

NORTHWEST CROSSING
BUILDING 3



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PROJECT OVERVIEW

BUILDING 3 - 108,186 SF



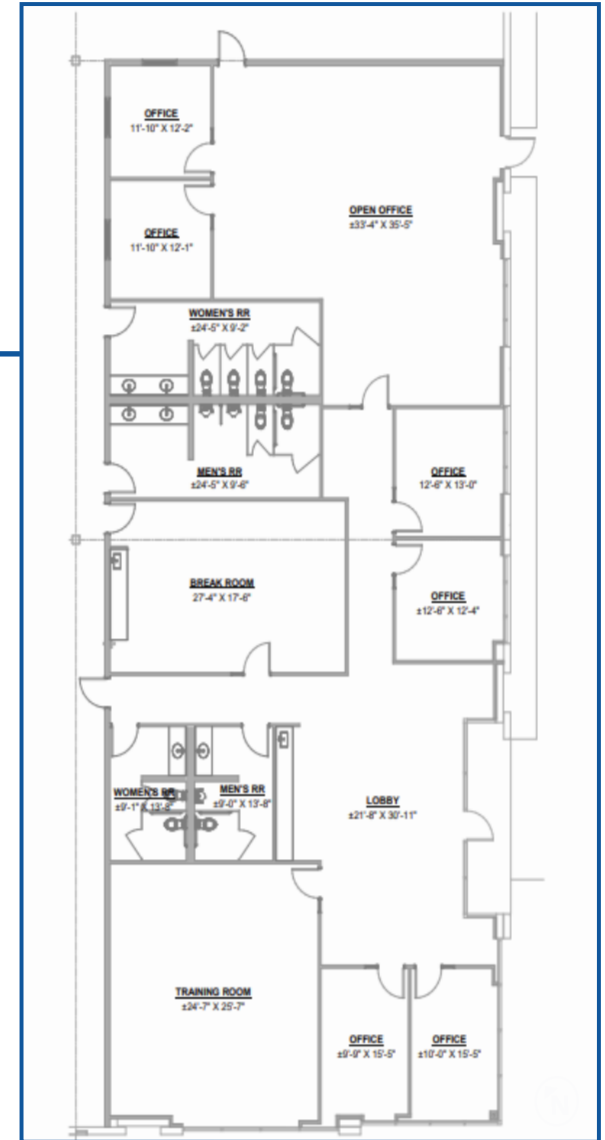
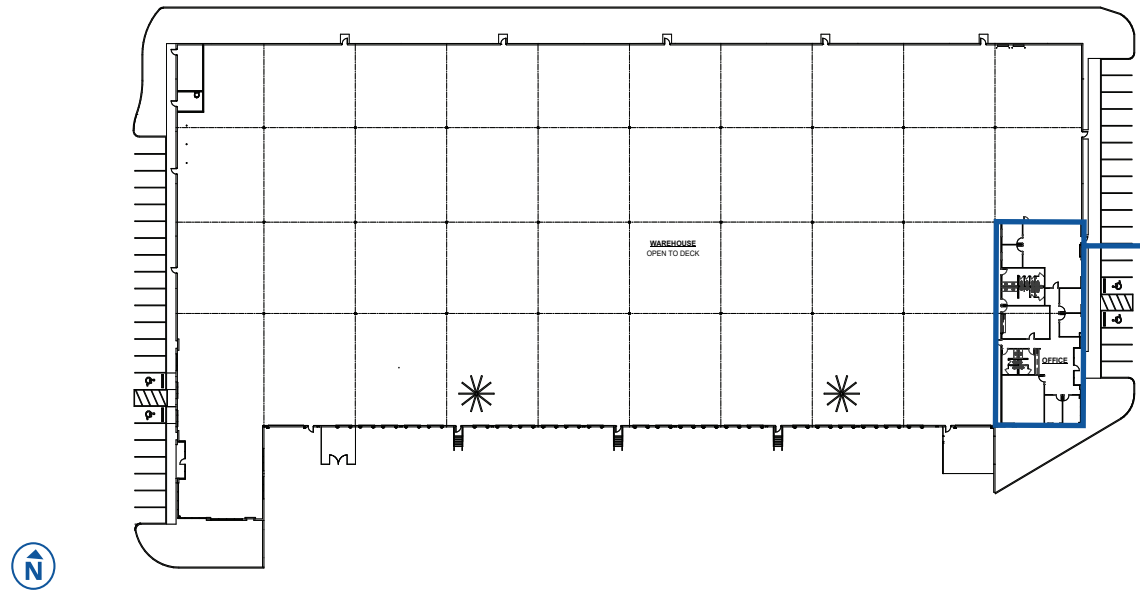
BUILDING SPECIFICATIONS

- BUILDING TYPE: FRONT LOAD
- BUILDING SIZE: 108,186 SF
- DIVISIBLE AS SMALL AS 34,070 SF
- CLEAR HEIGHT 32'
- SPRINKLER SERVICE: ESFR
- BUILDING DEPTH: 205'
- BAY SIZE: ±10,660 SF
- PARKING SPACES: 100 PLUS 4 ADA
- RAMPS: TWO (20' x 20' OVERHEAD DOORS)
- PRE-FINISHED OFFICE: 4,961 SF
- OFFICE MAY BE MODIFIED TO SUIT
- COLUMN SPACING: 52' x 50' (60' SPEED BAY)

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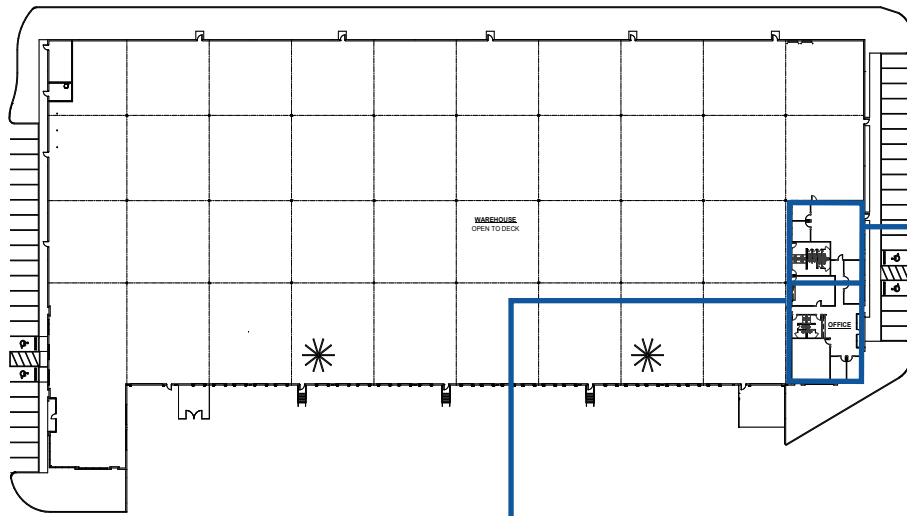
PRE-FINISHED OFFICE: 4,961 SF



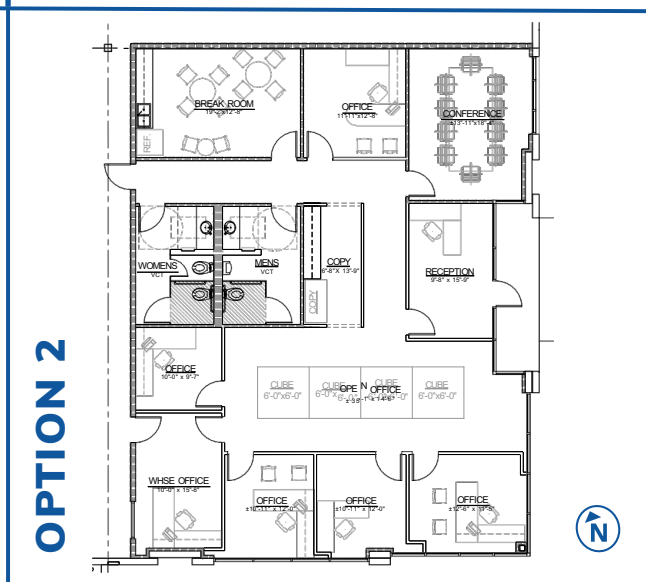
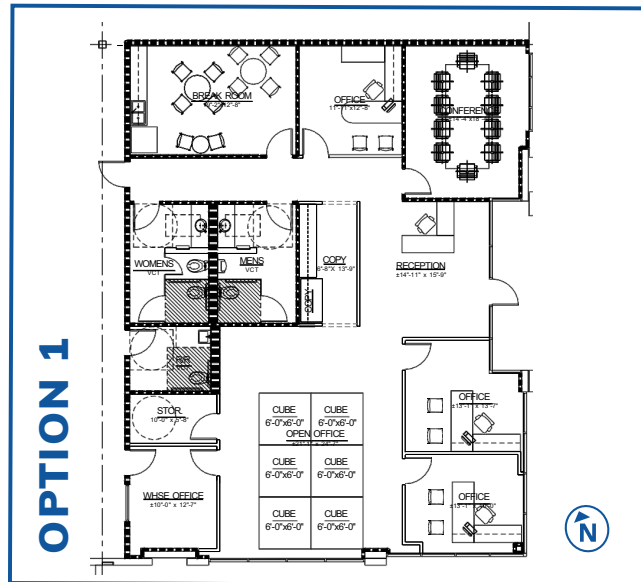
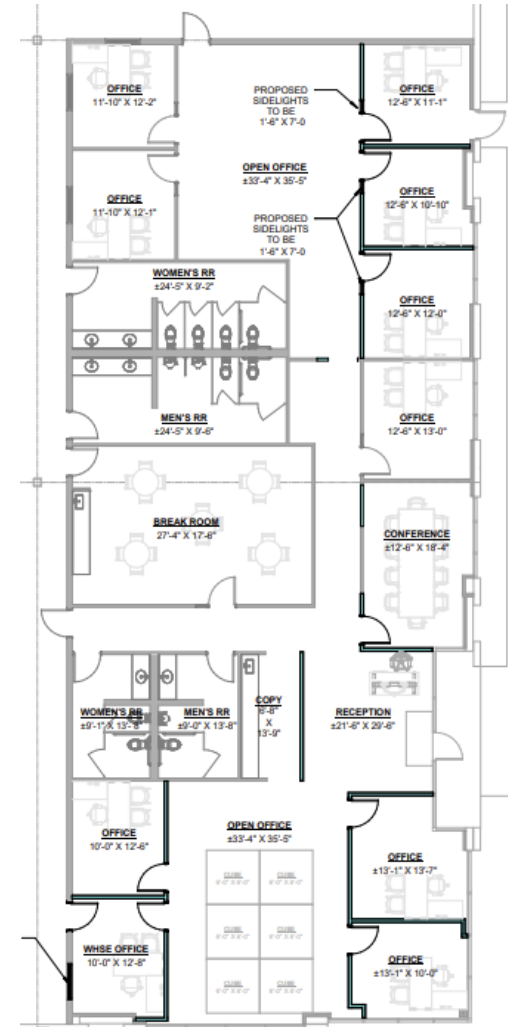
OFFICE SPACE OPTIONS

BUILDING 3 - 108,186 SF

PRE-FINISHED OFFICE: 4,961 SF



OPTION 3



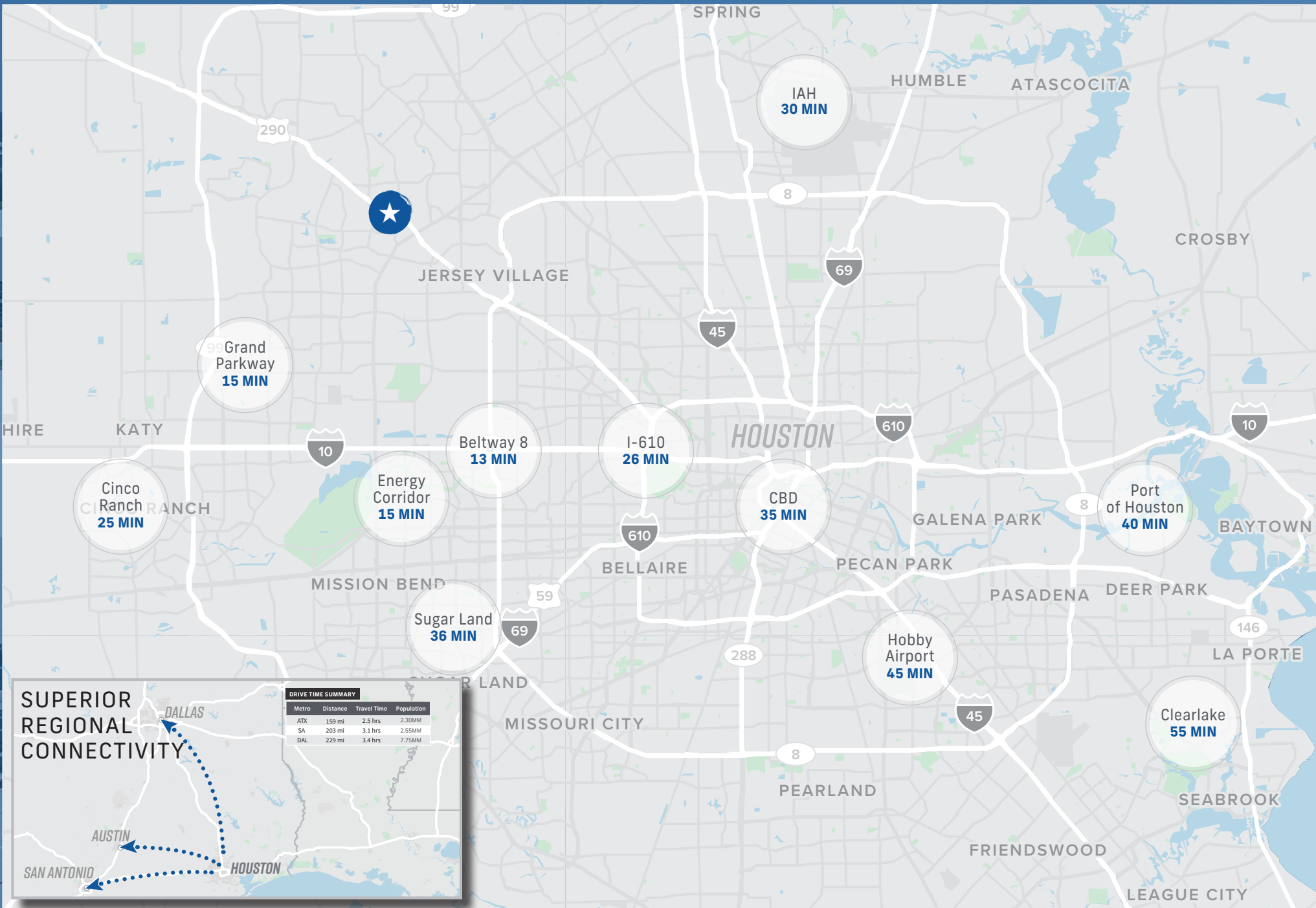
OVERALL SITE PLAN



Strategic Location

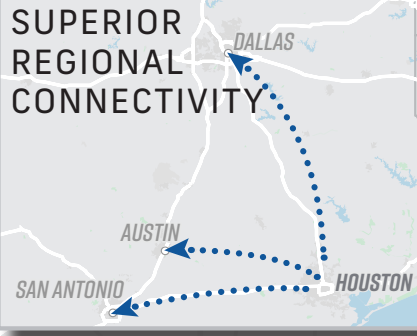
The site enjoys a strategic Northwest Houston location on State Highway 6/Highway 290, near Interstate 10. This provides excellent access to the strong demographics and amenities of Northwest Houston/Cypress area. Houston's superior freeway network enables convenient drive times to key destinations throughout the Greater Houston MSA.





SUPERIOR REGIONAL CONNECTIVITY

Metro	Distance	Travel Time	Population
ATX	159 mi	2.5 hrs	2,30MM
SA	203 mi	3.1 hrs	2,55MM
DAL	229 mi	3.4 hrs	7,75MM



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EASTGROUP
PROPERTIES

