

Flex Building

For Sale or Lease

78,895 SF Available

Reserve at Greens Crossing



THE RESERVE AT
GREENS CROSSING

820 Gears Road



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The Reserve at Greens Crossing is located in Greenspoint at the corner of Greens Crossing Boulevard and Gears Road, and is part of a deed-restricted commercial park. The building features limestone-colored concrete tilt-wall with architectural reveals, steel frame construction and high-performance, reflective glass. Additional features include extensive landscaping, and colored pavers at entries.

BUILDING SPECS

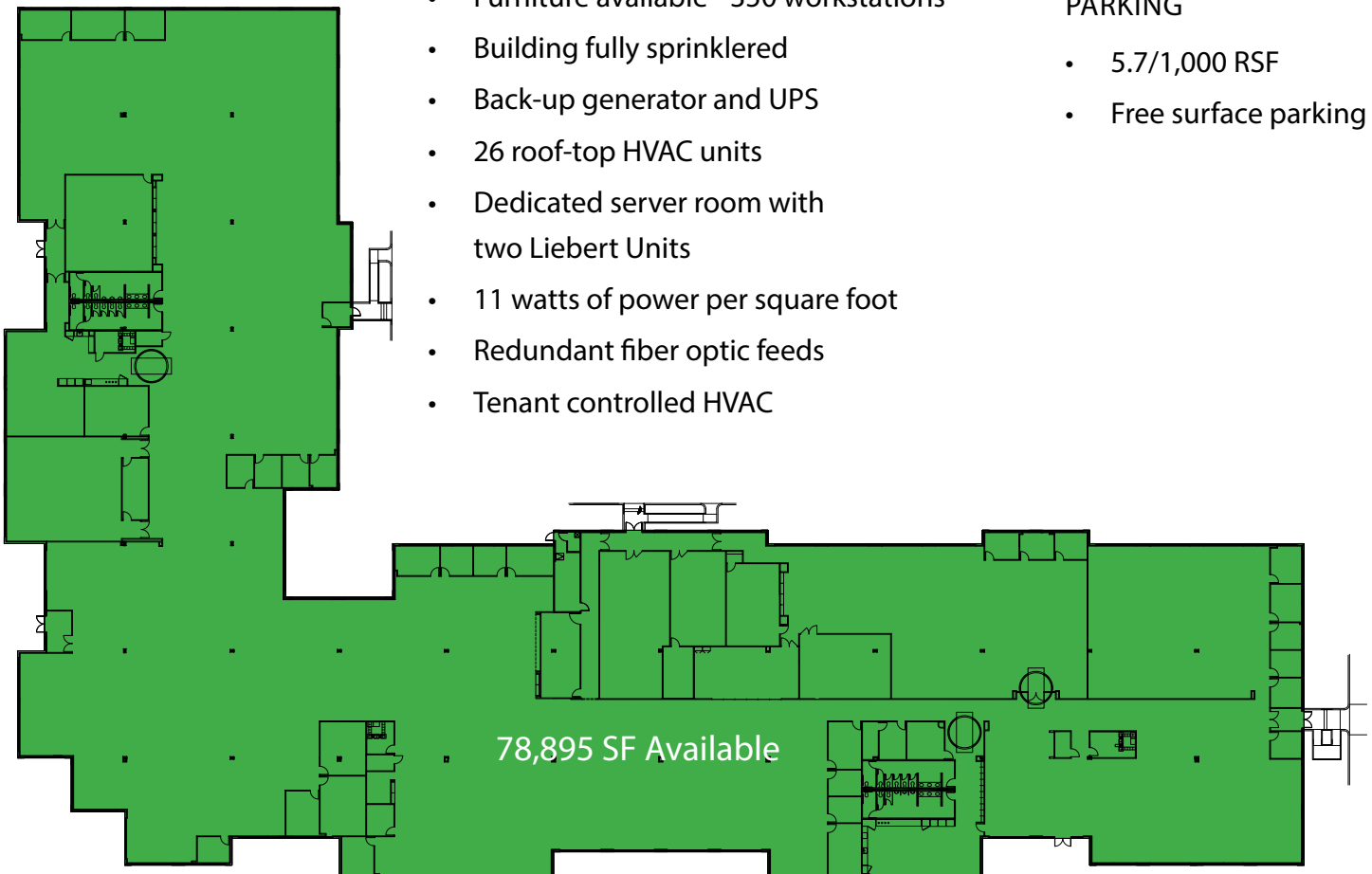
- Single story flex building
- 11'3" ceiling height | 17'8" deck height
- Furniture available - 350 workstations
- Building fully sprinklered
- Back-up generator and UPS
- 26 roof-top HVAC units
- Dedicated server room with two Liebert Units
- 11 watts of power per square foot
- Redundant fiber optic feeds
- Tenant controlled HVAC

LAND SIZE

±8.4 acres

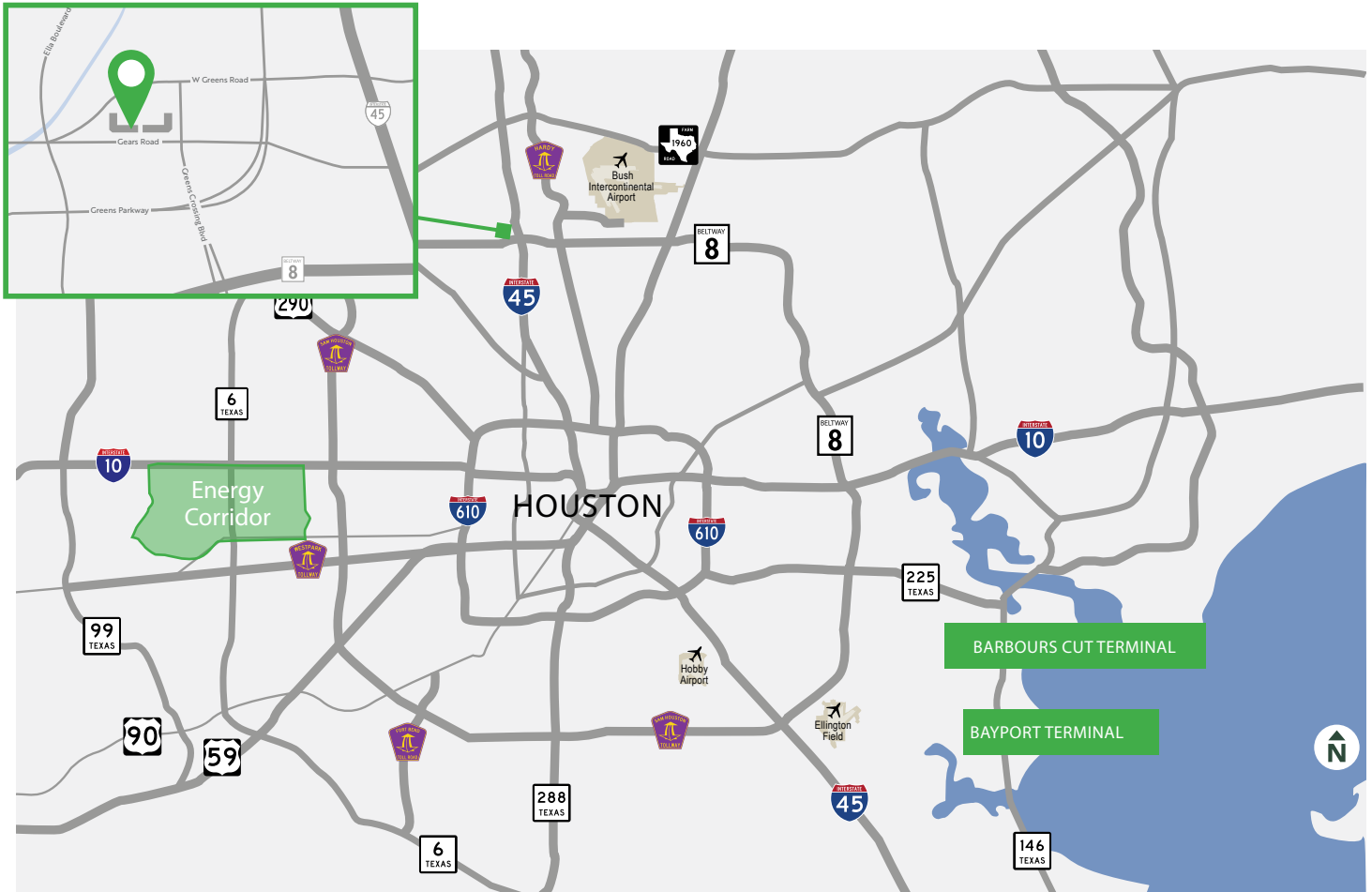
PARKING

- 5.7/1,000 RSF
- Free surface parking



STRATEGIC LOCATION

The site is centrally located at the northwest corner of North I-45 and Beltway 8 in the heart of the North submarket. With multiple ingress and egress points, the property offers immediate access to I-45 and Beltway 8. Tenants will benefit from the strong logistical location and connectivity to all areas of Houston. Additionally, both I-45 and Beltway 8 are major thoroughfares connecting the site to DFW, Austin, San Antonio and the Port of Houston.



APPROXIMATE DRIVE TIMES

Beltway 8	Immediate Access	Downtown	20 minutes
Interstate 45	Immediate Access	Port of Houston.....	25 minutes
Bush International Airport	12 minutes	Hobby Airport.....	35 minutes
Grand Parkway	12 minutes	Energy Corridor	25 minutes
The Woodlands	12 minutes	Barbours Cut Terminal	30 minutes
Interstate 10	15 minutes	Bayport Terminal	35 minutes

Hotels

1. SpringHill Suites
2. Hilton Houston North
3. Travelodge Houston
4. Houston Marriott North
5. Hyatt Place Houston
6. Hyatt Regency North Houston
7. Residence Inn Houston North
8. Holiday Inn Express & Suites

Restaurants

1. Taco Bell
2. Olive Garden
3. Lupe Tortilla
4. Saltgrass Steak House
5. China Bear
6. Pizza Hut
7. Popeye's
8. Whataburger
9. Cracker Barrel
10. Sonic Drive-In
11. Shipley's Do-Nuts
12. McDonald's
13. Just Juice
14. Luby's
15. IHOP
16. Wendy's
17. Fuddrucker's
18. Burger King
19. Murphy's Deli
20. Subway
21. Alonti Cafe & Catering
22. Ostioneria Michoacan
23. Pappas Seafood House
24. Denny's
25. Chili's Grill & Bar
26. Maine-ly Sandwiches
27. Pizza Hut
28. Starbucks
29. Taco Cabana
30. Panda Express
31. Tampico Seafood



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