

[VIEW PROPERTY VIDEO](#)



**10700 NORTH
FREEWAY**



10700 NORTH FREEWAY

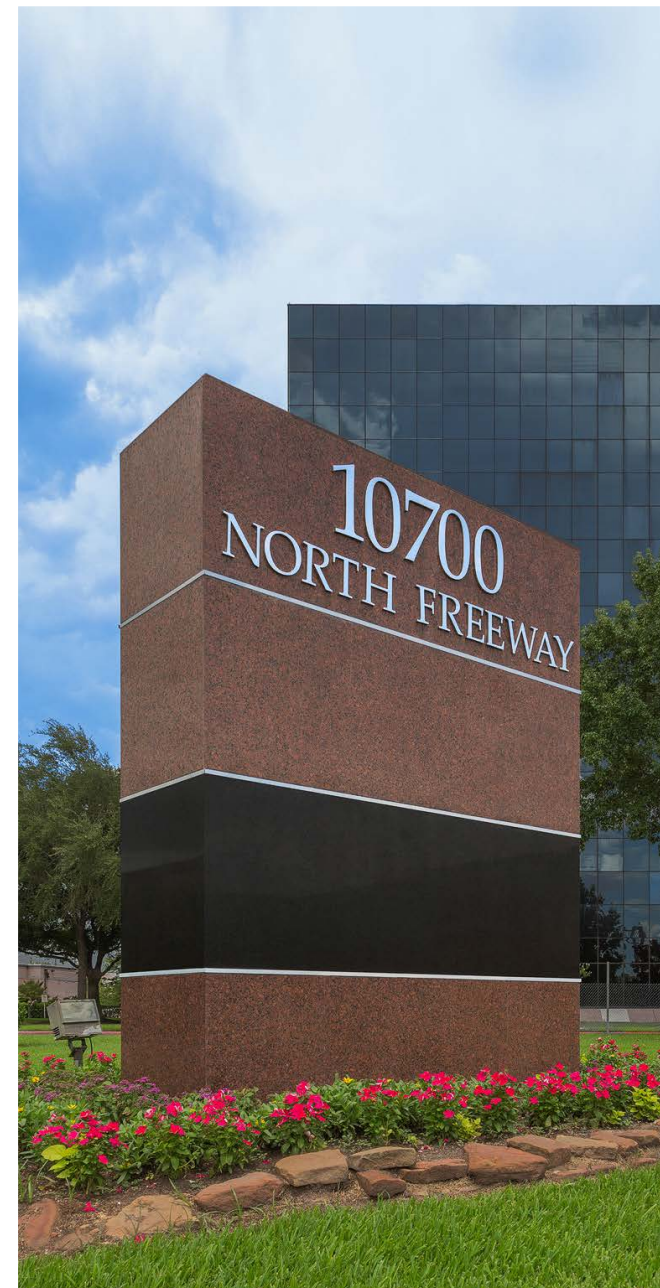
The only Class A
building in Houston with
full power redundancy

- Move-in ready suites
- Secured, full garage parking (3.5/1000)
- 24/7 onsite security
- Onsite property management and ownership
- 3.5 parking spaces per 1,000 SF leased

UPCOMING RENOVATIONS IN 2023

- Conference center
- Fitness center with showers and locker rooms
- Deli
- Daycare
- Outdoor event area
- Full redundancy & back-up power





RESTAURANTS

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

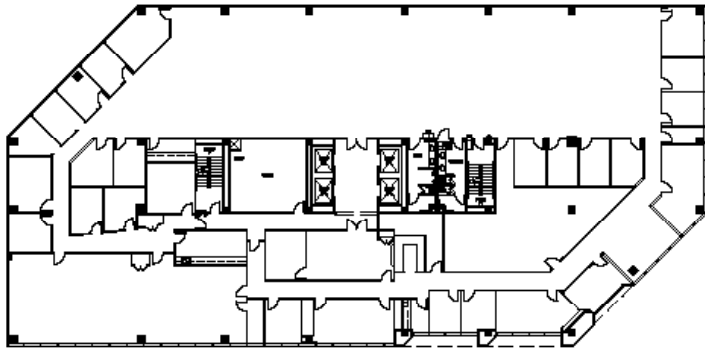
HOTELS

- | |
|---|
| 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 |

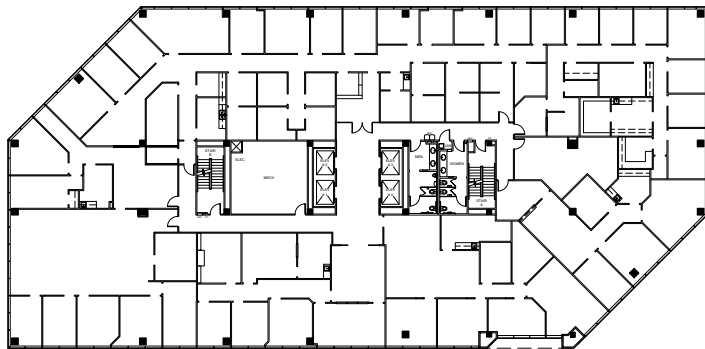


AVAILABILITY

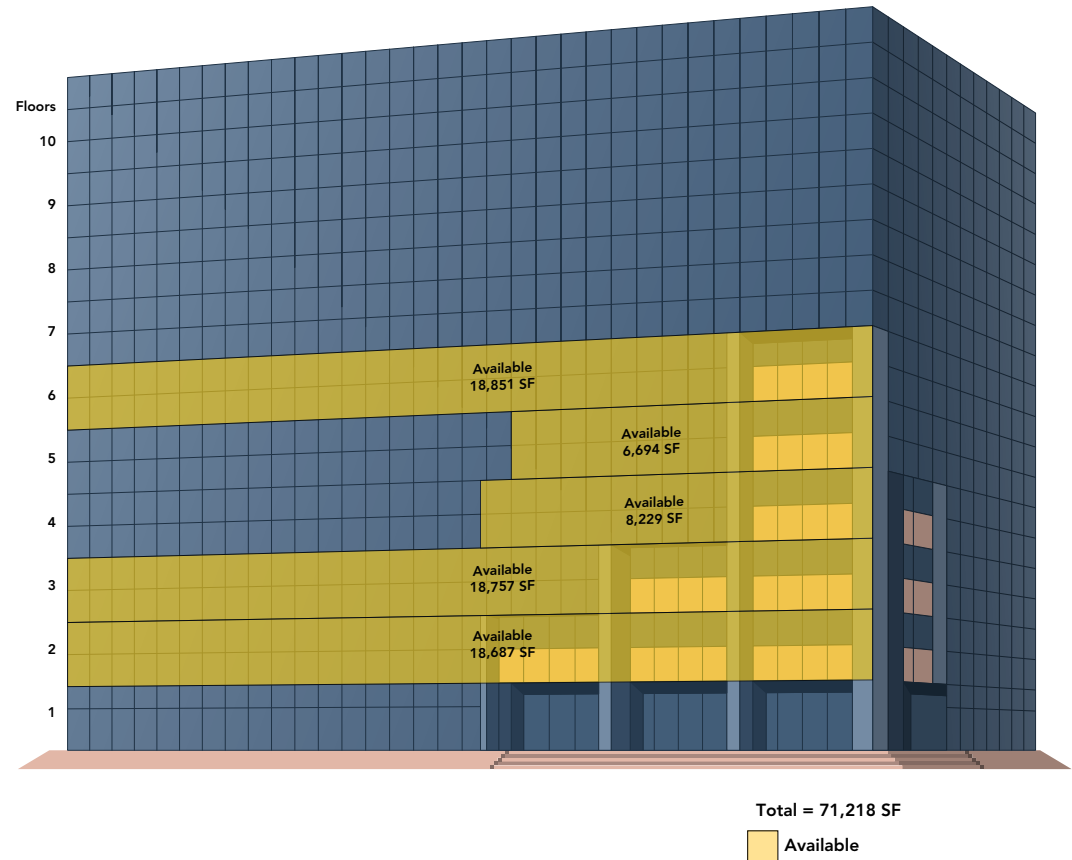
SAMPLE PLANS



Suite 300 - 18,757 SF



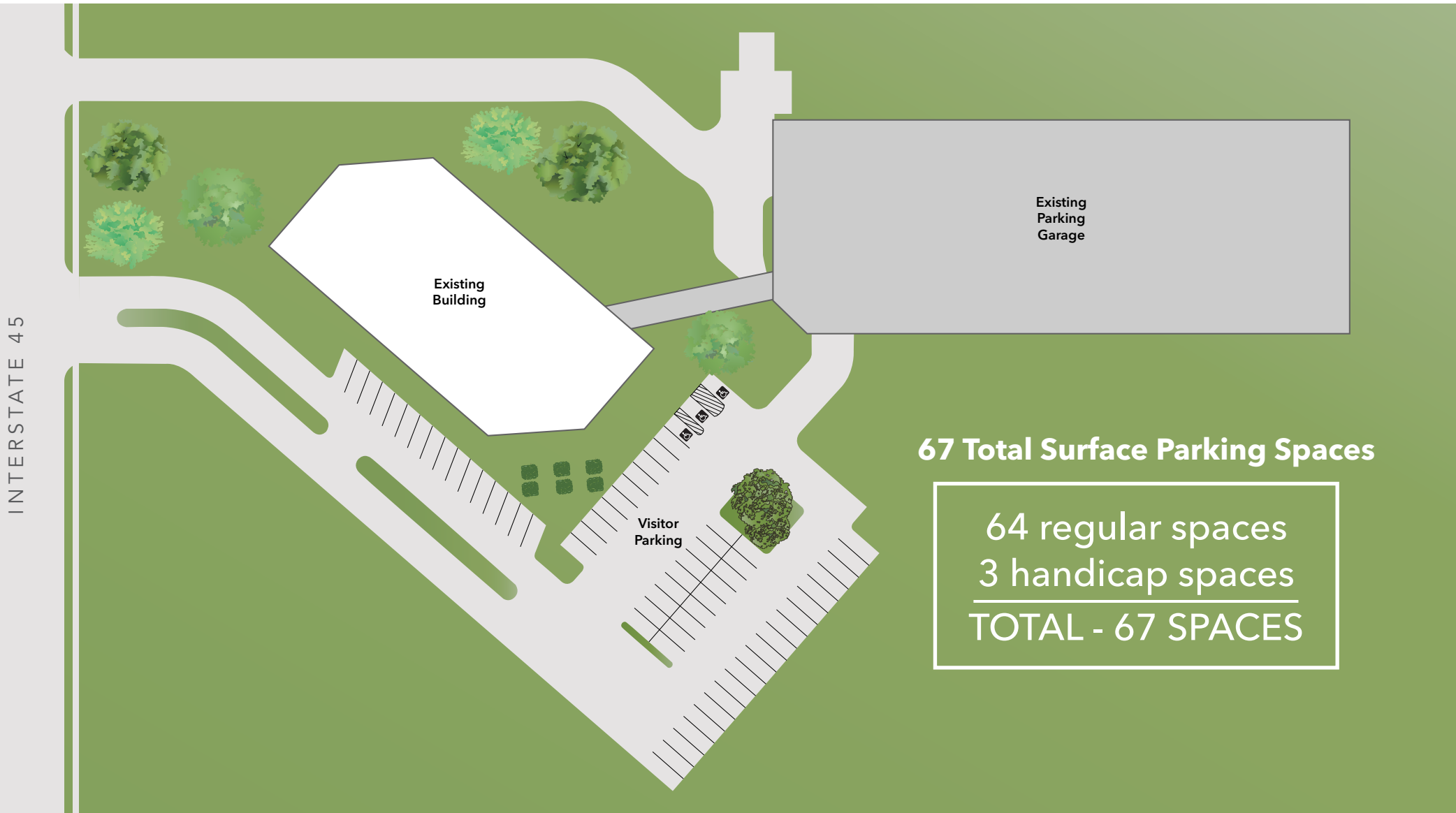
Suite 600 - 18,851 SF



TEST FIT EXAMPLE



SITE PLAN





FOR MORE INFO:

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Associate

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10700 NORTH FREEWAY

Houston, TX 77037

AVAILABILITIES

SUITE	RSF
200	18,687
300	18,757
400	5,477
460	2,752
550	6,694
600	18,851

OWNER	Abogado Javier Marcos, LLC
TOTAL NRA	182,325 RSF
YEAR BUILT	1980; Renovated 2010, 2017, 2021 & 2023
SMALLEST CONTIGUOUS	2,752 RSF
LARGEST CONTIGUOUS	71,218 RSF
START RENTAL RATE	Contact us
PARKING RATIO	3.5/1,000 (additional surface available)
PARKING RATE	Reserved – Secured Garage \$70.00/mo/space Unreserved – Secured Garage \$35.00/mo/space
T.I. ALLOWANCE	Negotiable
ADD-ON FACTOR	9.06% ST 16% MT
OPEX	Base Year 2023 Est. \$10.00
BUILDING HOURS	Monday–Friday 7 am–6 pm Weekends 8 am–1 pm Exclusive of Holidays Overtime HVAC - \$65/hour
AMENITIES	<ul style="list-style-type: none">▪ Tenant lounge▪ Wireless lobby and common area▪ Cardkey access▪ On-site ownership and property management▪ 24/7 on-site security▪ Free hotel shuttles to and from airport and to building plus hotel discounts (Marriott, Hilton, Hyatt)▪ AT&T, Comcast and Logix available
UPCOMING RENOVATIONS IN 2023	<ul style="list-style-type: none">▪ Conference center▪ Fitness center with showers and locker rooms▪ Deli▪ Daycare▪ Outdoor event area▪ Full redundancy & back-up power

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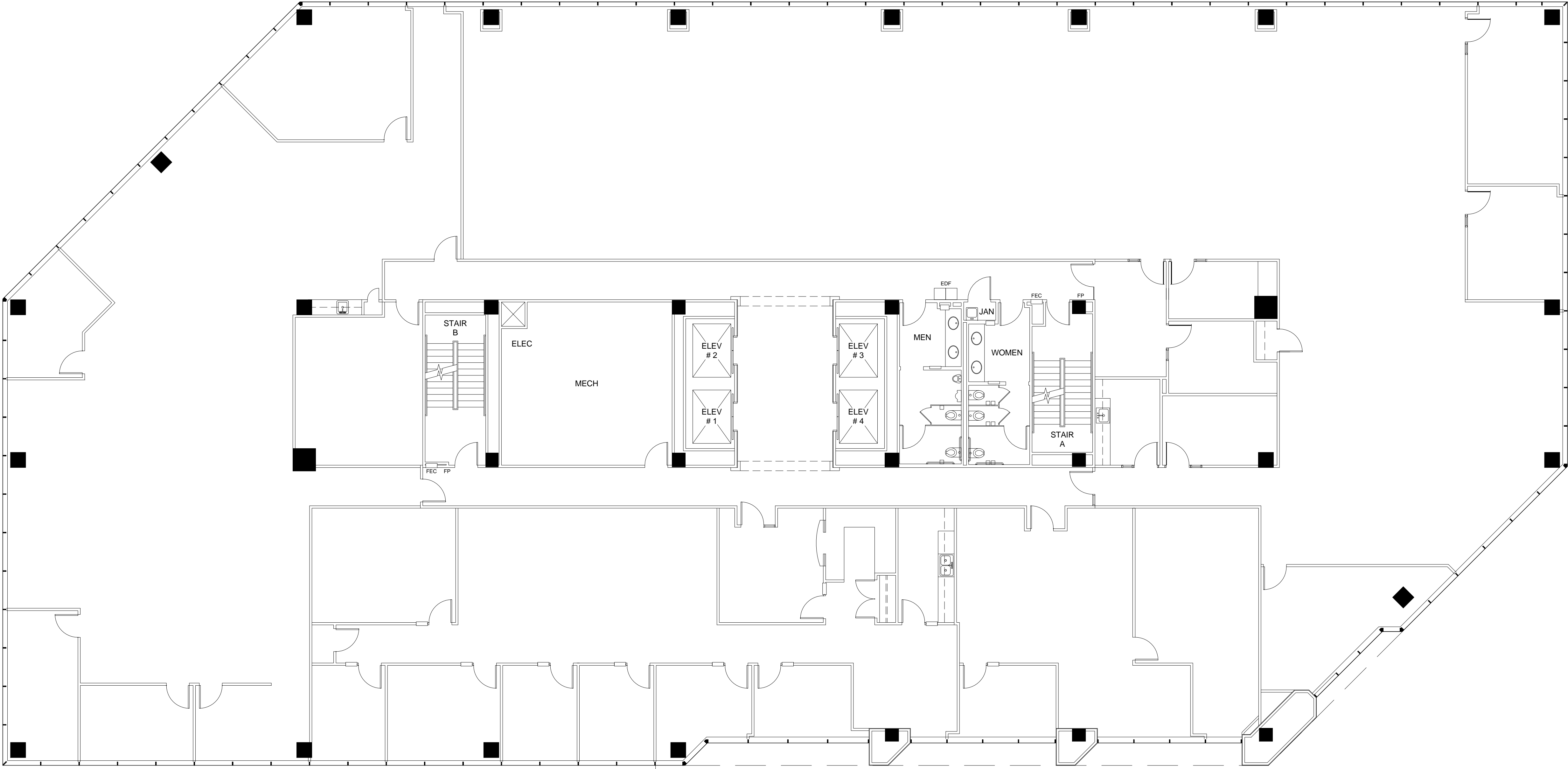
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audrey.schulz@transwestern.com

2ND FLOOR - OVERALL FLOOR PLAN

OVERALL FLOOR PLAN - TOTAL = 18,687 NRA

SCALE: As indicated



LEASING CONTACT INFORMATION:

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713.270.7700

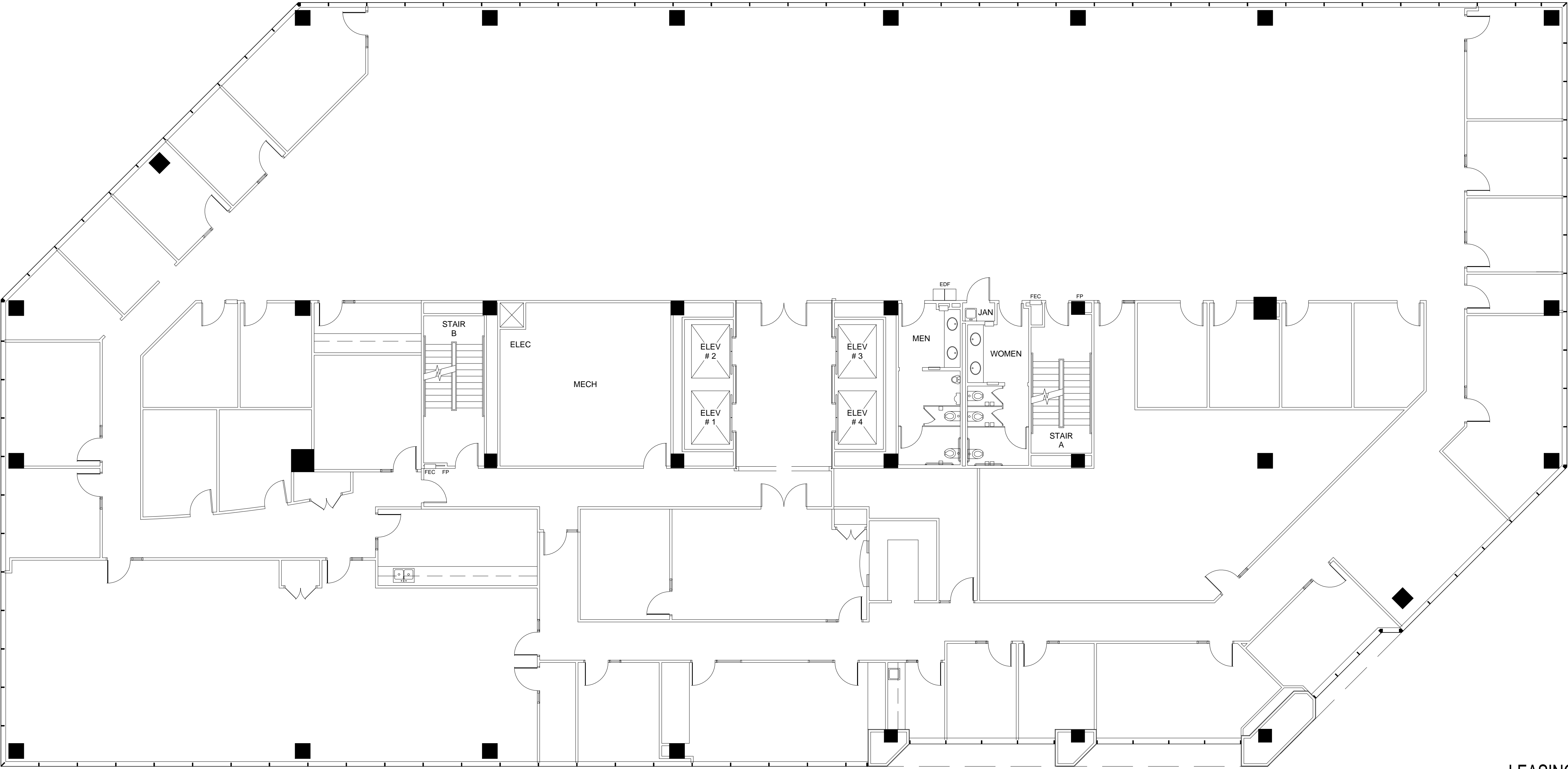
OVERALL 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

3RD FLOOR - OVERALL FLOOR PLAN

OVERALL FLOOR PLAN - TOTAL = 18,757 NRA

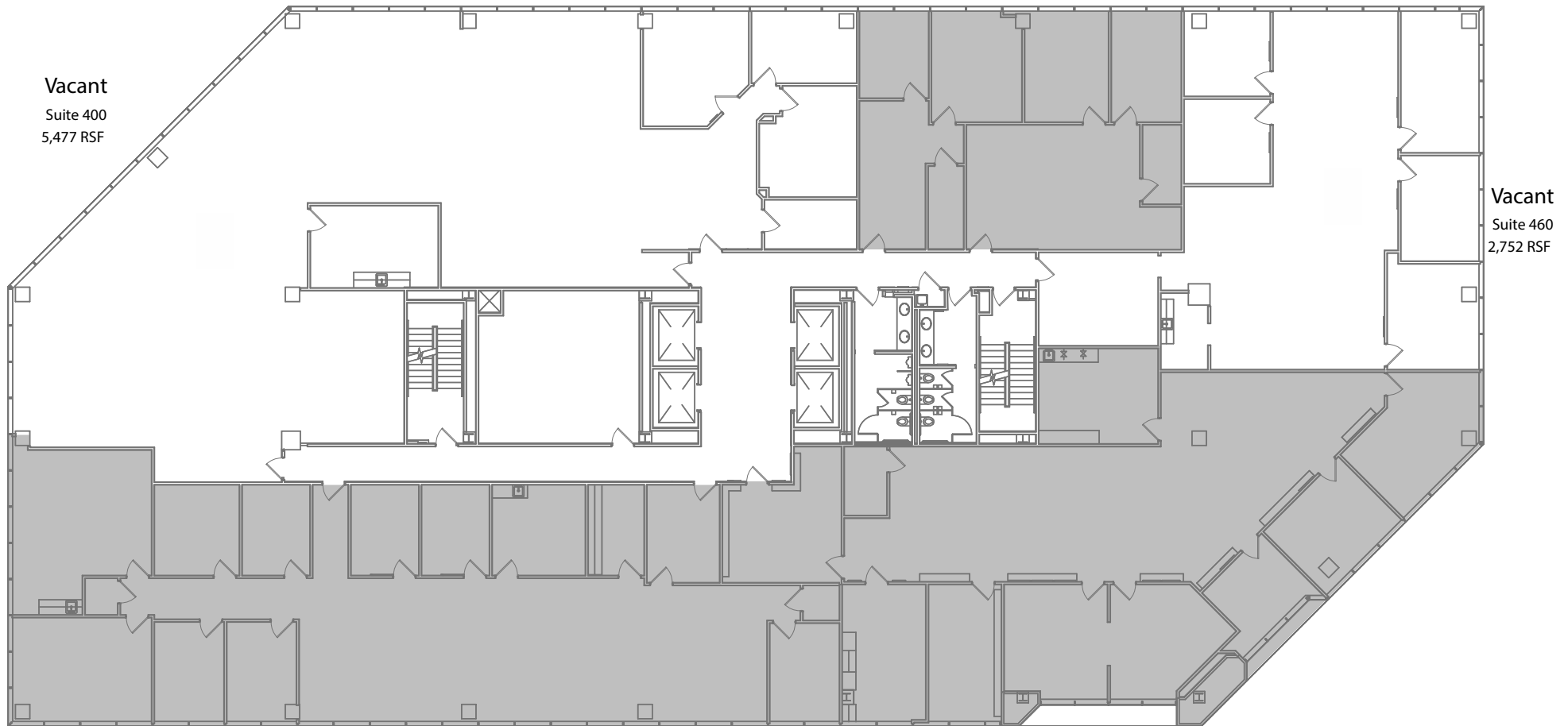
SCALE: As indicated



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OVERALL 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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MARKETING PLAN

10700 North Freeway Houston, TX
FLOOR 4

IDG Project #
Date Modified: 6/19/18



5TH FLOOR - OVERALL FLOOR PLAN

OVERALL FLOOR PLAN - TOTAL = 18,851 NRA

SCALE: As indicated



Vacant
Suite 550
6,694 RSF

LEASING CONTACT INFORMATION:

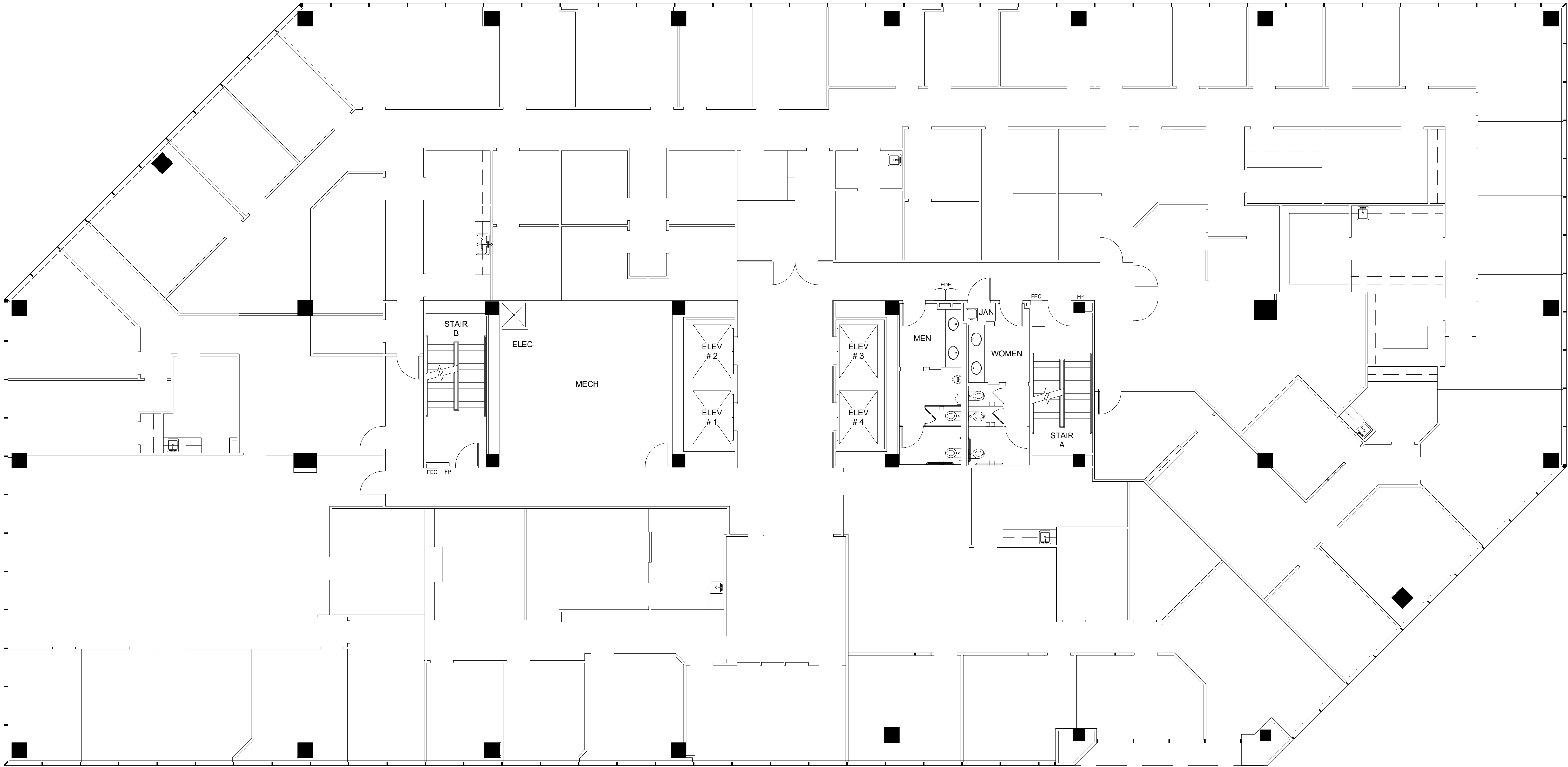
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OVERALL 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

6TH FLOOR - OVERALL FLOOR PLAN

OVERALL FLOOR PLAN - TOTAL = 18,851 NRA

SCALE: As indicated



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OVERALL 6TH FLOOR PLAN
SCALE: 1/8" = 1'-0"