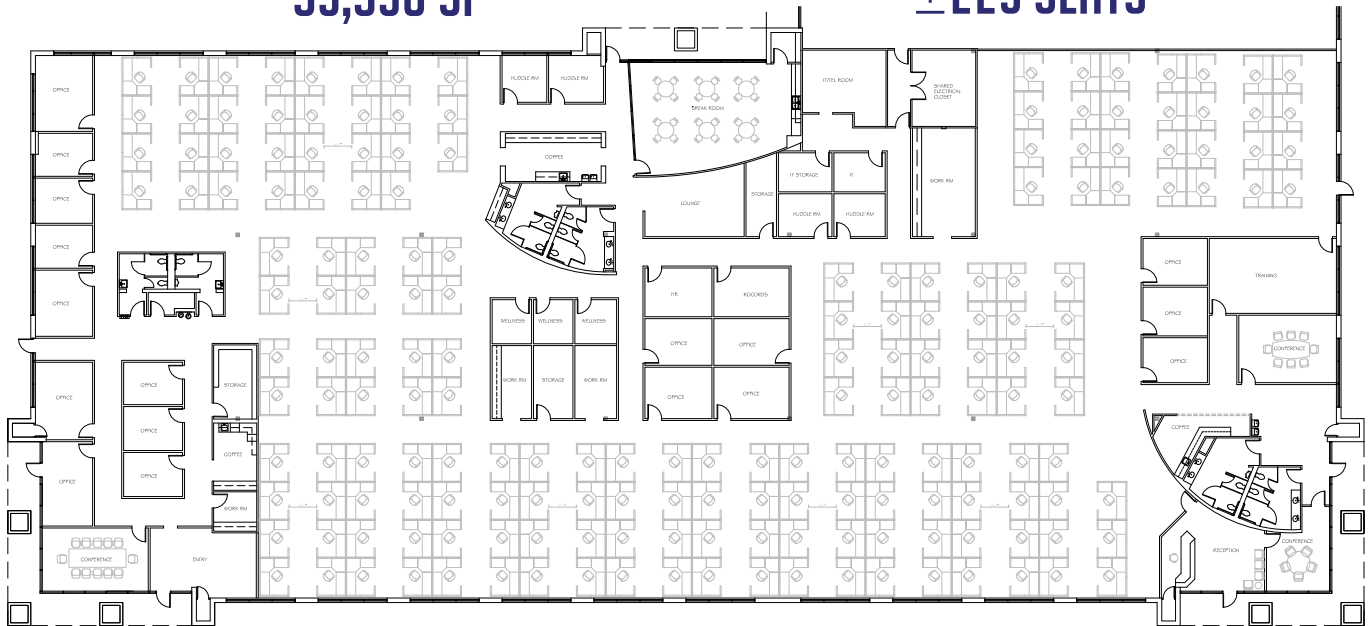
AVAILABLE SPACE



EXAMPLE LAYOUT

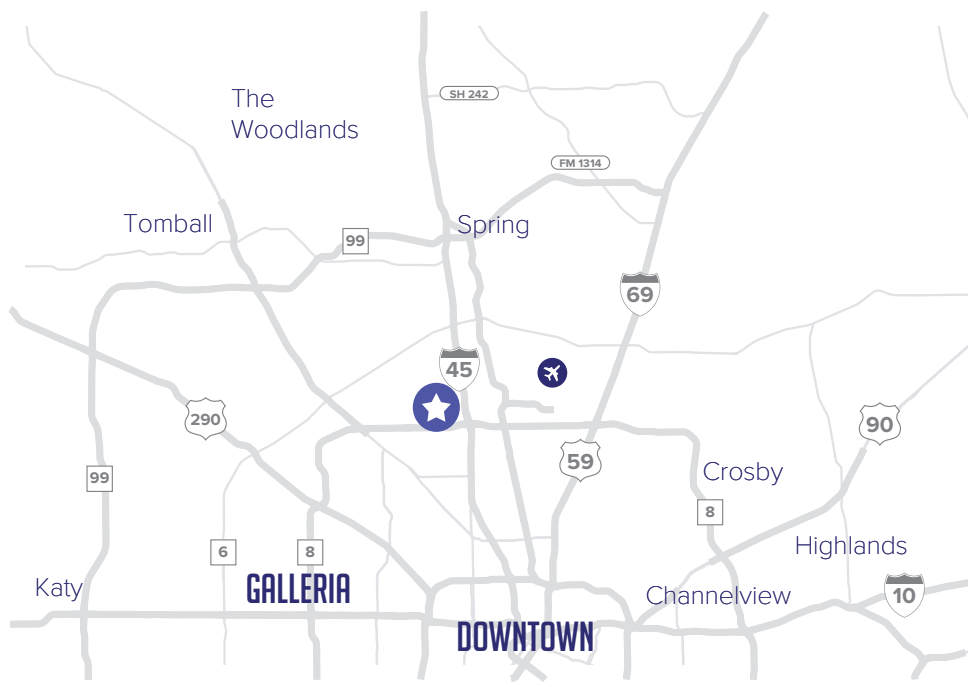
35,356 SF

±225 SEATS



SIGNAGE VISIBLE TO
262,283 🚗

BELTWAY
8



- 2 min to IAH (George Bush Int'l) Airport
- 25 min to Downtown Houston
- 30 min to Houston Ship Channel
- 15 min to The Woodlands
- 30 min to the Galleria
- Direct access to BW8
- Adjacent to Pinto Business Park
- Starbucks, Pappas Seafood House, Smoothie King, Schlotzsky's, Fuddrucker's, Pollo Campero and Just Juice near by
- 10+ Hotels within 5minutes, including The Hilton Houston North
- Fitness Connection within 2minutes
- Five (5) banks within 5 minutes
- USPS Office within 3 minutes
- Three (3) Daycares within 2 minutes

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