



HOLLOMAN

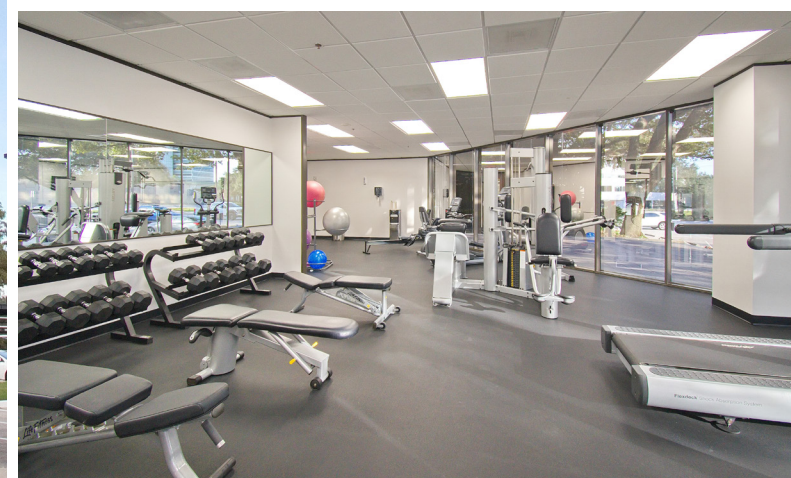
333

**333** NORTH  
BELT

333 N SAM HOUSTON PKWY E

**OVER 125,000 SF OF CLASS A OFFICE AVAILABLE FOR LEASE**





# WELCOME

## TO 333 NORTH BELT

**A 12-story 213,281 SF building in the heart of North Houston with Class A amenities**

Move-in ready suites

Conference and training facility

Gym

Renovated lobby and common areas

New roof installed in 2023

Cardkey access

Storage areas available

Signage opportunities

Secured garage parking with climate-controlled, secured walkway connected to building

On-site property management and security

Attentive ownership

Conveniently located within 1 mile of hotels, restaurants, and many other retail conveniences

Free hotel shuttles to and from airport and to building, plus hotel discounts at the Marriott, Hilton and Hyatt





# CONVENIENCE

LOCATED IN THE HEART OF THE NORTH HOUSTON DISTRICT

- RESTAURANTS

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  
Jimmy John's     Schlotzsky's Deli  
Rising Roll Gourmet  
Ichibon Japanese  
Tacos Ole  
Smoothie King

4

DEN - Houston Marriott North

5

East Mesquite Grill

6

Waffle House

7

Starbucks

8

Ostioneria Michoan  
El Papaturro

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

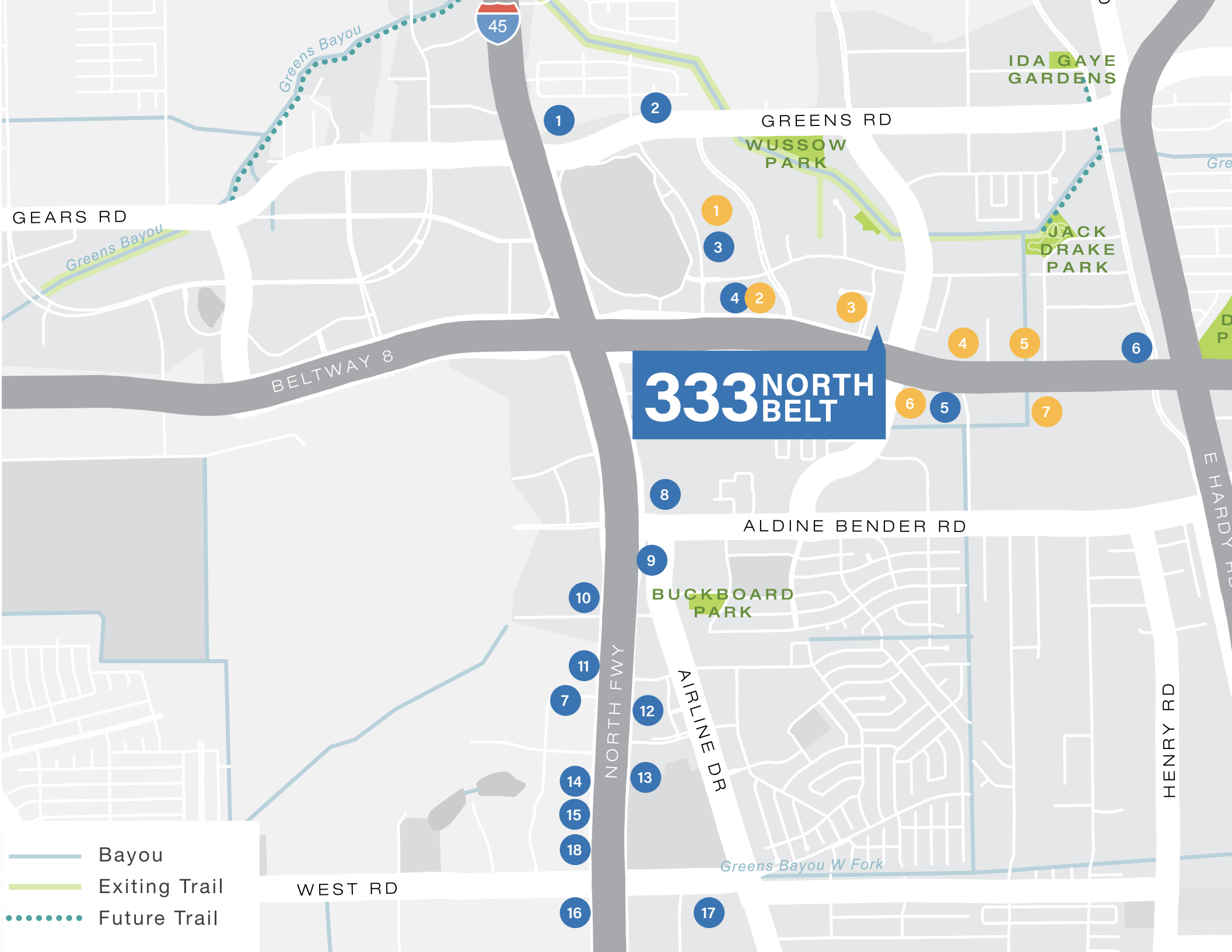
Residence Inn Houston at Intercontinental Airport

6

Park Inn by Radisson Baymont Inn & Suites

7

Quality Inn & Suites





# 333 NORTH BELT

[www.333northbelt.com](http://www.333northbelt.com)



**TRANSWESTERN**

REAL ESTATE  
SERVICES

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**Michelle Wogan**

713.270.3348 | [Michelle.Wogan@transwestern.com](mailto:Michelle.Wogan@transwestern.com)

**Sean Tran**

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

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Scan for brochure  
& floor plans:



# 333 NORTH BELT

333 N SAM HOUSTON PKWY E • HOUSTON, TX 77060

## BUILDING INFORMATION

### Availabilities

|                      |                    |                               |   |                      |
|----------------------|--------------------|-------------------------------|---|----------------------|
| Suite 160 - 2,537 SF |                    | Suite 855 - 3,631 SF          | ✓ | 6,913 SF<br>contig.  |
| Suite 260 - 1,601 SF | ✓ <i>Divisible</i> | Suite 860 - 1,330 SF          | ✓ |                      |
| Suite 300 - 2,674 SF |                    | Suite 870 - 1,952 SF          | ✓ | 8,088 SF<br>contig.  |
| Suite 320 - 1,896 SF | ✓                  | Suite 915 - 2,436 SF          |   |                      |
| Suite 370 - 5,645 SF | ✓ <i>Divisible</i> | Suite 950 - 5,652 SF          |   | 56,363 SF<br>contig. |
| Suite 510 - 6,861 SF | ✓                  | Suite 1000 - 17,611 SF        |   |                      |
| Suite 525 - 1,910 SF | ✓                  | Suite 1100 - 18,888 SF        |   |                      |
| Suite 700 - 4,192 SF |                    | Suite 1200 - 19,864 SF        |   |                      |
| Suite 740 - 4,380 SF |                    | ✓ <i>Move-in ready suites</i> |   |                      |
| Suite 750 - 6,097 SF |                    |                               |   |                      |

### Amenities

- Move-in ready suites
- Building conference facility
- Gym
- New roof installed in 2023
- Secured garage parking with climate-controlled, secured walkway connected to building
- Cardkey access
- On-site management
- On-site security
- Renovated lobby and common areas
- Conveniently located within 1 mile of hotels, restaurants, and many other retail conveniences
- Free hotel shuttles to and from airport and to building, plus hotel discounts at the Marriott, Hilton and Hyatt
- Storage areas available
- Fiber/Internet Providers: Logix and Comcast

### Owner

Khoshbin 333 LLC

### Total NRA

223,051 RSF

### Floors & Year Built

12 / 1980 / 2023

### Smallest Contiguous

1,330 RSF, Floor 8

### Largest Contiguous

56,363 RSF, Floors 10-12

### Starting Rental Rate

\$9.75/RSF NNN

### Operating Expenses

Est. 2023 - \$8.32

### Parking Rate

3.3/1000 Ratio; Garage Parking  
Reserved - \$65/month/space; Unreserved - Free

### T.I. Allowance

Negotiable

### Building Hours

7:00 am - 6:00 pm Monday through Friday  
7:00 am - 1:00 pm Saturday  
Exclusive of holidays  
\$45/hour for overtime HVAC



[www.333northbelt.com](http://www.333northbelt.com)

Virtual Tour



## LEASING INFO

**Michelle Wogan**

713.270.3348

michelle.wogan@transwestern.com

**Sean Tran**

713.231.1592

sean.tran@transwestern.com

## PROPERTY MANAGEMENT

**Jen Sanford, CPM**

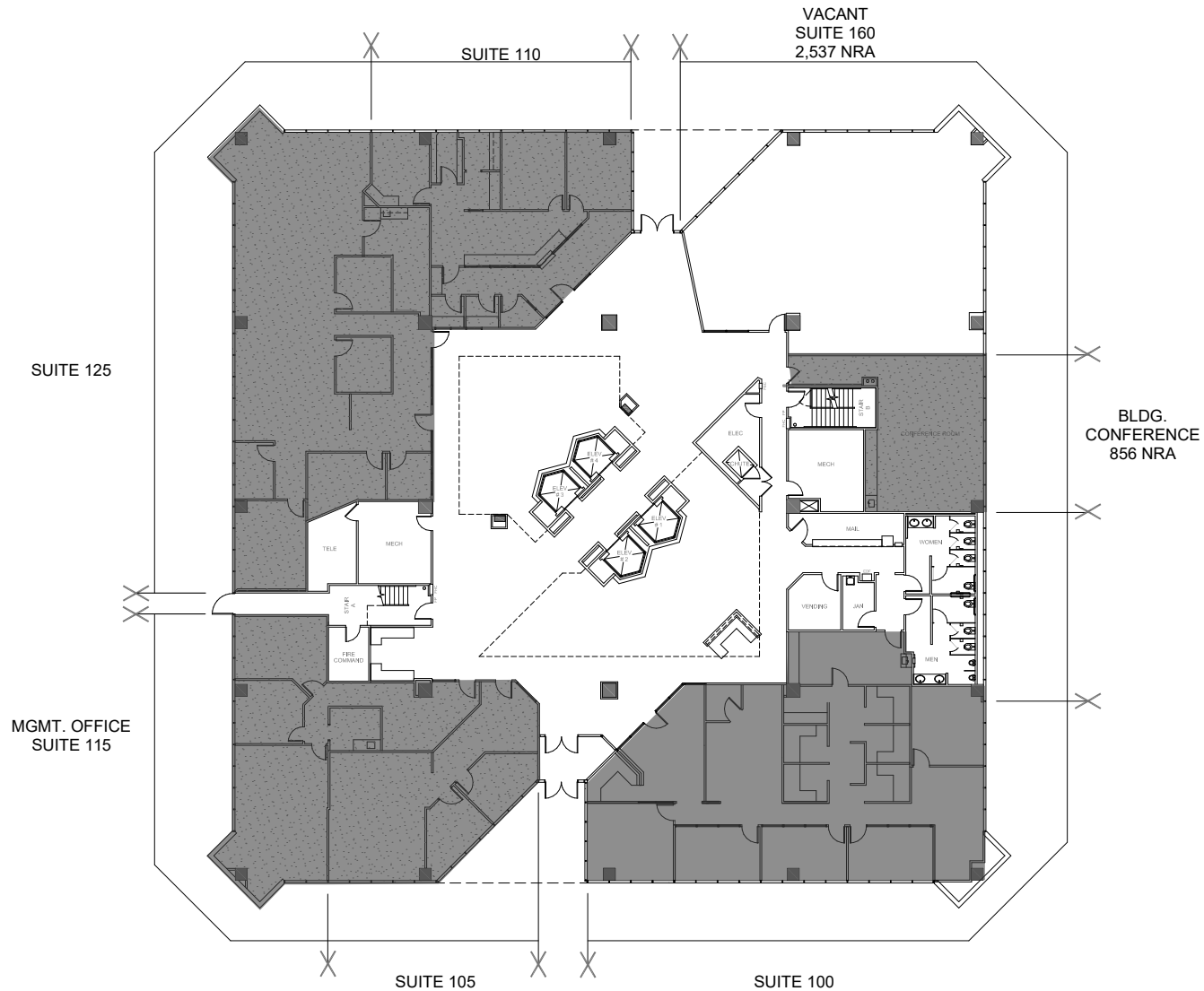
346.237.4817

jen.sanford@transwestern.com



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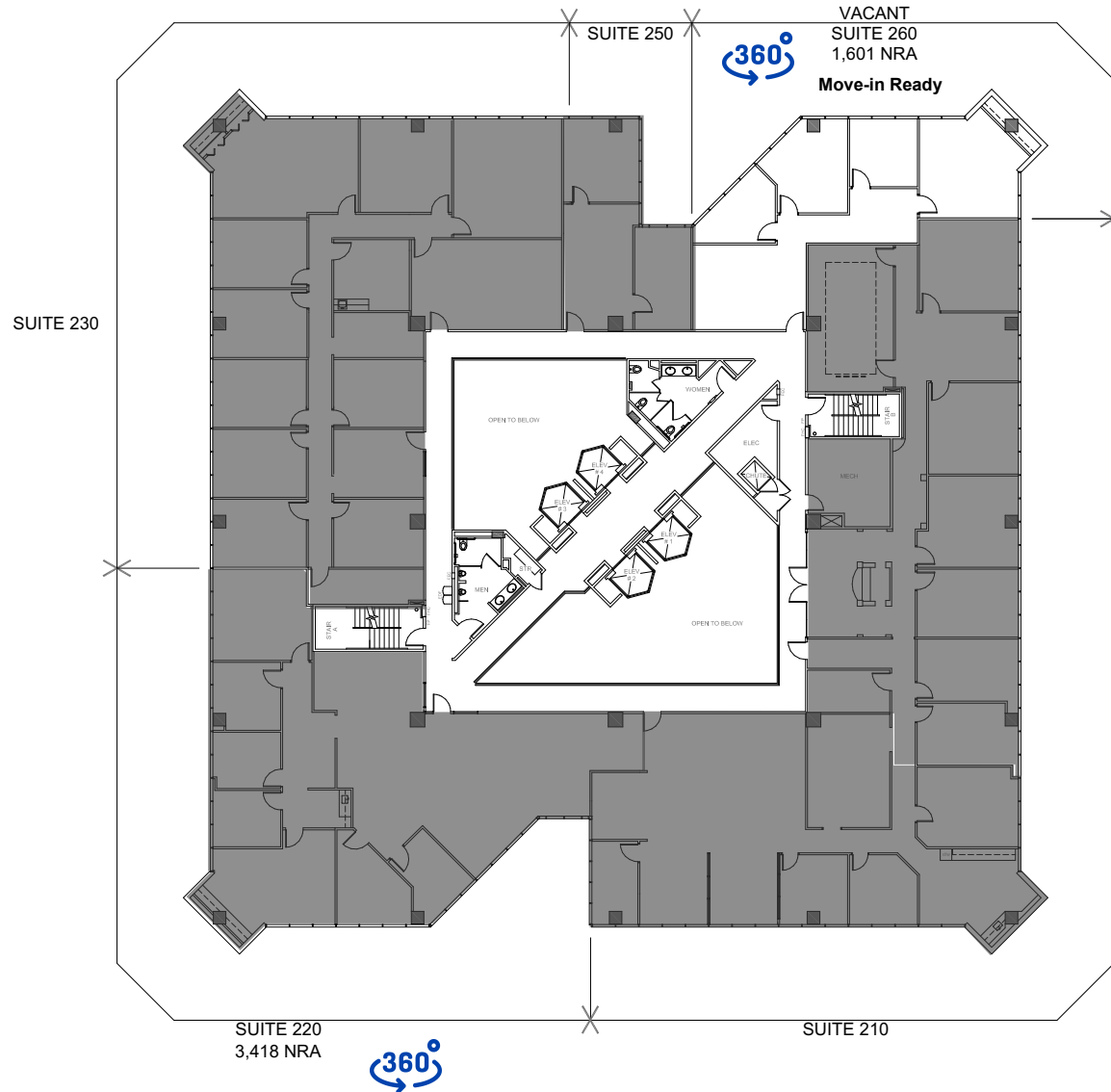
## CONTROL BOOK





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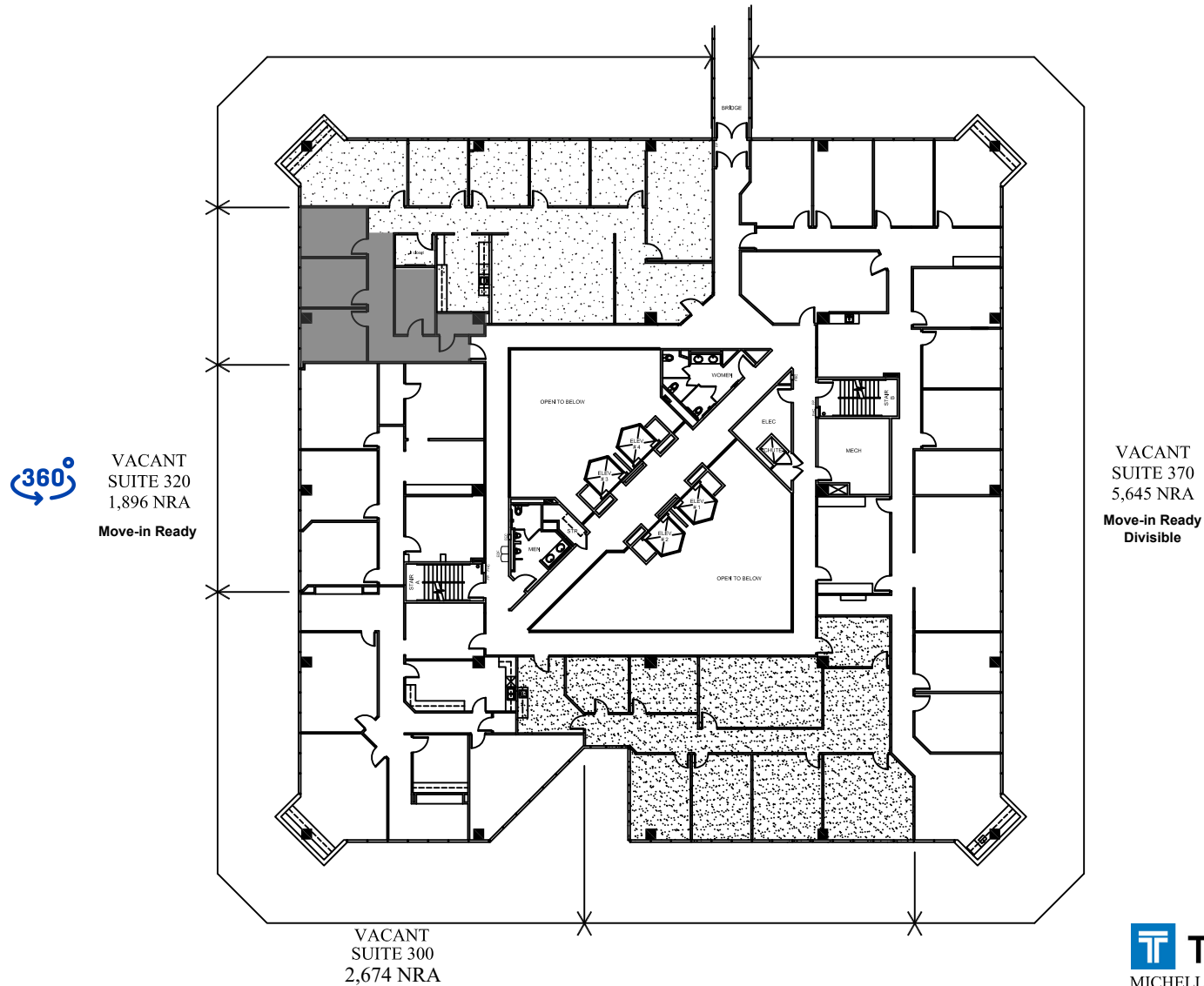
## CONTROL BOOK





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## CONTROL BOOK - FLOOR 3



 OCCUPIED  VACANT

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TRANSWESTERN COMMERCIAL SERVICES  
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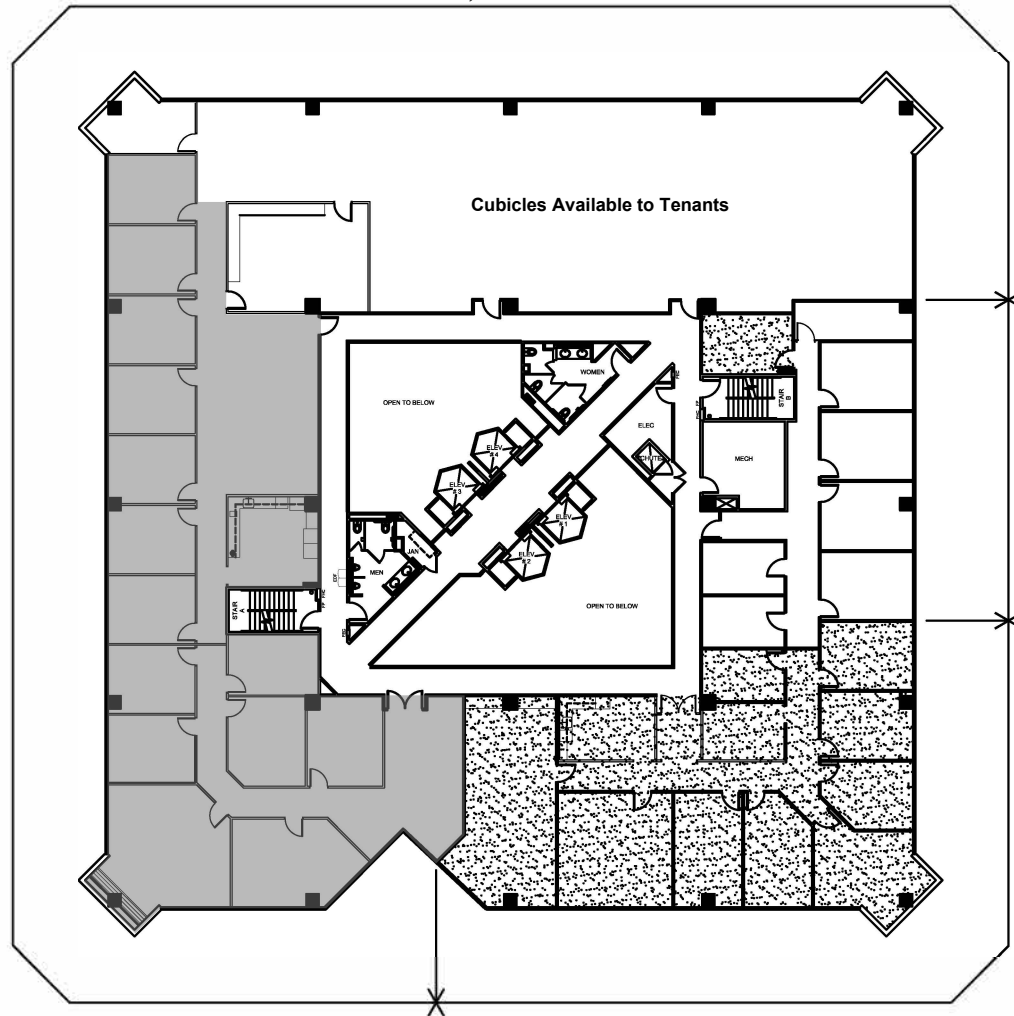
05/16/23



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## CONTROL BOOK - FLOOR 05

VACANT  
SUITE 510 Move-in Ready  
6,861 NRA



VACANT  
SUITE 525  
1,910 NRA

Move-in Ready



 OCCUPIED  VACANT

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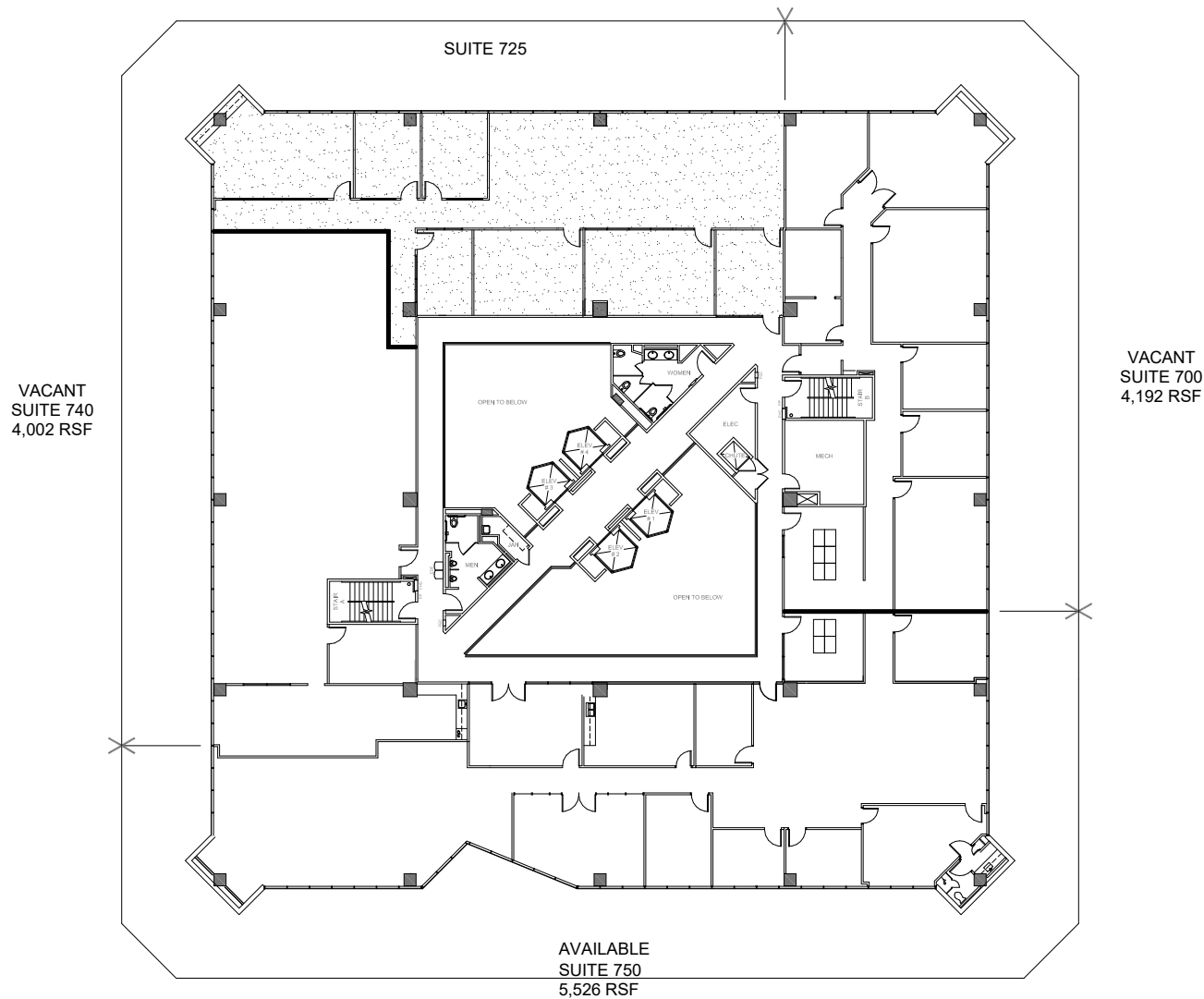
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08/24/23



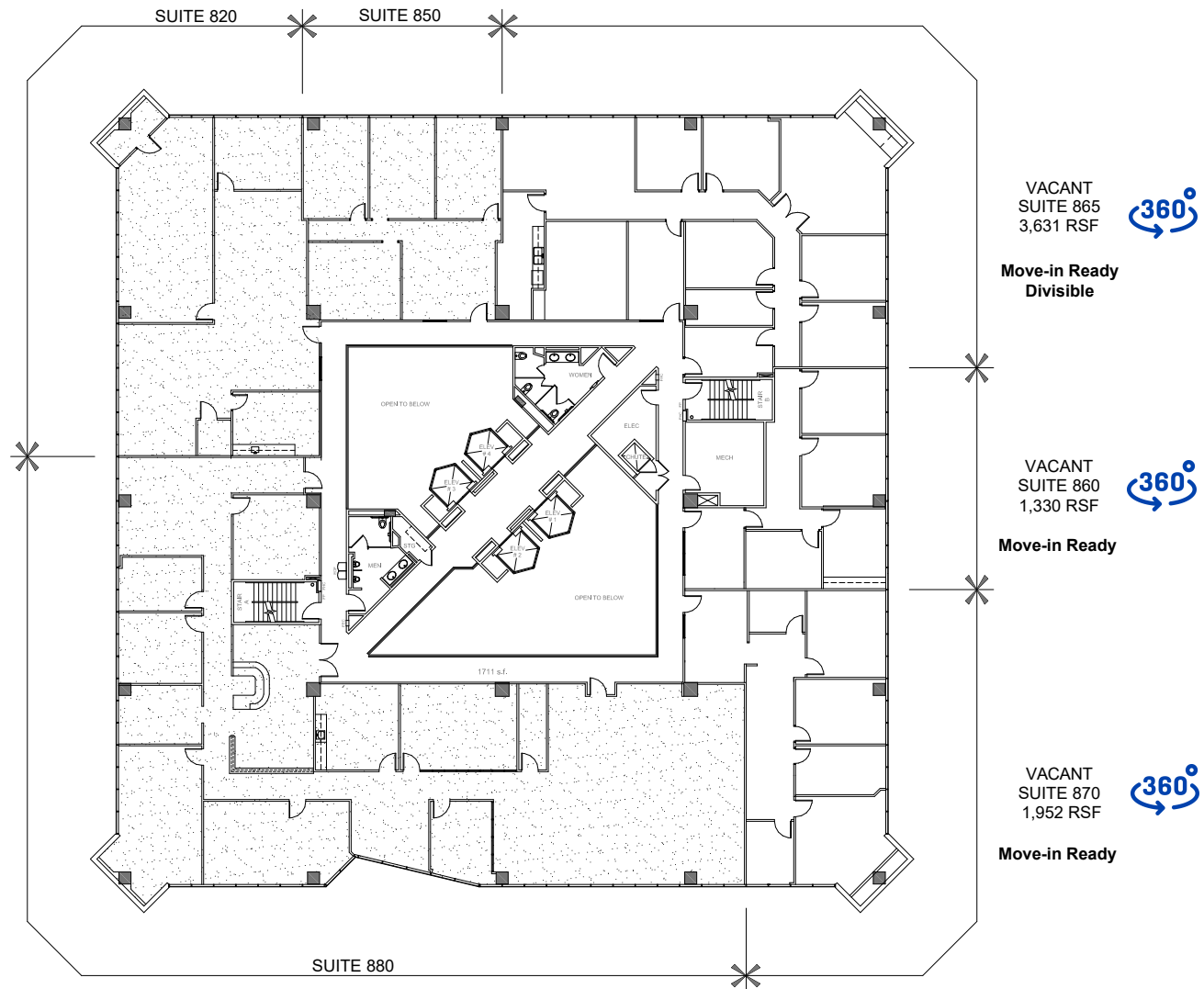
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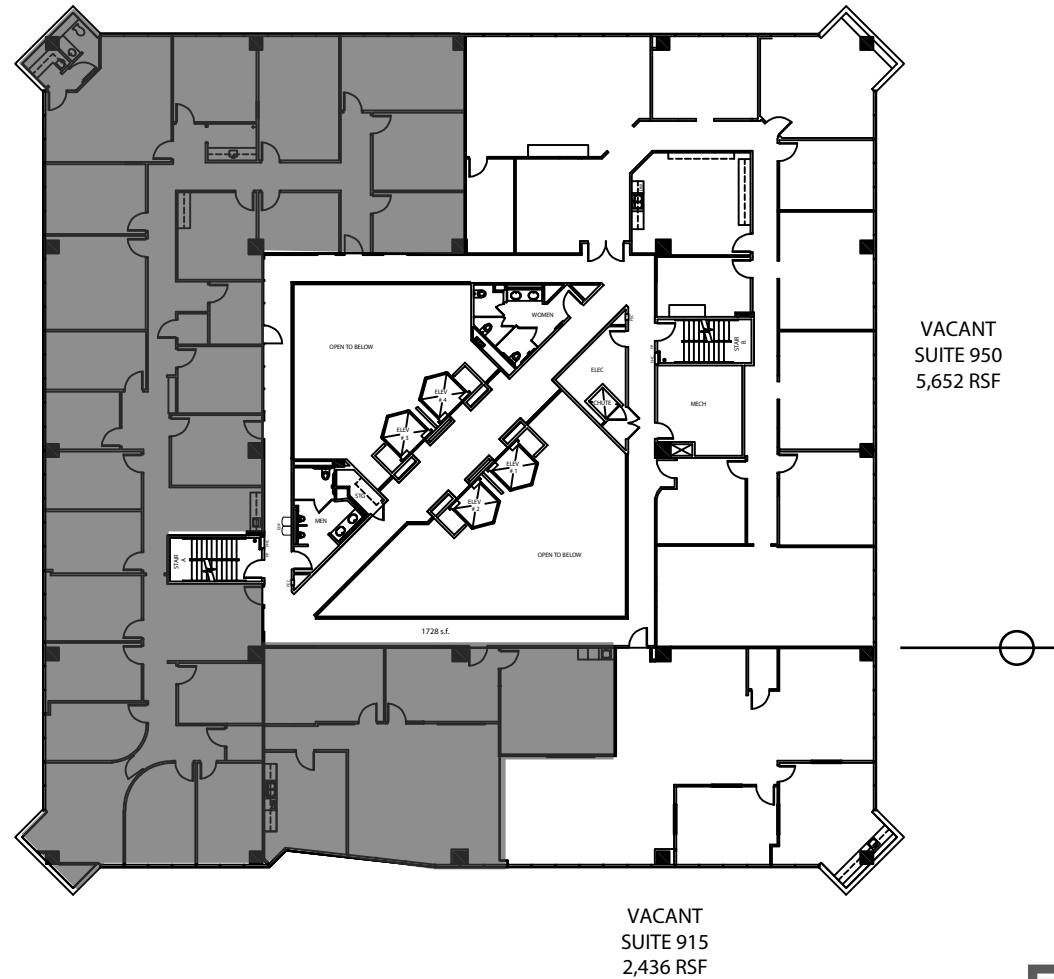
## CONTROL BOOK





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CONTROL BOOK - FLOOR 09



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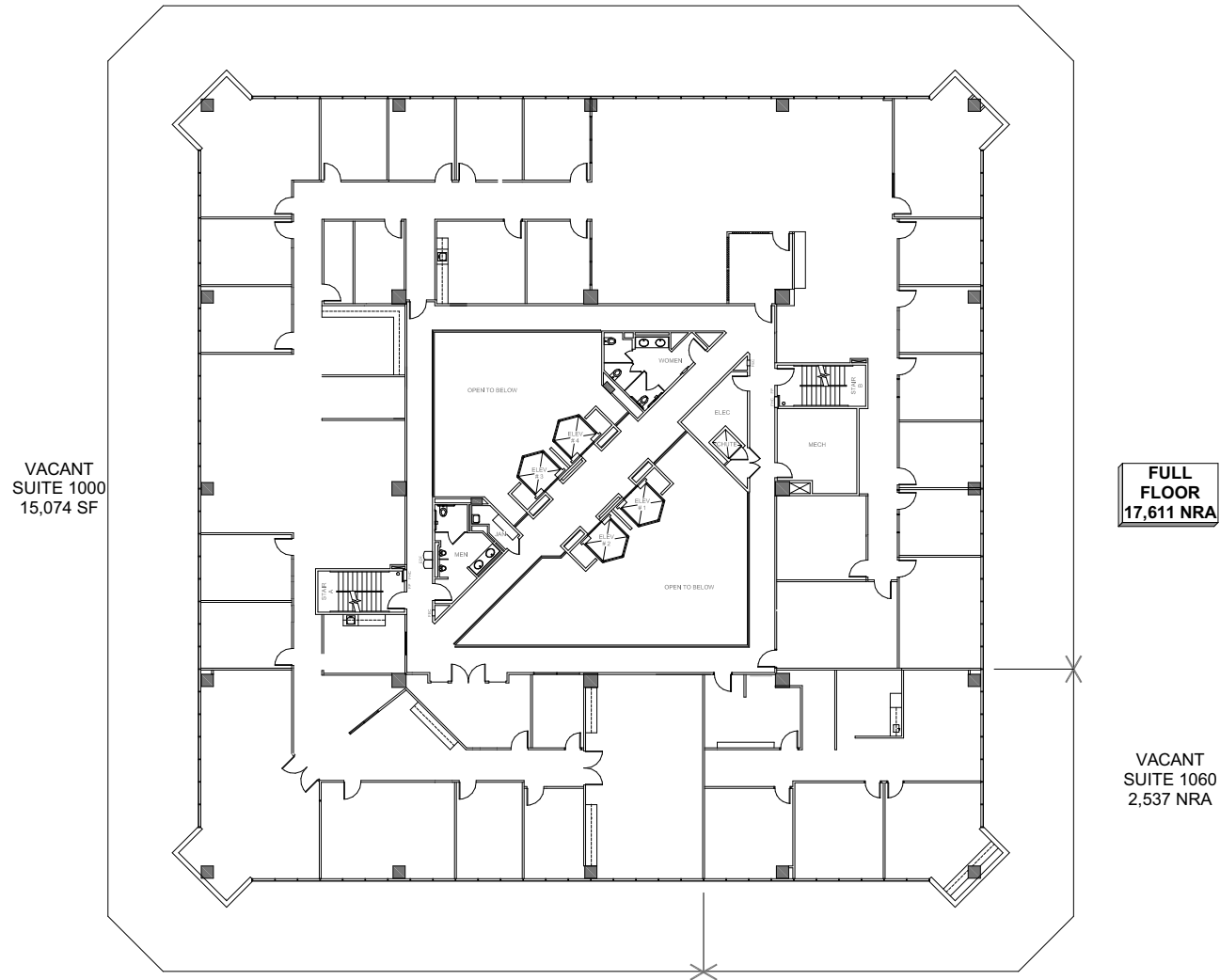
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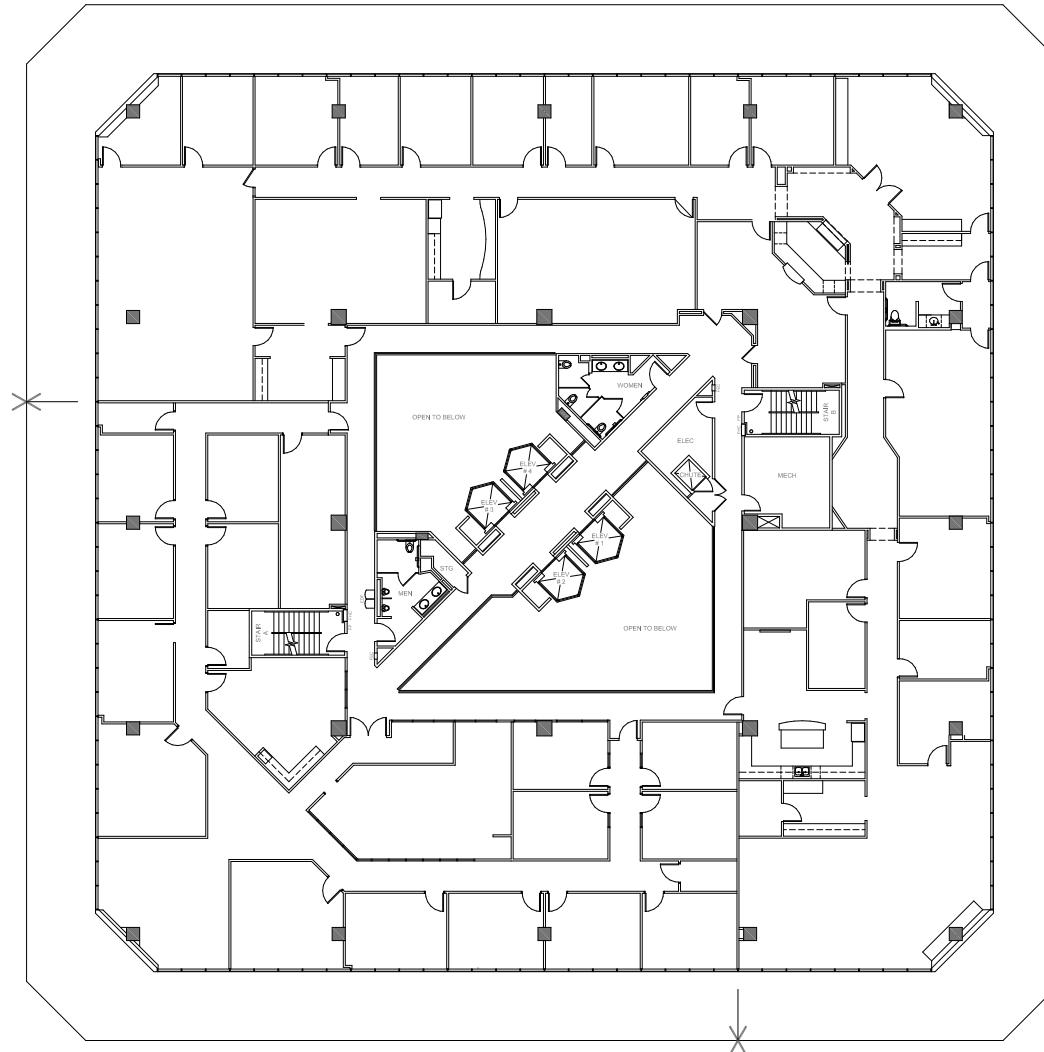
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## CONTROL BOOK

VACANT  
SUITE 1250  
7,445 NRA



VACANT  
SUITE 1200  
12,419 NRA

FULL  
FLOOR  
19,864 NRA