

INTERCONTINENTAL PARK



16801 & 16800 GREENSPPOINT PARK DR | HOUSTON, TX 77060

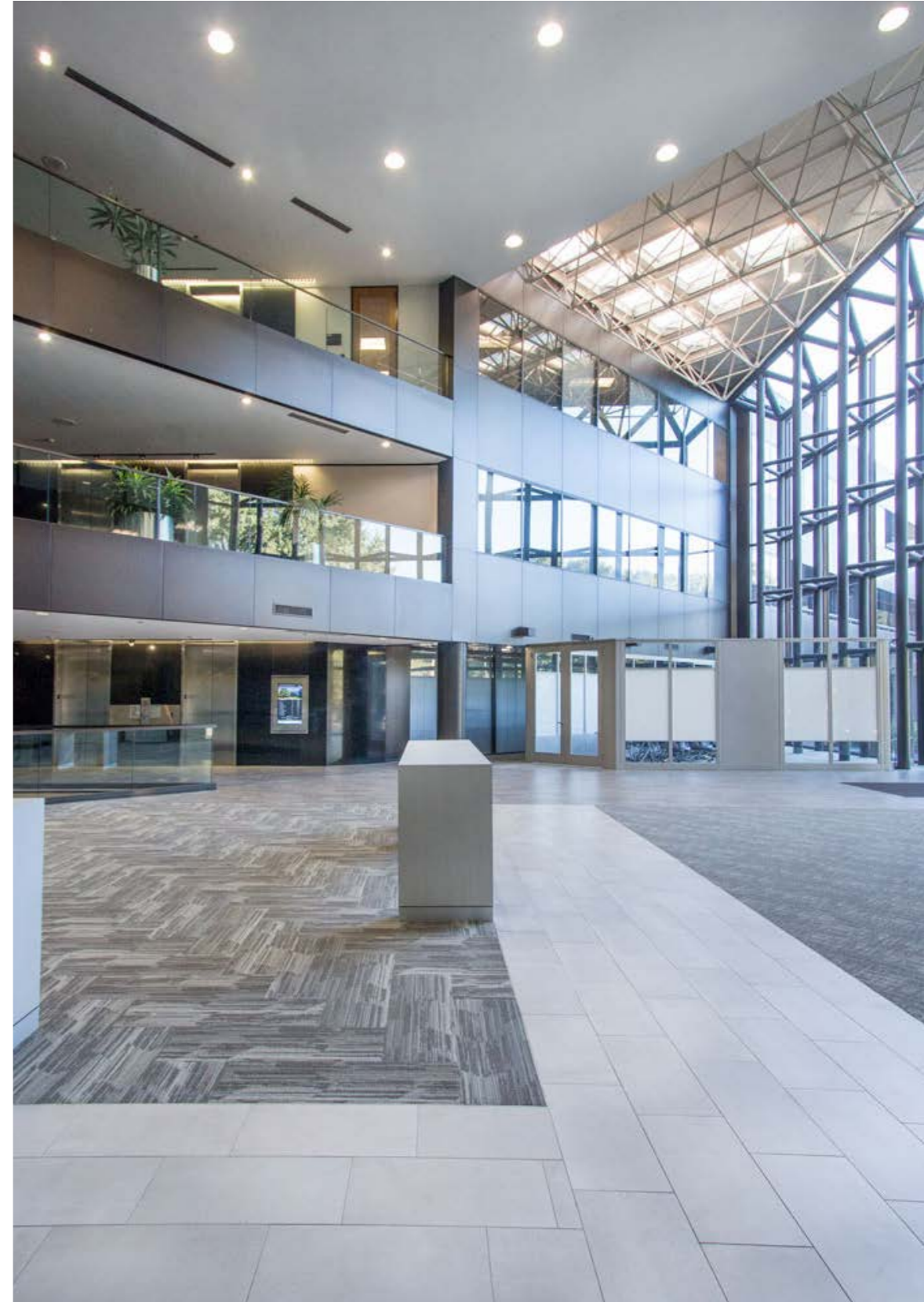
INTERCONTINENTAL PARK

A secured campus in the heart of North Houston

INTERCONTINENTAL PARK I
16801 GREENSPOINT PARK DR

INTERCONTINENTAL PARK II
16800 GREENSPOINT PARK DR

- » Model suites ready for move-in
- » Garage and surface parking
- » Signage opportunities
- » Conference facility
- » Deli
- » Secured gate access and 24-hour on-site guard service
- » Adjacent to many restaurants and amenities
- » Hilton and Marriott across the street offering discounts & free shuttles to IAH
- » On-site car detailing
- » On-site management staff





CONVENIENCE

Restaurants and hotels at your doorstep...

RESTAURANTS

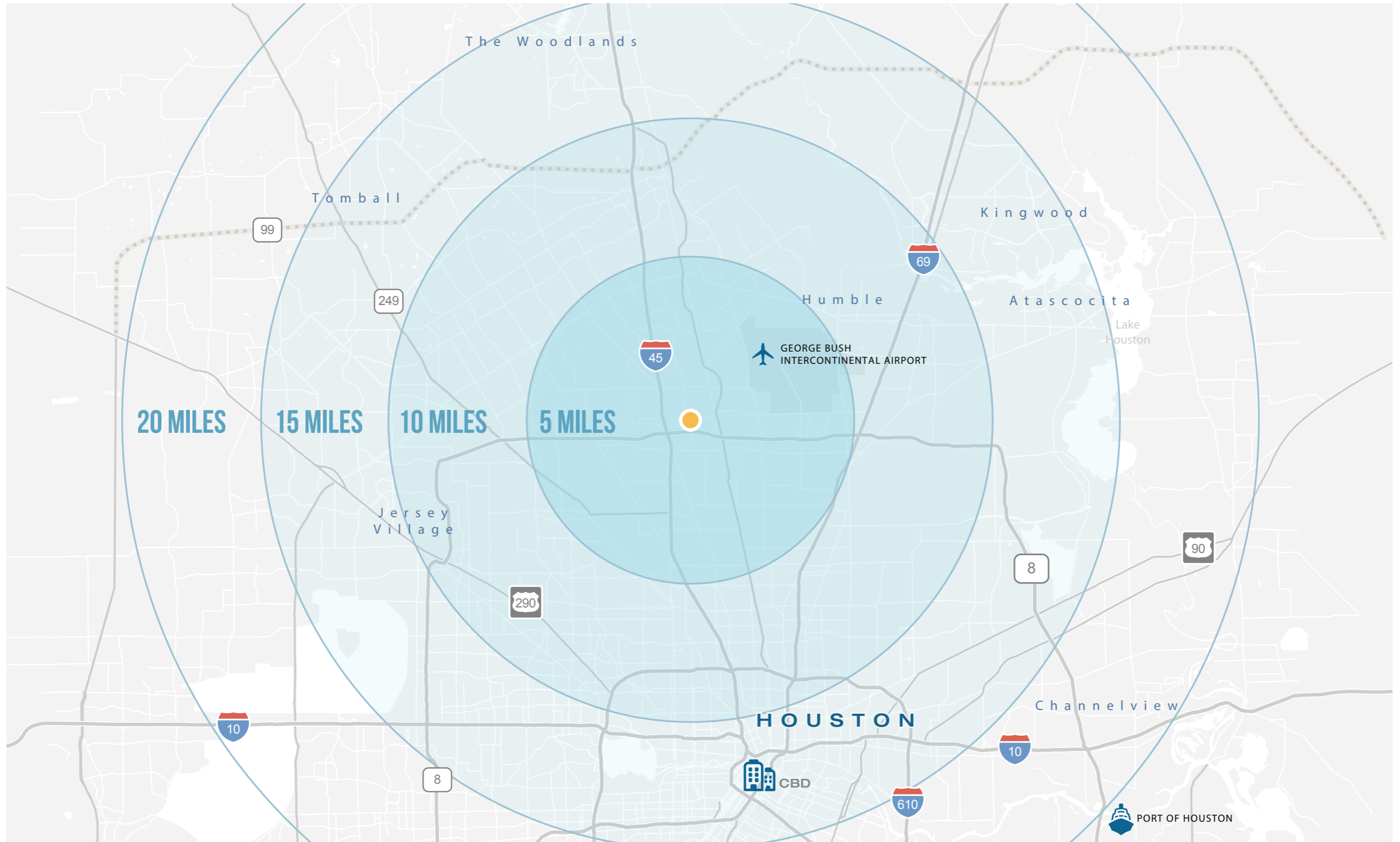
- | | |
|---|---|
| <ul style="list-style-type: none"> 1 IHOP
Rico's Mexican Cafe
Indian Grill 2 Monterey's Little Mexico
Cajun Town Cafe
Asiana Garden Restaurant
Chef Lin's Hunan Yuan 3 Uncle Tong's Chinese Restaurant
Schlotzsky's Deli
Rising Roll Gourmet
Ichibon Japanese
Tacos Ole
Smoothie King
Jimmy John's 4 DEN - Houston Marriott North 5 East Mesquite Grill 6 Waffle House 7 Starbucks 8 Ostoneria Michoan
El Papaturre | <ul style="list-style-type: none"> 9 Denny's
Canton Chinese Restaurant 10 Pappas Seafood House
SGorditas Jalisco 11 Pho Houston
Chili's Bar and Grill
Jalisco Mexican Food 12 China Buffet Restaurant
Mambo Seafood Market 13 Moon Palace Restaurant
China Border 14 Bonfire Wings 15 Panda Express 16 Tampico Seafood & Cocina Mexicana 17 Tacos de Julio III 18 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



INTERCONTINENTAL PARK

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 **TRANSWESTERN[®]**

INTERCONTINENTAL PARK

16801 (I) & 16800 (II) Greenspoint Park Dr | Houston, TX 77060

AVAILABILITIES

Intercontinental Park I Intercontinental Park II

SUITE	RSF	SUITE	RSF
100	3,484 (contig. 12,997)	100S	9,795
101	1,520 (contig. 12,997)	124N	4,206
125	1,957 (contig. 12,997)	122N	905
130	2,812 (contig. 12,997)	151S	1,388 (contig. 5,626)
150	3,224 (contig. 12,997)	152S Avail. 10/2023	799 (contig. 5,626)
200A	1,402 (contig. 10,168)	155N	2,118
201	1,564 (contig. 10,168)	162S	1,695
250	7,202 (contig. 10,168)	170N	1,685 (contig. 5,626)
3 rd Floor	1,153-32,359	180N	1,754 (contig. 5,626)
		305S	24,016 Plug & Play Space; Fully Furnished with CAT6 cabling

OWNER	TX 1-22 FUND, LLC
TOTAL NRA	95,291 RSF (I), 172,333 RSF (II)
YEAR BUILT	1980 (I & II)
AVERAGE FLOOR PLATE	31,764 RSF (I), 56,100 RSF (II)
SMALLEST CONTIGUOUS	1,402 RSF (I), 799 RSF (II)
LARGEST CONTIGUOUS	32,359 RSF (I), 24,016 RSF (II)
GROSS RENTAL RATE	\$16.50/SF start rate
PARKING RATIO & RATE	3/1,000 Reserved - \$35/mo/space; Unreserved - Free
T.I. ALLOWANCE	Negotiable
MT ADD-ON FACTOR	15.3% (I), 21% (II)
OPEX	Base Year 2024
BUILDING HOURS	7 am - 6 pm Monday - Friday 8 am - 1 pm Saturday (Exclusive of holidays)
AMENITIES	<ul style="list-style-type: none"> ▪ Model suites ready for move-in ▪ Garage and surface parking ▪ Signage opportunities ▪ Conference facility ▪ Deli ▪ Secured gate access and 24-hour on-site guard service ▪ Adjacent to many restaurants and amenities ▪ Hilton and Marriott across the street offering discounts & free shuttles to IAH ▪ On-site car detailing ▪ On-site management staff ▪ Fiber providers: Comcast & AT&T



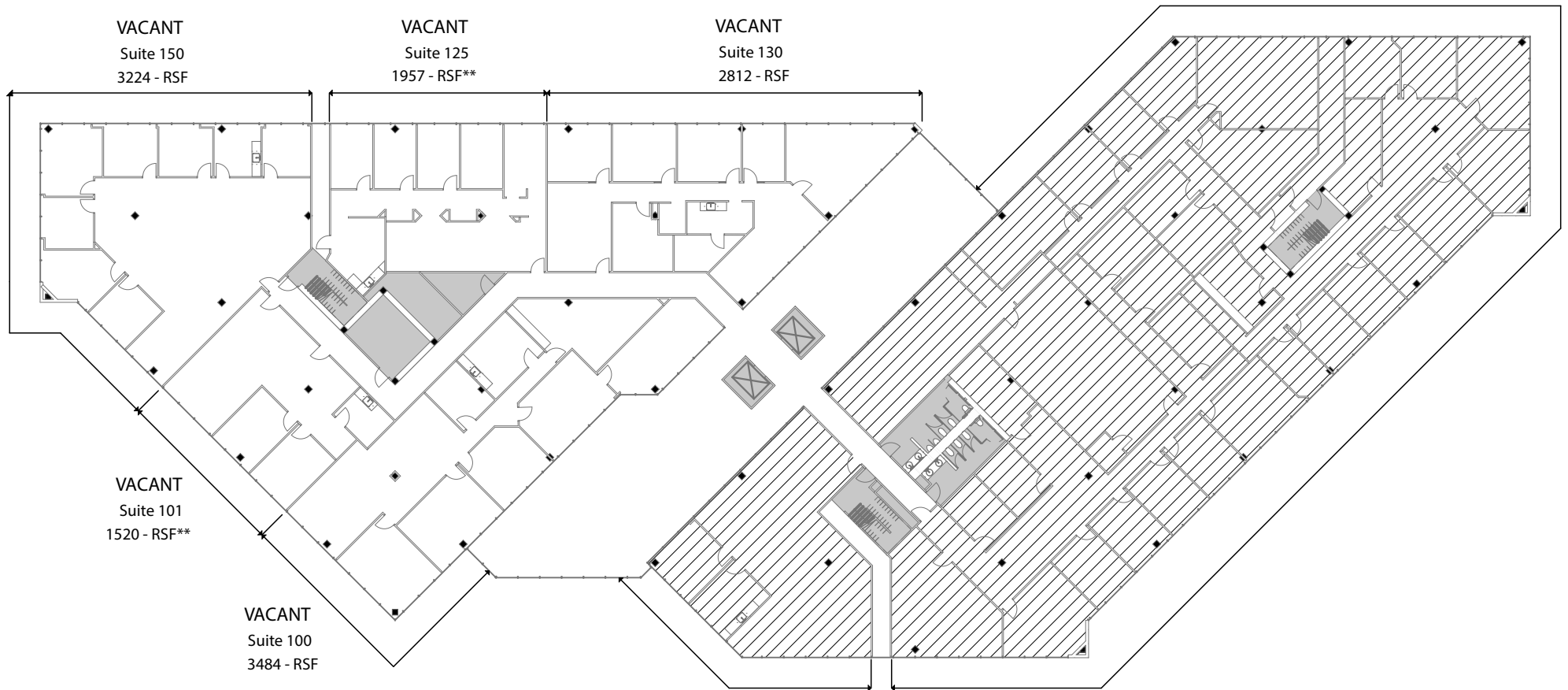
TRANSWESTERN

REAL ESTATE
SERVICES

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Inventure

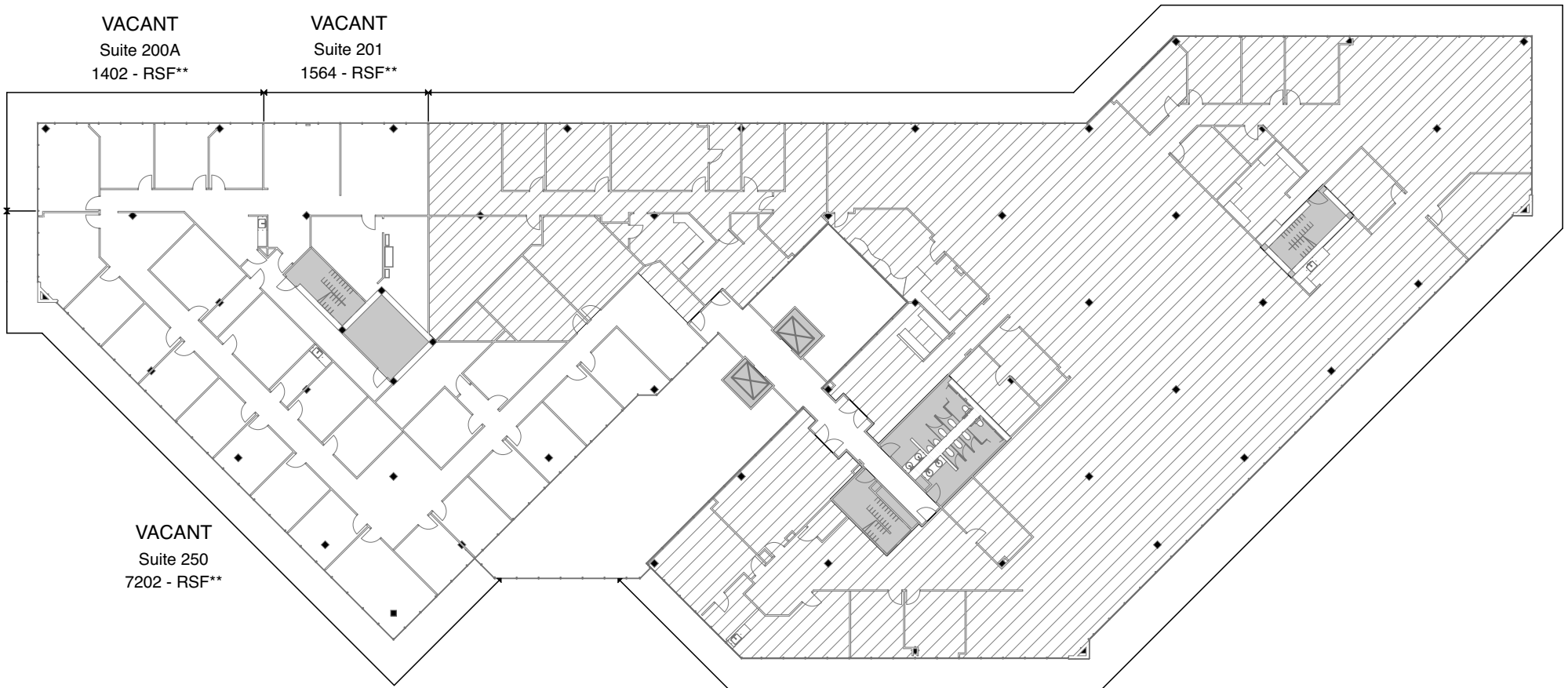
MARKETING PLAN

16801 Greenspoint Park Drive Houston, TX
INTERCONTINENTAL PARK I - LEVEL 1

- VACANT
- OCCUPIED

IDG Project 17.232
Date Modified: 1/26/23





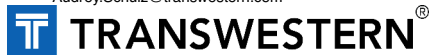
VACANT
Suite 200A
1402 - RSF**

VACANT
Suite 201
1564 - RSF**

VACANT
Suite 250
7202 - RSF**

□ VACANT
▨ OCCUPIED

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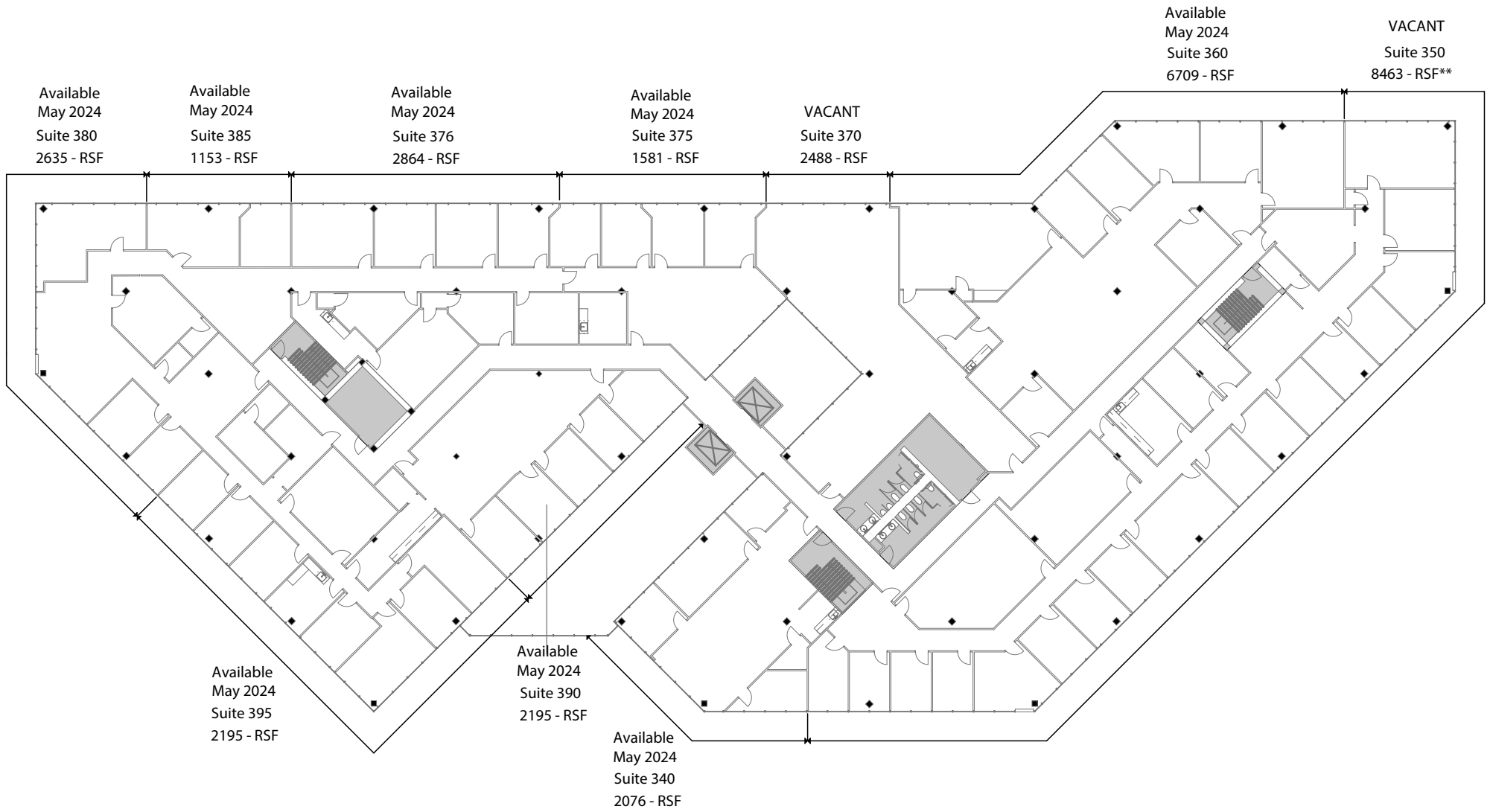
MARKETING PLAN

Inventure

16801 Greenspoint Park Drive Houston, TX
INTERCONTINENTAL PARK I - LEVEL 2

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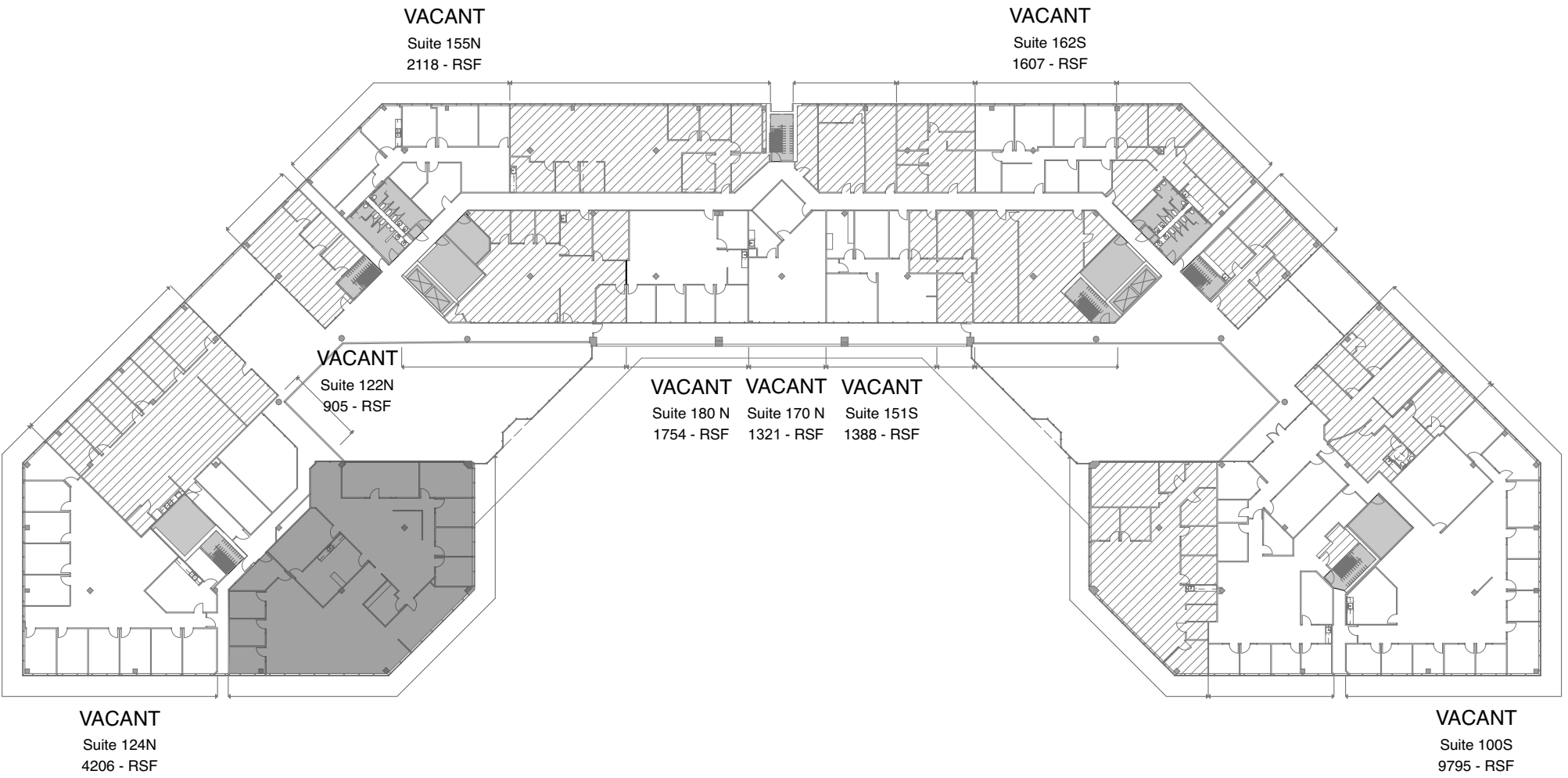
MARKETING PLAN

16801 Greenspoint Park Drive Houston, TX
INTERCONTINENTAL PARK I - LEVEL 3

- VACANT
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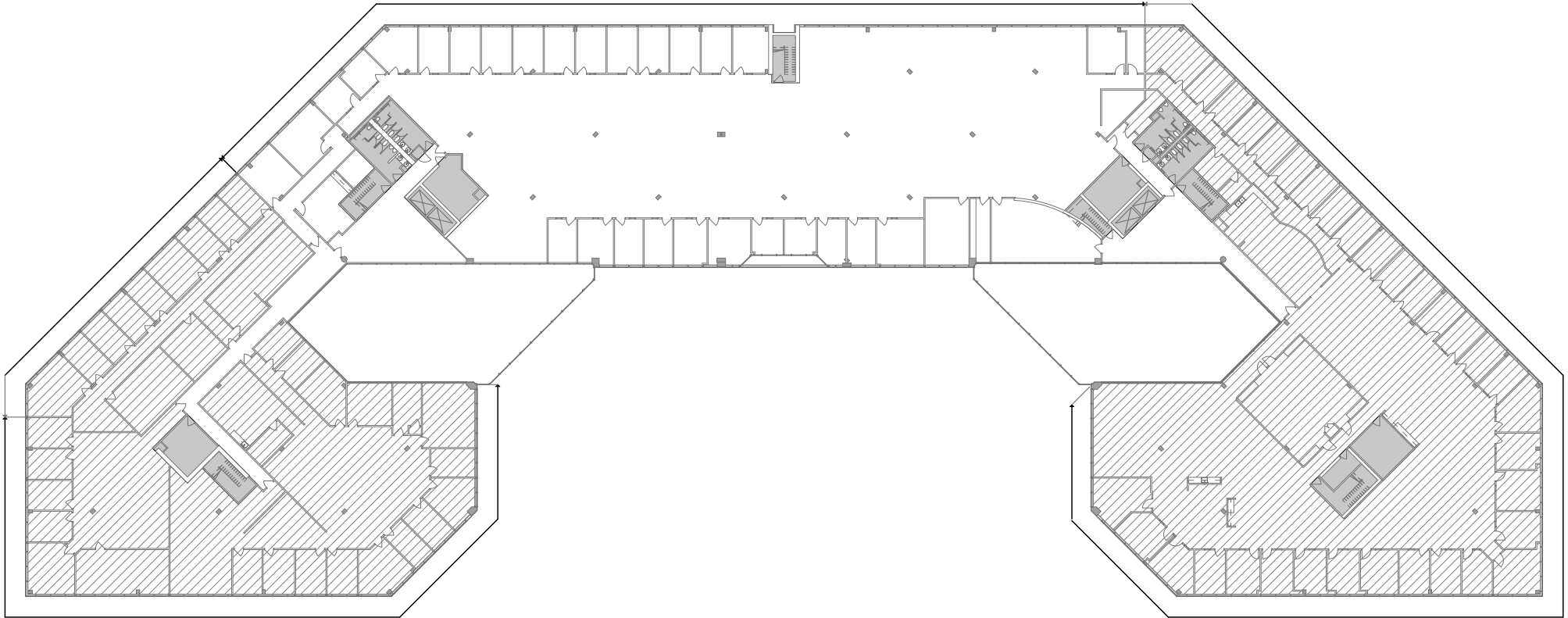
16800 Greenspoint Park Drive Houston, TX
INTERCONTINENTAL PARK II - LEVEL 1

□ VACANT
■ OCCUPIED

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VACANT
Suite 305S
24016 - RSF





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MARKETING PLAN

16800 Greenspoint Park Drive Houston, TX
INTERCONTINENTAL PARK II - LEVEL 3

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