

[VIEW PROPERTY VIDEO](#)

 W.S. NELSON

# 2 NORTHPOINT

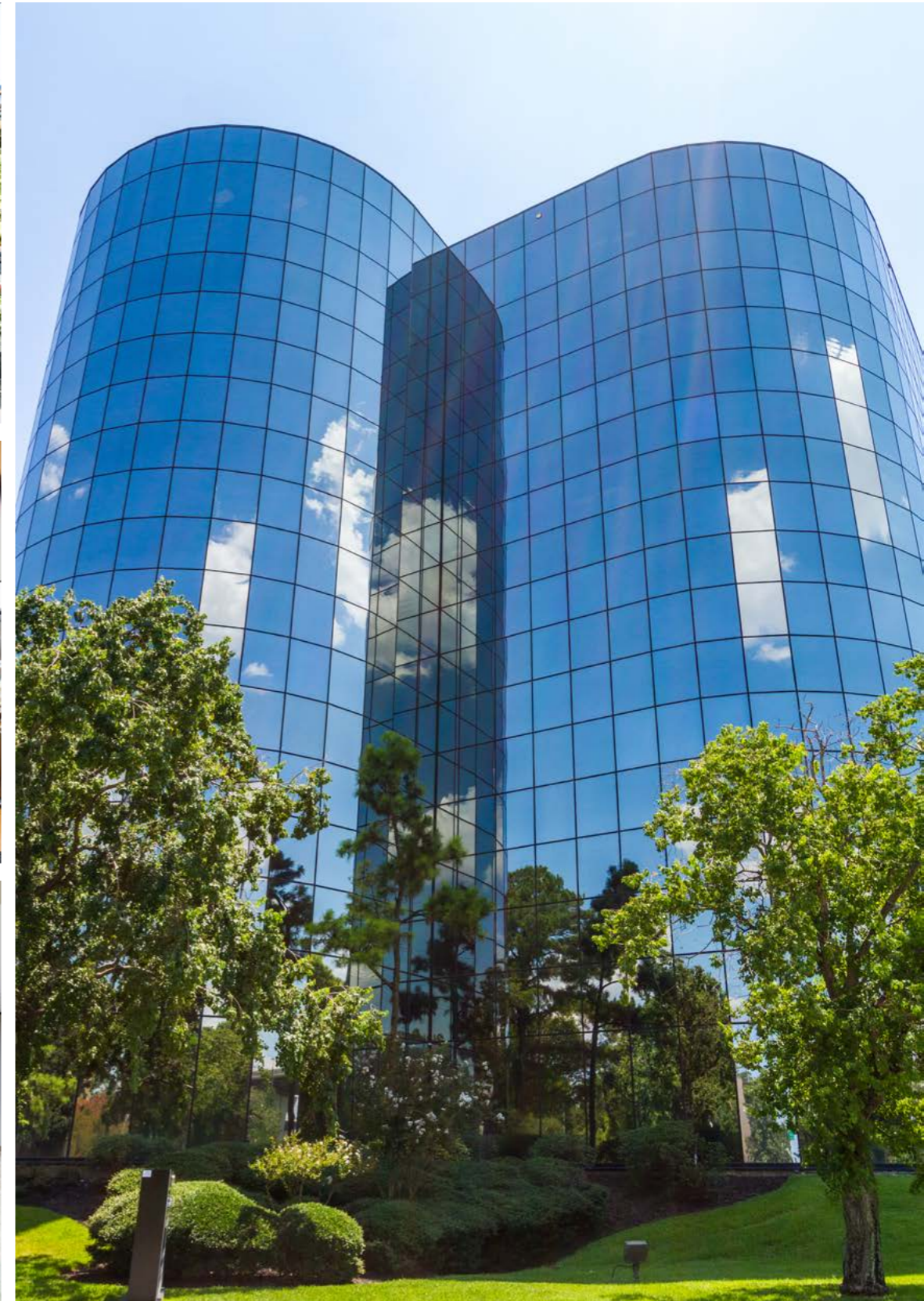
2 NORTHPOINT DR  
HOUSTON, TX 77060

# 2 NORTHPOINT

2 NORTHPOINT DR

Class A office space  
in the heart of North  
Houston

- » Move-in ready suites available
- » 20,000 SF floor plates (recent white box available)
- » Common areas recently renovated
- » New tenant lounge and fitness center
- » New conference center
- » Deli
- » Secured visitor and employee parking
- » Attached garage parking up to 5/1000
- » 24-hour on-site guard service
- » Building signage available with over 350,000 cars passing per day
- » Free shuttles to airport
- » On-site management staff





# CONVENIENCE

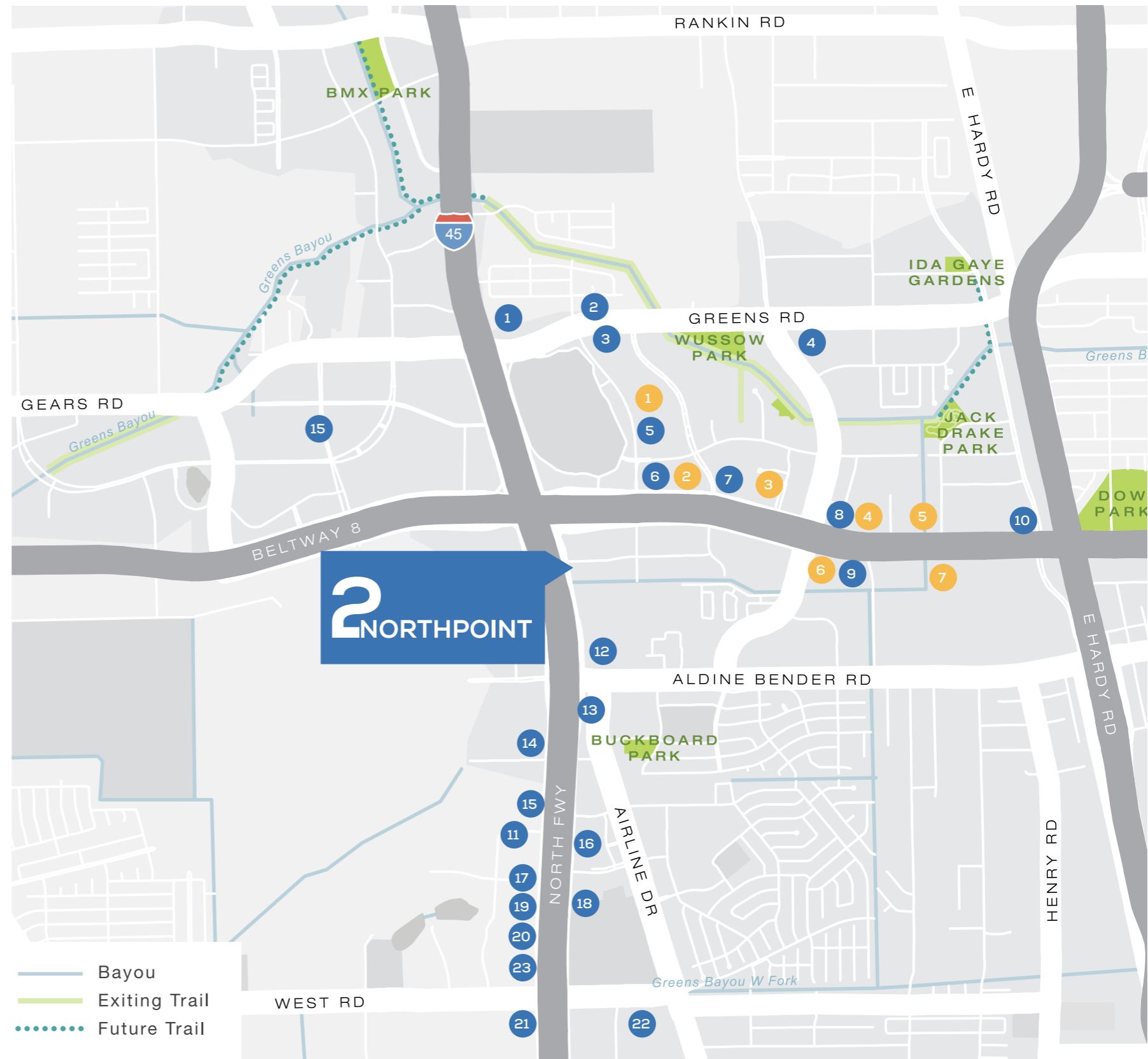
Restaurants and hotels at your doorstep...

## RESTAURANTS

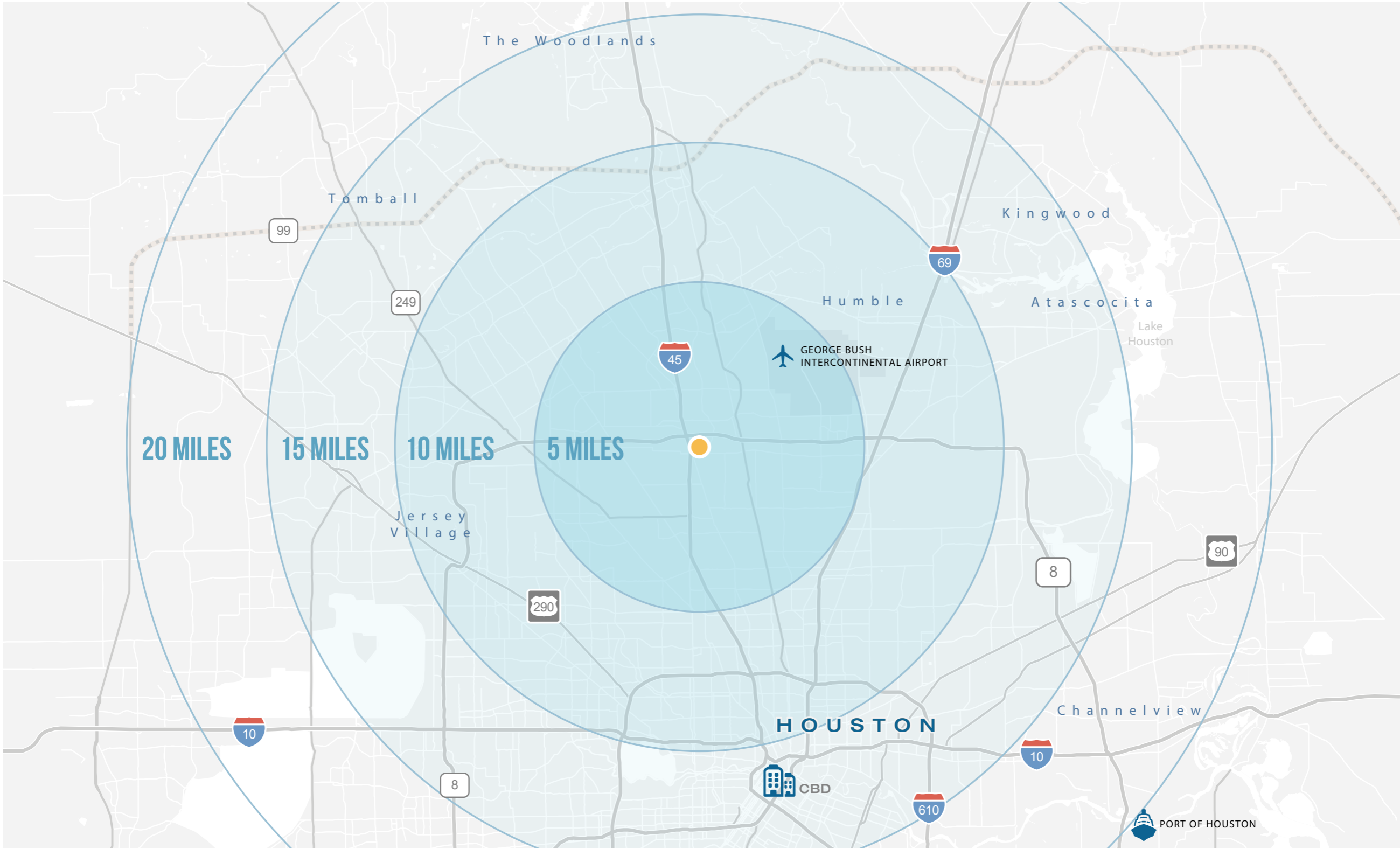
- |  |   |
|--|---|
| 1 IHOP<br>Rico's Mexican Cafe<br>Indian Grill  | 11 Starbucks  |
| 2 Monterey's Little Mexico<br>Cajun Town Cafe<br>Asiana Garden Restaurant<br>Chef Lin's Hunan Yuan   | 12 Ostoneria Michoan<br>El Papaturreo                           |
| 3 Piazza Cafe  | 13 Denny's<br>Canton Chinese Restaurant                         |
| 4 Anthony's Pizza  | 14 Pappas Seafood House<br>SGorditas Jalisco                    |
| 5 Uncle Tong's Chinese<br>Restaurant<br>Schlotzsky's Deli<br>Rising Roll Gourmet<br>Ichibon Japanese<br>Tacos Ole<br>Smoothie King<br>Jimmy John's | 15 Pho Houston<br>Chili's Bar and Grill<br>Jalisco Mexican Food |
| 6 Prescott Grill - Marriott<br>North Greenspoint   | 16 China Buffet Restaurant<br>Mambo Seafood Market              |
| 7 Jimmy G's Cajun Seafood<br>Restaurant  | 17 Maine-ly Sandwiches  |
| 8 Super Chicken  | 18 Moon Palace Restaurant<br>China Border                       |
| 9 East Mesquite Grill  | 19 Bonfire Wings  |
| 10 Waffle House  | 20 Panda Express  |
|  | 21 Tampico Seafood & Cocina<br>Mexicana                         |
|  | 22 Tacos de Julio III   |
|  | 23 Taco Cabana  |

## HOTELS

- 1 Hilton Houston North
- 2 Houston Marriott North
- 3 Hyatt Place Bush Intercontinental Airport
- 4 Hyatt North Houston
- 5 Residence Inn Houston at Intercontinental Airport
- 6 Park Inn by Radisson Baymont Inn & Suites
- 7 Quality Inn & Suites



# STRATEGIC LOCATION



# 2 NORTHPOINT



**TRANSWESTERN**

REAL ESTATE  
SERVICES

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**Michelle Wogan**

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**Sean Tran**

713.231.1592 | [Sean.Tran@transwestern.com](mailto:Sean.Tran@transwestern.com)

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# 2 NORTHPOINT

Houston, TX 77060

## AVAILABILITIES

SUITE	RSF	NOTES
100	2,483	Closed office; high 11' ceilings
110	4,709	Lobby/glass entry exposure; high ceilings
150	8,945	Closed office; high ceilings
250	6,046	Closed office
400	23,682	Closed office; Total contiguous 118,410sf
500	23,682	Closed office; Total contiguous 118,410sf
600	23,682	Closed office; Total contiguous 118,410sf
700	23,682	Total contiguous 118,410sf
800	23,682	Half open white boxed & half closed; Total contiguous 118,410sf
950	4,184	High 11' ceilings on top floor with great views; Move-in ready

<b>OWNER</b>	2 Northpoint Drive Holdings LP
<b>TOTAL NRA</b>	180,006 RSF
<b>YEAR BUILT</b>	1983; Renovated 2019
<b>SMALLEST CONTIGUOUS</b>	2,483 RSF
<b>LARGEST CONTIGUOUS</b>	118,410 RSF
<b>START GROSS RENTAL RATE</b>	\$21.00-\$22.00 (Base Year 2023)
<b>PARKING RATIO</b>	5/1,000
<b>PARKING RATE</b>	Reserved - Covered \$75.00/mo/space Unreserved - Free
<b>T.I. ALLOWANCE</b>	Negotiable
<b>ADD-ON FACTOR</b>	7% ST 16.834% MT
<b>OPEX</b>	Base Year 2023
<b>BUILDING HOURS</b>	Monday - Friday: 7 am - 6 pm Saturday: 8 am - 1 pm Exclusive of Holidays Overtime HVAC charges: \$65.00/hr
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>▪ New tenant lounge and fitness center</li> <li>▪ New conference center</li> <li>▪ Deli</li> <li>▪ Secured attached garage parking</li> <li>▪ Secured visitor parking</li> <li>▪ On-site property management staff</li> <li>▪ On-site security guard on duty 24/7</li> <li>▪ On-site shoe shine service</li> <li>▪ Outdoor picnic area</li> <li>▪ Building signage available for 40,000sf+ tenant</li> <li>▪ 10 minutes to Bush Intercontinental Airport</li> <li>▪ Convenient to restaurants in the area</li> <li>▪ Cable through Comcast, Road Runner and Southwestern Bell Fiber</li> <li>▪ High-speed internet – Airband</li> </ul>

Scan to view brochure  
& floor plans:



TRANSWESTERN

REAL ESTATE  
SERVICES

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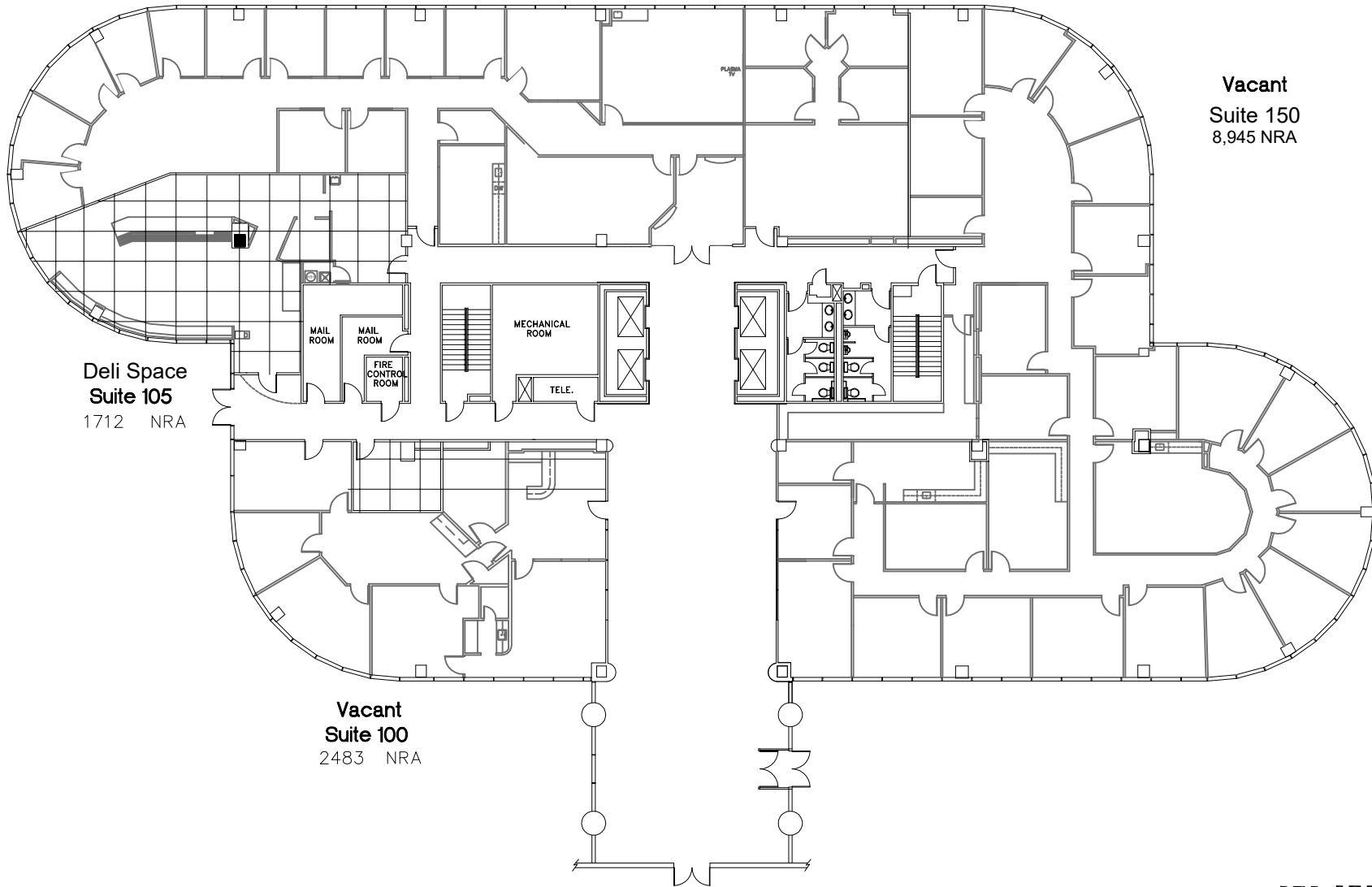
Vacant  
Suite 110

4709 NRA

Vacant  
Suite 150  
8,945 NRA

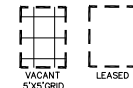
Deli Space  
Suite 105  
1712 NRA

Vacant  
Suite 100  
2483 NRA



## 2 NORTHPOINT

## TRANSWESTERN



DATE:



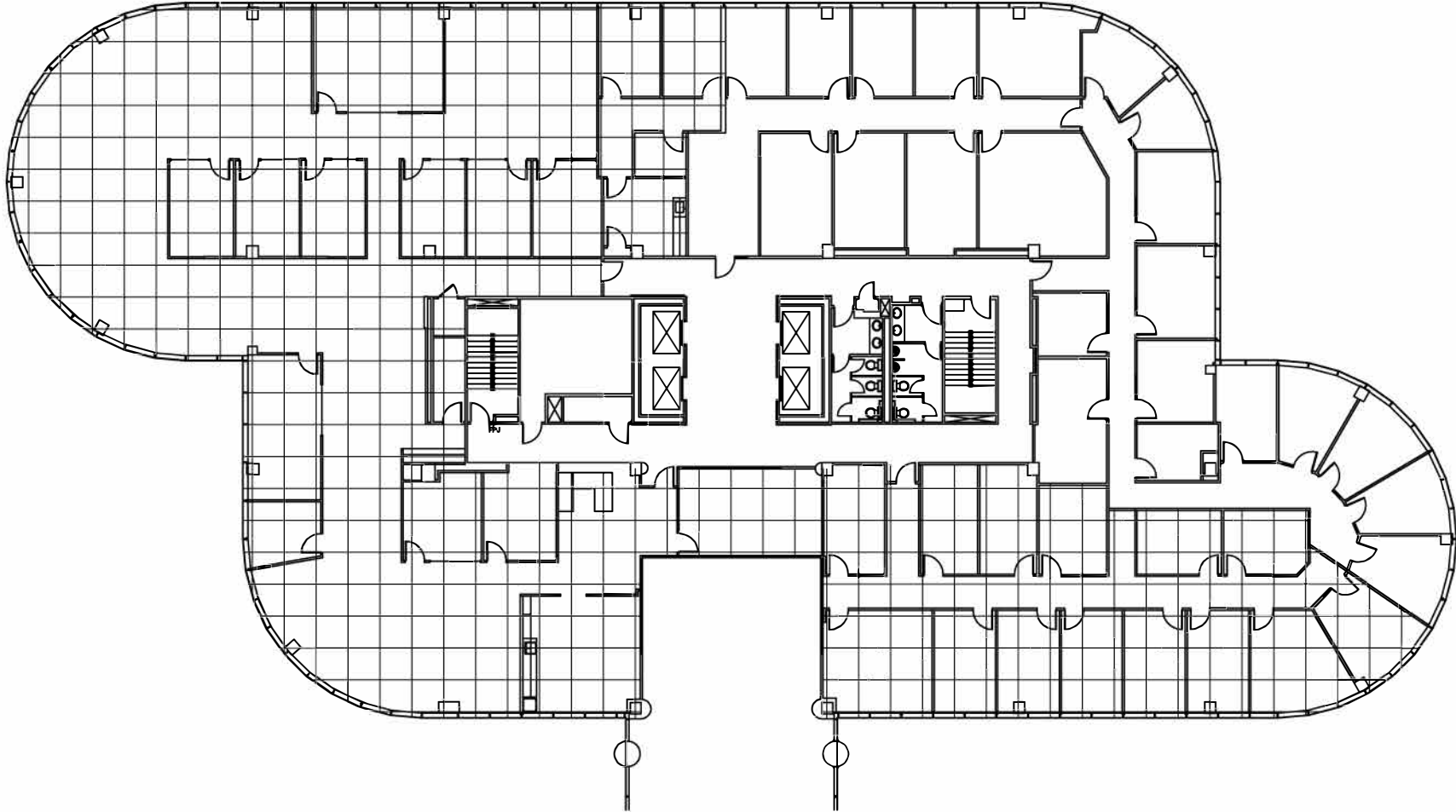
**TRANSWESTERN**  
The Performance Advantage In Real Estate

Leased By:  
Michelle Wogan  
Transwestern  
Tel: 713-270-3348

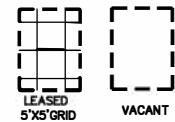


**1**  
FLOOR

Vacant  
Suite 250  
6,046 NRA



# 2 NORTHPOINT TRANSWESTERN



DATE:  
5/17



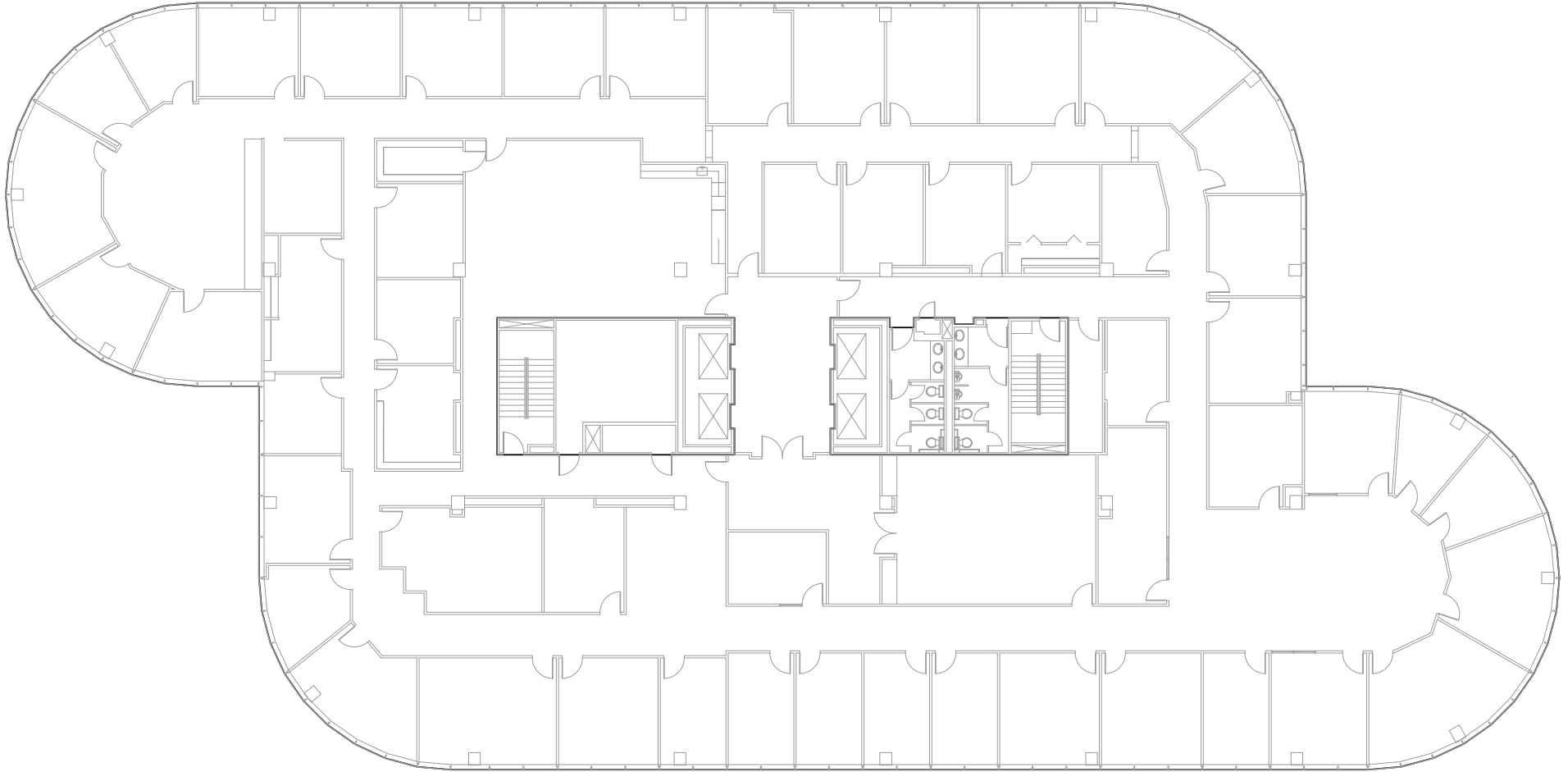
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**2**  
FLOOR

**VACANT**  
**Suite # 400**  
23,682 - RSF



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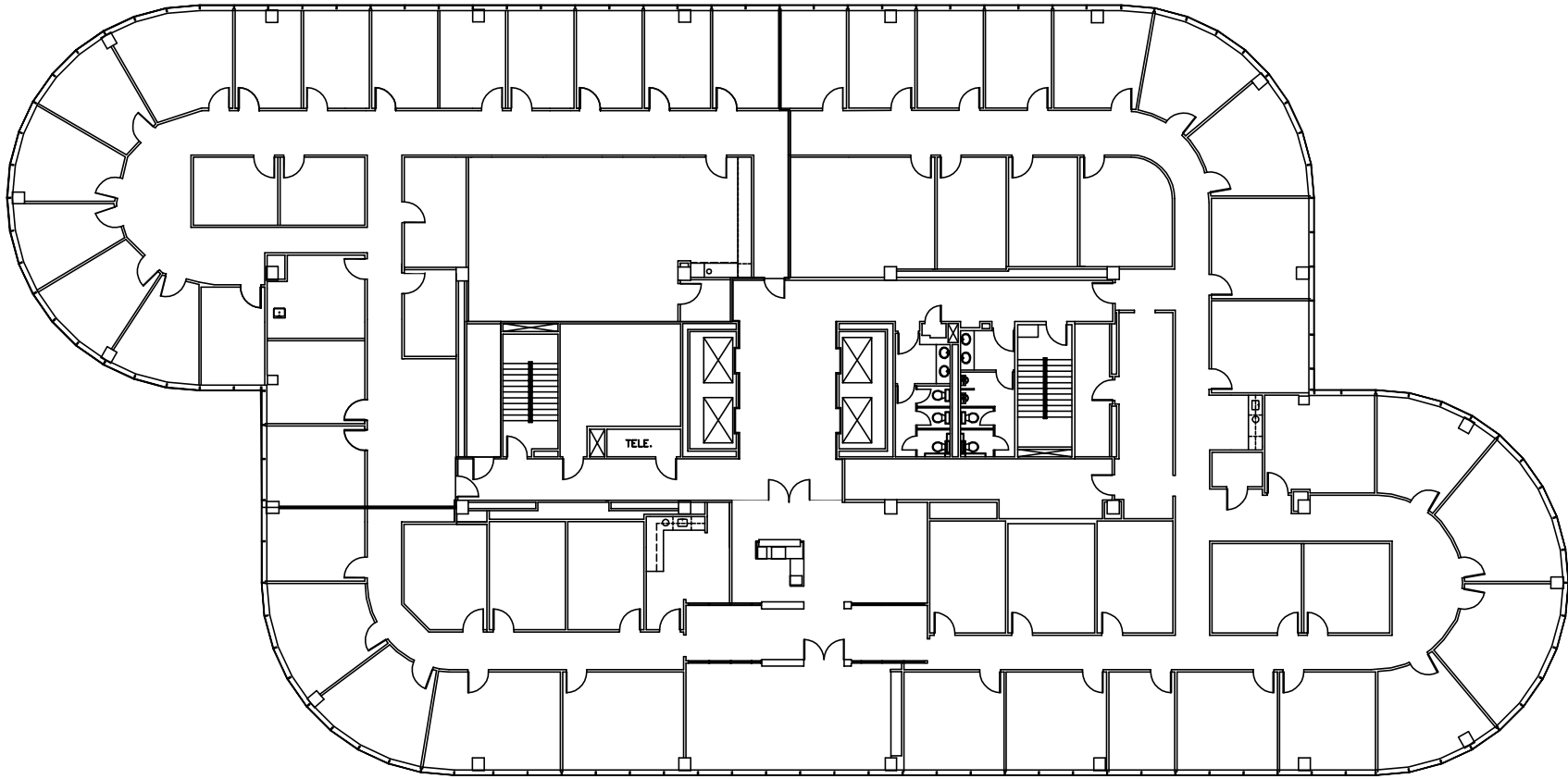
**MARKETING PLAN**

2 Northpoint Dr. Houston, TX  
FLOOR 4



17.143.01  
Date Modified: 6/7/19

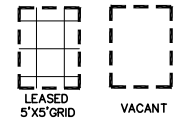




Vacant  
Suite 500

23,682 - RSF

# 2 NORTHPOINT TRANSWESTERN



DATE:



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5

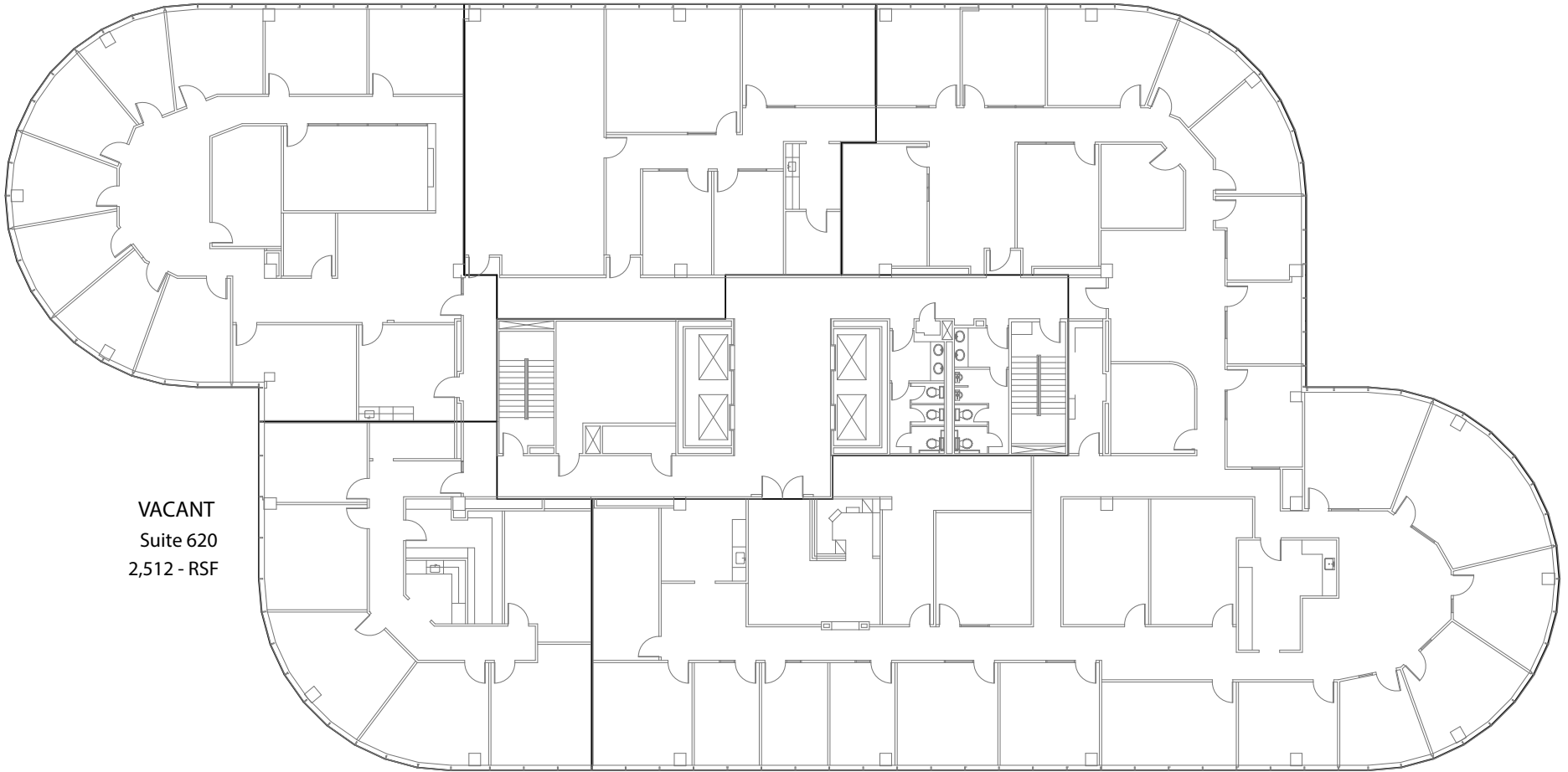
LAMOUREUX

FLOOR

VACANT  
Suite 660  
4,280 - RSF

VACANT  
Suite 650  
2,921 - RSF

VACANT  
Suite 600  
10,794 - RSF



VACANT  
Suite 620  
2,512 - RSF

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## 2 Northpoint Drive , Houston, TX



**VACANT**  
**Suite # 600**  
23,682 - RSF



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**MARKETING PLAN**

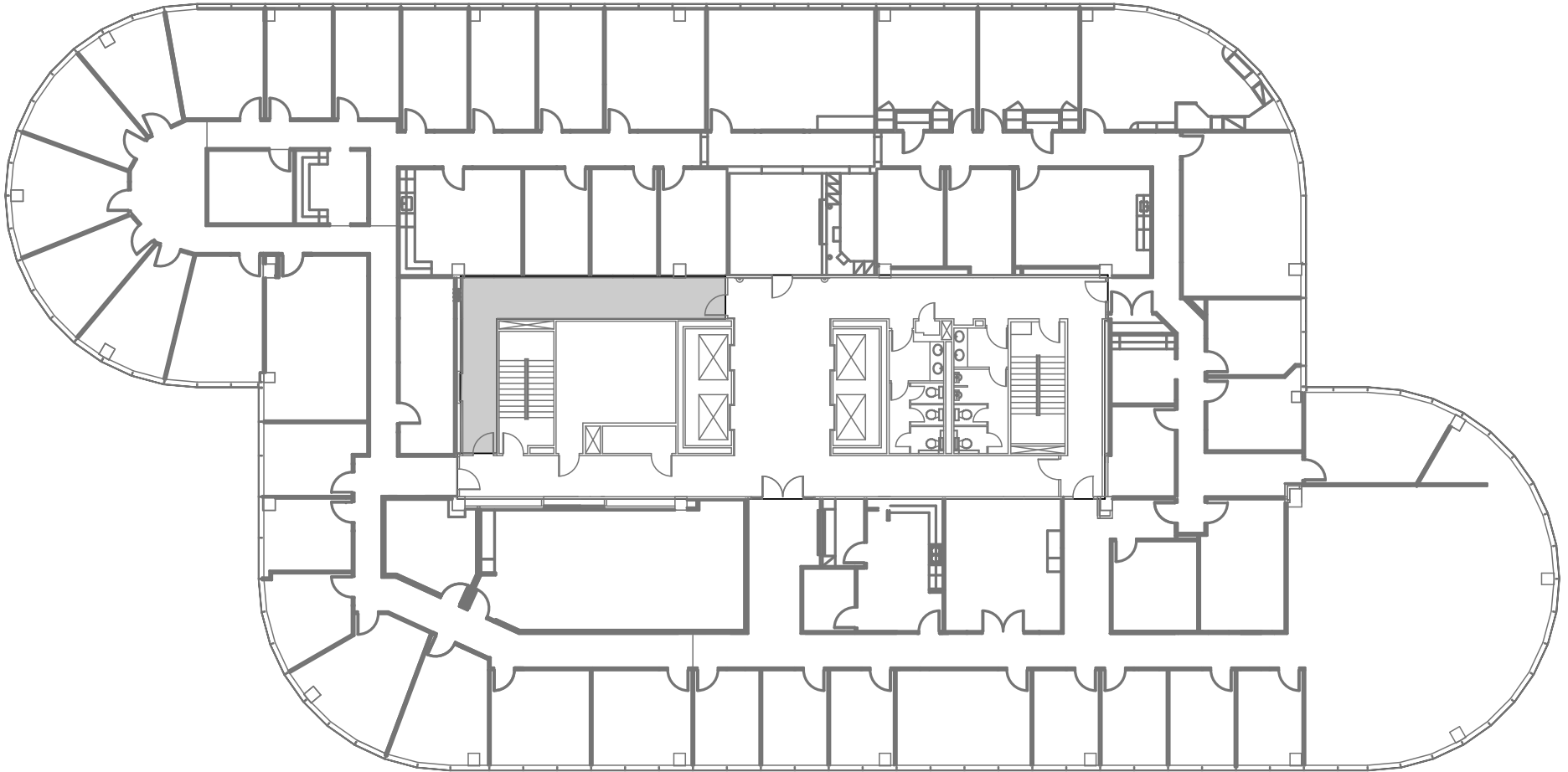
2 Northpoint Dr. Houston, TX  
FLOOR 6



17.143.01  
Date Modified: 6/10/19



VACANT  
Suite 700  
23,682 - RSF



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2 Northpoint Drive , Houston , TX

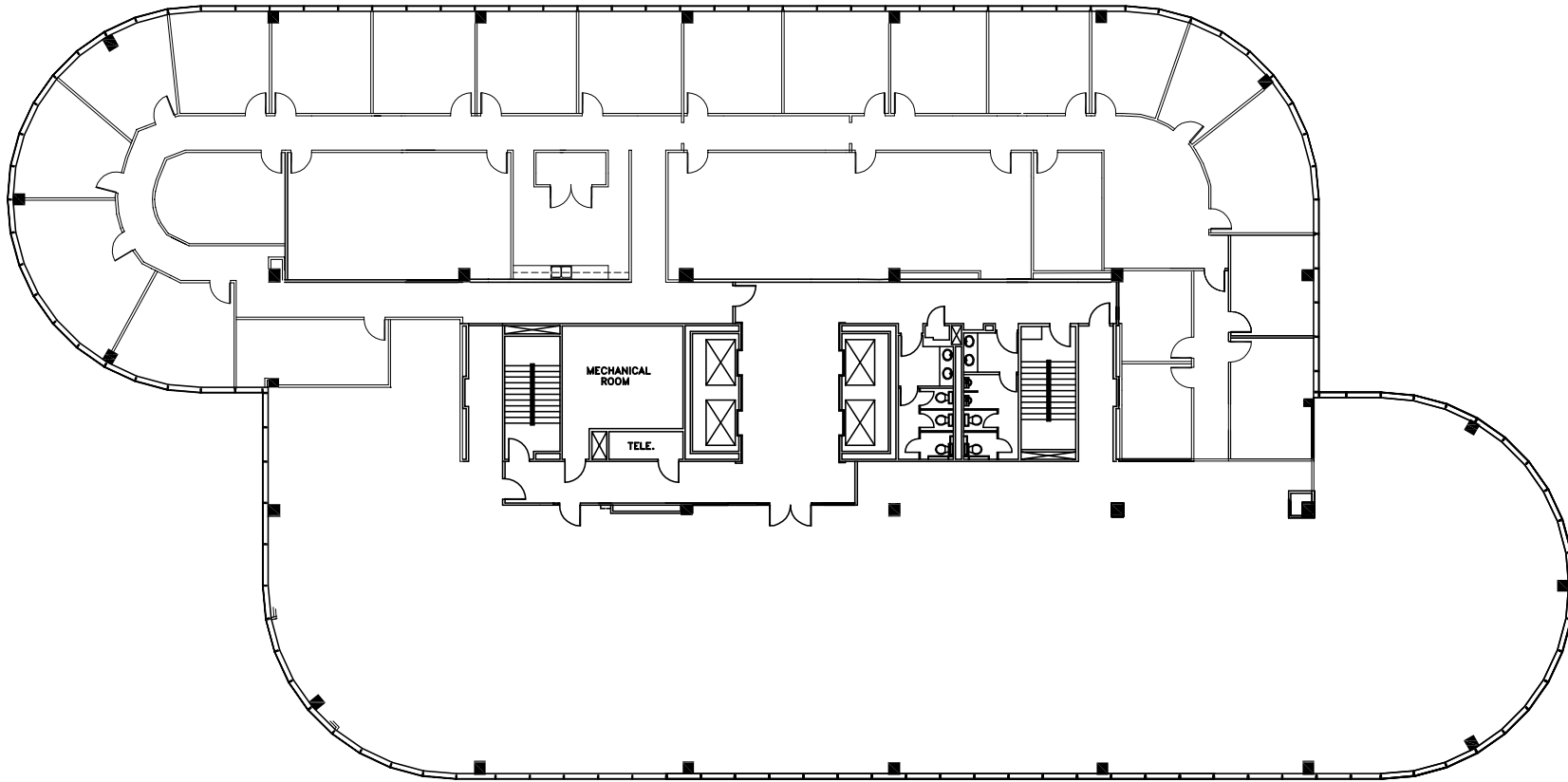


FLOOR 7

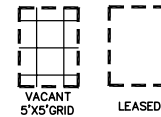
IDG Project # 17.143.01  
Date Modified: 8/1/18



VACANT  
Suite 800  
23,682 NRA



# 2 NORTHPOINT TRANSWESTERN

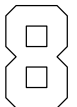


DATE:  
10/09

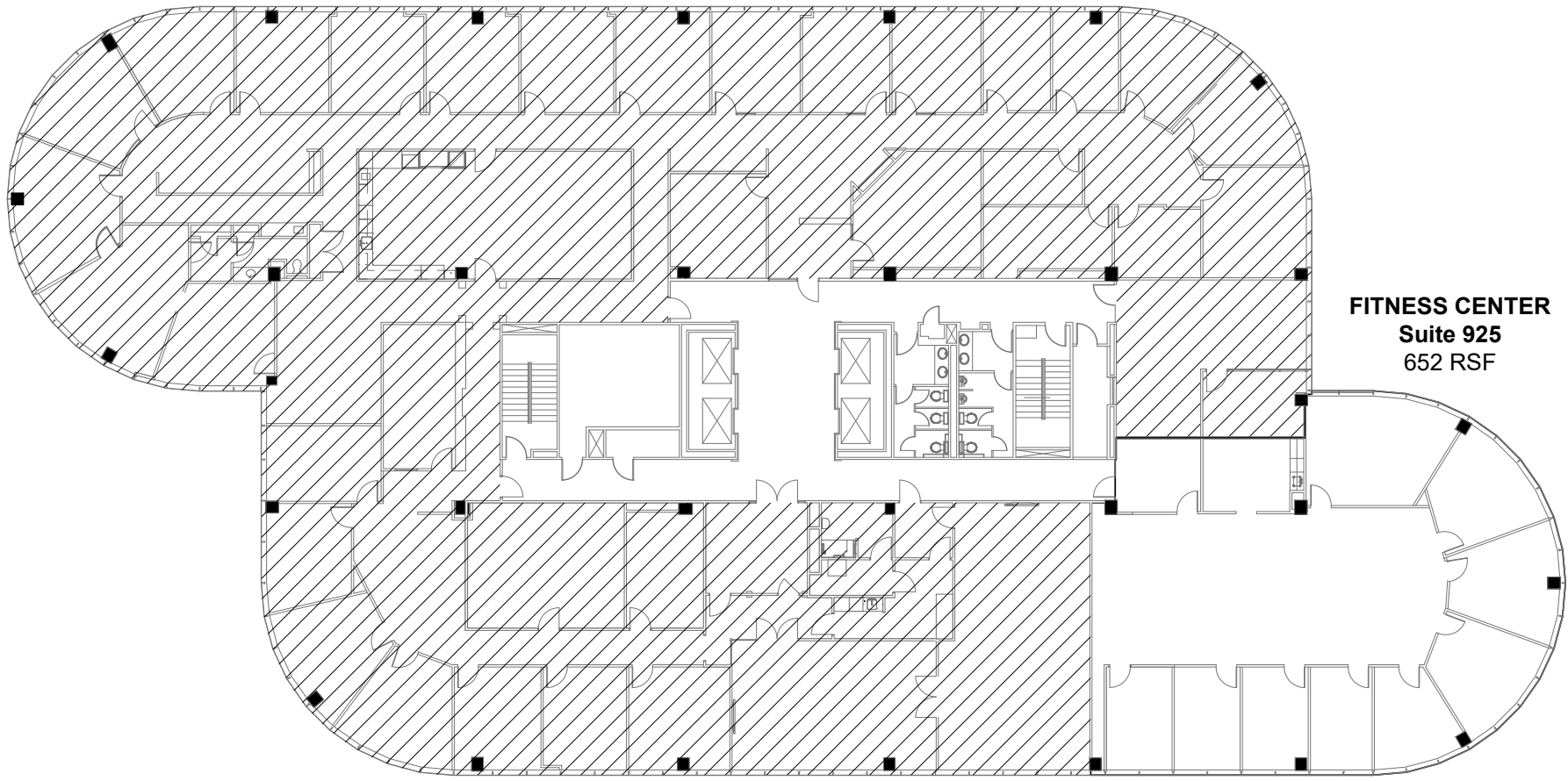


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FLOOR



**FITNESS CENTER**  
**Suite 925**  
652 RSF

**VACANT**  
**Suite 950**  
4,184 - RSF

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# 2 Northpoint Drive, Houston, TX



**FLOOR 9**  
IDG Project # 17.143.01  
Date Modified: 8/27/19

