



Reserve at Greens Crossing



THE RESERVE AT  
**GREENS CROSSING**

810 Gears Road



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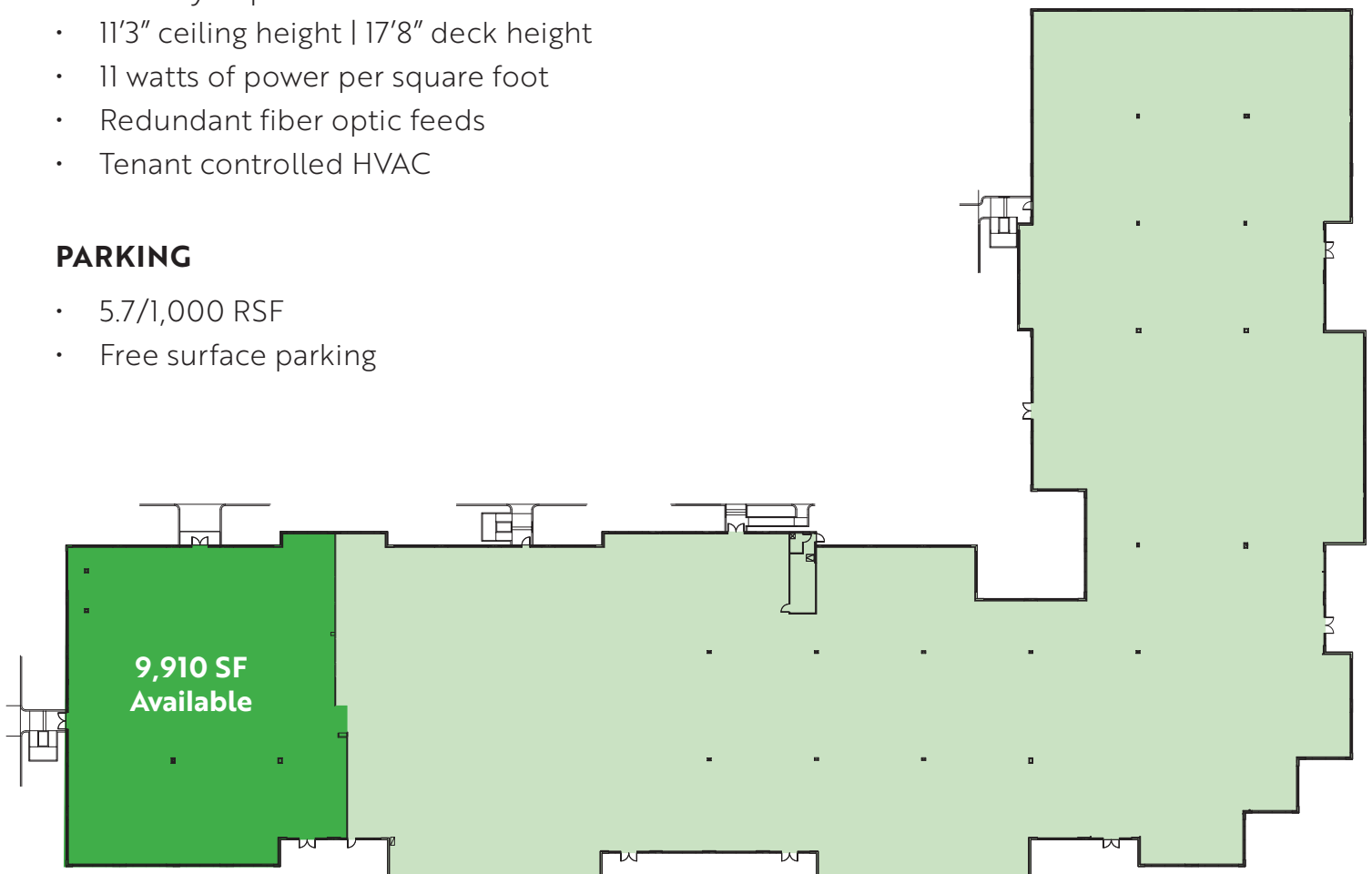
The Reserve at Greens Crossing is located in Greenspoint at the corner of Greens Crossing Boulevard and Gears Road, and is part of a deed-restricted commercial park. The building features limestone-colored concrete tilt-wall with architectural reveals, steel frame construction and high-performance, reflective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

### **BUILDING FEATURES**

- Single story office building
- 120' bay depths
- 11'3" ceiling height | 17'8" deck height
- 11 watts of power per square foot
- Redundant fiber optic feeds
- Tenant controlled HVAC

### **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.



9.5

miles to Bush  
Intercontinental  
Airport

15

miles to  
Downtown  
Houston

17

miles to  
The Woodlands

## 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. Fudrucker'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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