

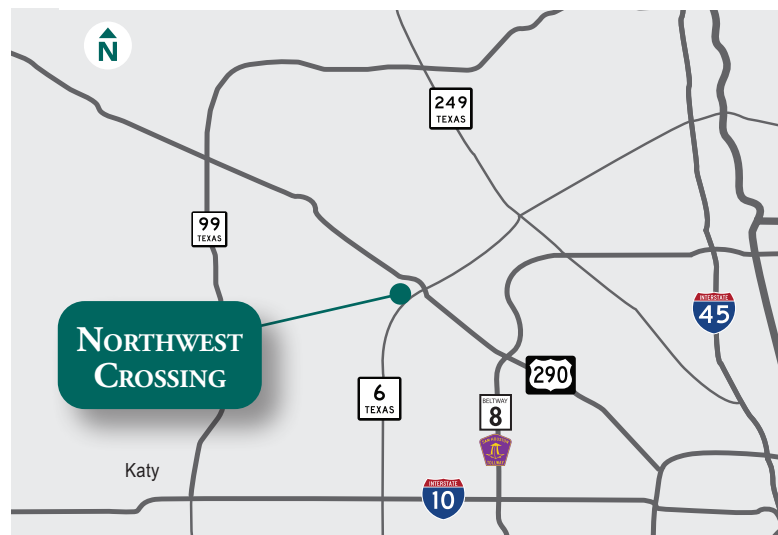
NORTHWEST CROSSING

State Highway 6 and US Highway 290



Development Features & Attributes

New Class-A development in a master-planned business park. Immediate access to State Highway 6/Highway 290 frontage and/or visibility. Multi-building configuration offers multi-tenant and single tenant lease opportunities (minimum lease size ~7,500 SF). Uses include office/warehouse, light manufacturing, research & development and assembly.



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EASTGROUP

PROPERTIES

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	Building 1	Building 2	Building 3
Status	Shell Complete	Shell Complete	Shell Complete
Building Type	Front Park, Rear Load	Front Park, Rear Load	Front Load
Building Size	94,614 SF	74,968 SF	108,186 SF
Clear Height	28'	24'	32'
Office	Pre-finished office: 3,066 SF	BTS	Pre-finished office: 2,661 SF
Sprinkler Service	ESFR	ESFR	ESFR
Building Depth	185'	145'	205'
Column Spacing	52' x 60'	52' x 50'	52' x 50'
Ramps	One (12' x 14' overhead door)	Two (12' x 14' overhead doors)	Two (20' x 20' overhead doors)
Bay Size	±9,600 SF	±7,500 SF	±10,200 SF
Parking Spaces	140 plus 6 ADA	133 plus 6 ADA	100 plus 4 ADA

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Building 1 exterior



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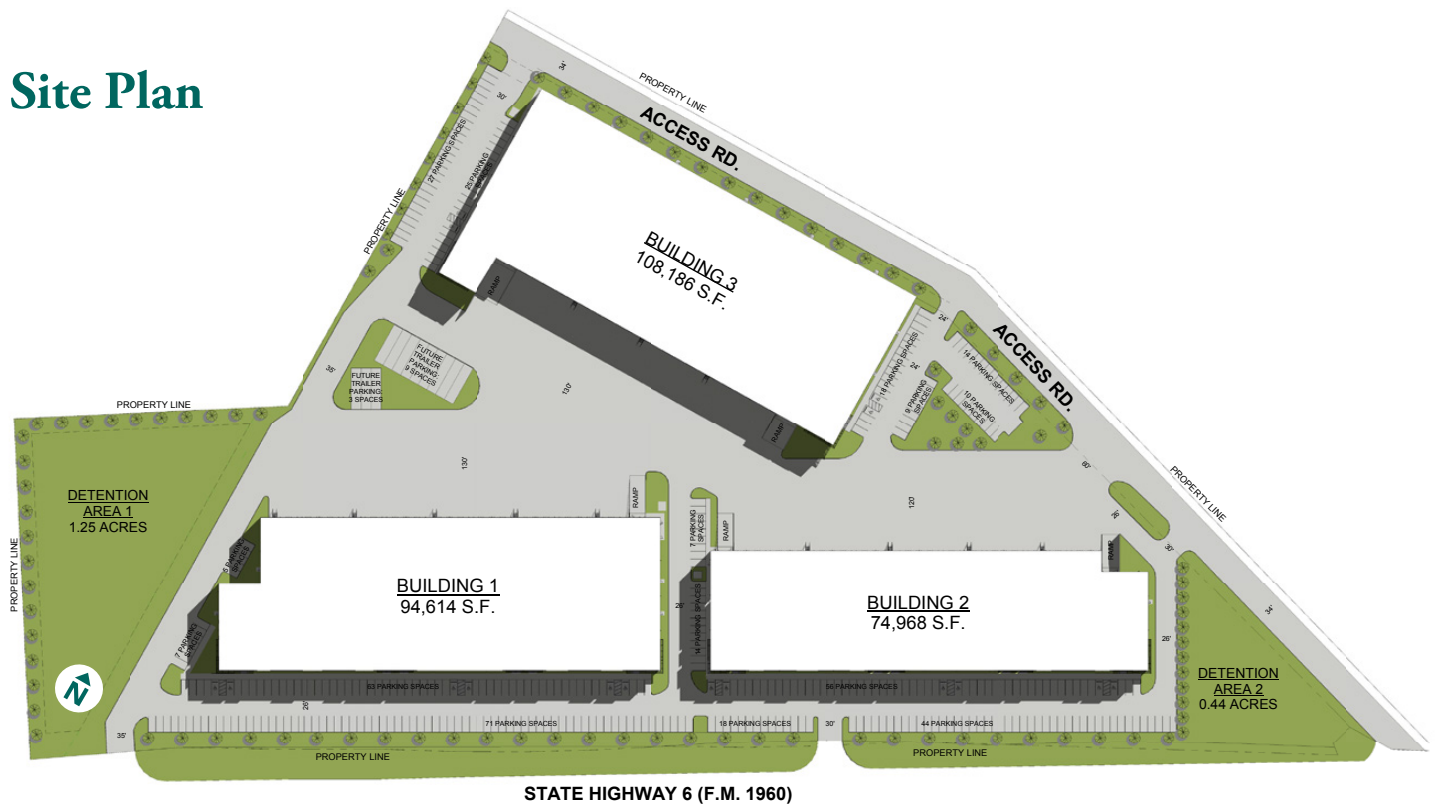
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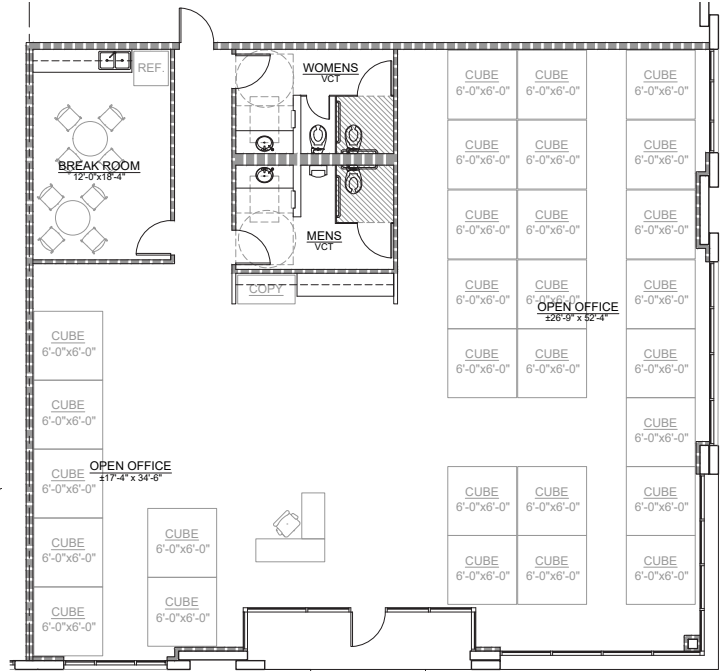
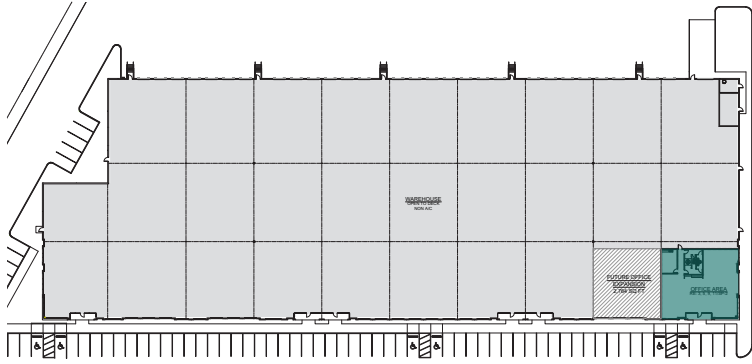
Site Plan



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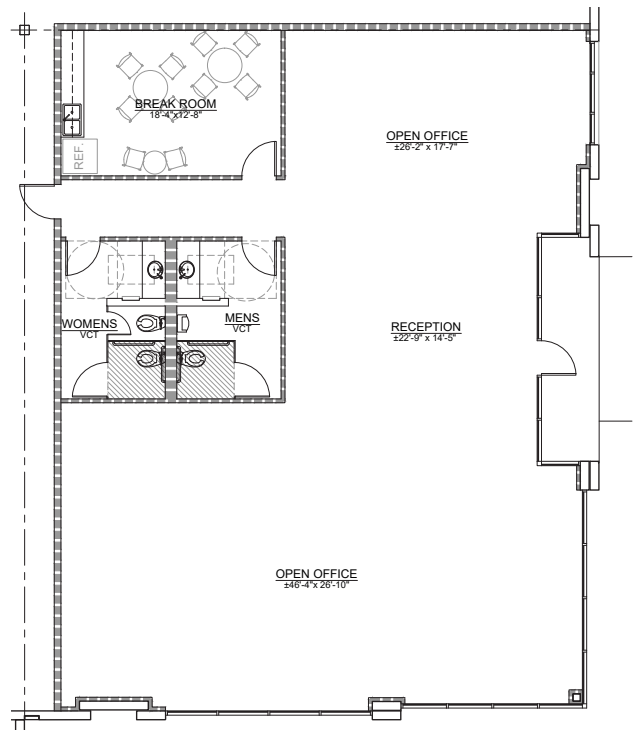
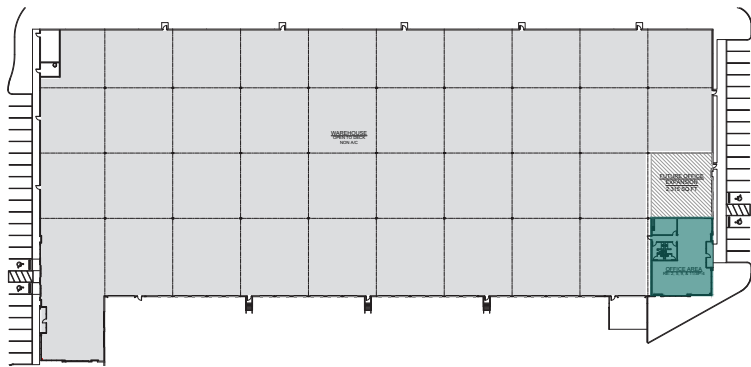
Building 1

Pre-finished Office plan ±3,066 s.f.



Building 3

Pre-finished Office plan ±2,661 s.f.

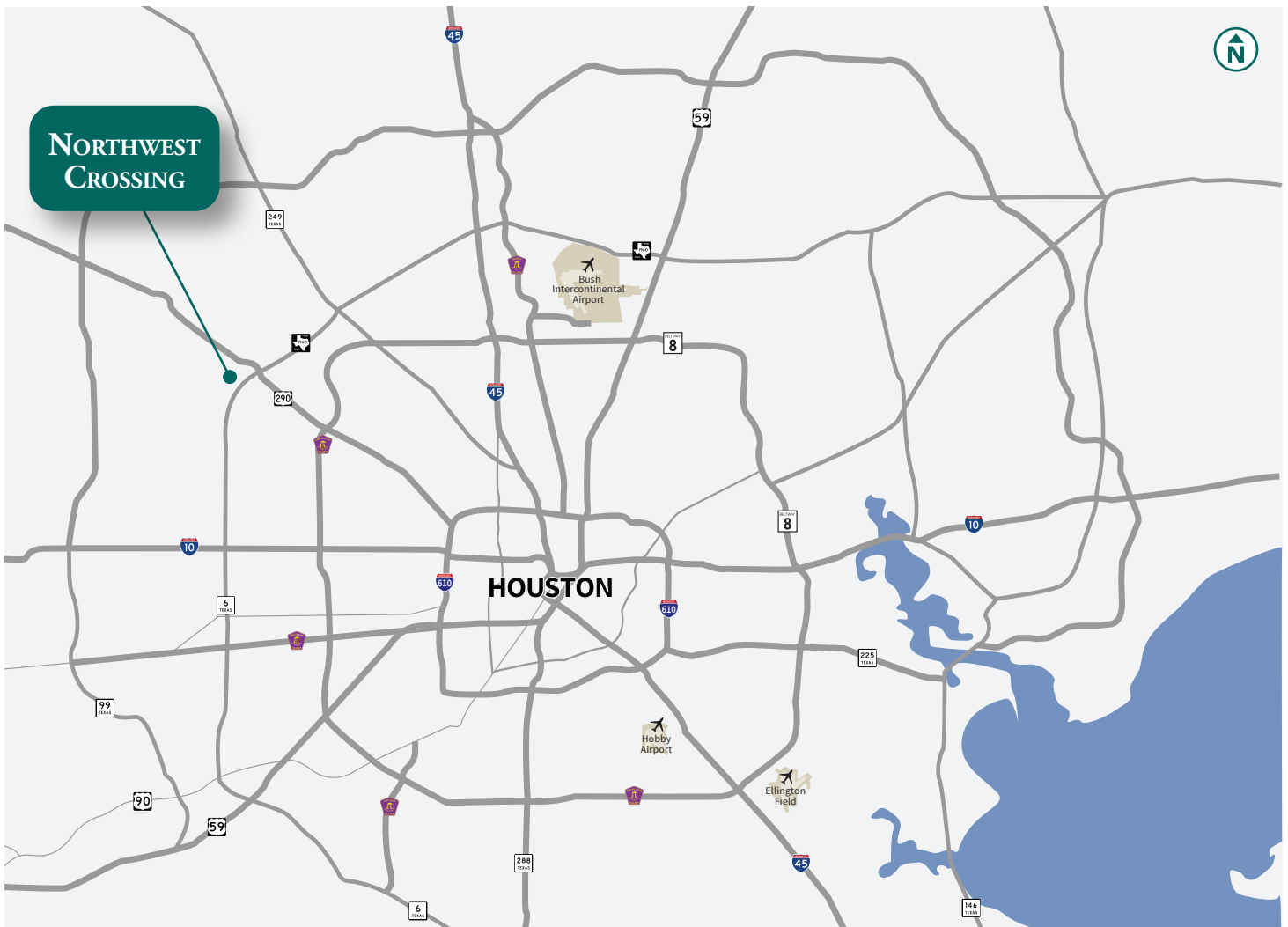


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Strategic Location

The site is strategically located in Houston's Northwest Submarket and situated along State Highway 6/Highway 290, minutes from Interstate 10. The development offers great access to the strong demographics and amenities in Northwest Houston/Cypress and surrounding communities. Moreover, given the superb freeway infrastructure system in the Greater Houston MSA, the site offers approximate drivetimes to key destinations as noted in the supporting table.

Destination	Approx Drive Time
Highway 290	Immediate Access
Interstate 10	4 minutes
Highway 290	13 minutes
Grand Parkway/Highway 99	13 minutes
Memorial/City Centre	17 minutes
Downtown	28 minutes
Galleria	30 minutes
Port of Houston	35 minutes
The Woodlands	36 minutes
Hobby Airport	40 minutes
IAH	49 minutes



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NORTHWEST CROSSING

Access

→ INGRESS
← EGRESS

