



ONE NORTHWIND PLAZA

7600 WEST TIDWELL

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BUILDING AMENITIES

Move-in ready model suites

Newly renovated lobby and restroom

Tenant conference room

On-site 24-hour cafe

On-site property management & engineering

On-site security

Building signage available with visibility from 290

Garage parking with covered walkway to building

Cardkey after-hours access

Excellent egress/ingress from Hollister & Tidwell

Quick access to Hwy 290, Beltway 8 and 610

Lunch options provided by Fooda daily

Adjacent to LA Fitness

Convenient to shopping, restaurants, & hotels

CLASS A ENVIRONMENT

Convenience + Productivity

7600 West Tidwell offers all the amenities of a Class A building.

ONE NORTHWIND PLAZA

OVER \$1 MILLION IN RENOVATIONS

MOVE-IN READY SUITES

ADJACENT TO NEIGHBORING
LA FITNESS

OUTDOOR COURTYARD

24-HOUR CAFE

OFF-CAMPUS

Amenities

● RESTAURANTS

- 1

BreWingZ
- 2

Chipotle
- 3

Panera Bread
Kublai Khan Mongolian
- 4

Taco Cabana
- 5

Mambo Seafood
- 6

Golden Star Seafood
- 7

KFC
- 8

Taco Bell
- 9

IHOP
- 10

Panda Express
Jack in the Box
- 11

JCI Grill
- 12

Whataburger
- 13

Chick-fil-A
- 14

Golden Corral
- 15

Red Lobster
- 16

Pappadeaux
- 17

Pappasito's
- 18

Chili's
- 19

Fuddruckers
- 20

Logan's Roadhouse
- 21

Hooters
- 22

Pappas Bar-B-Q
- 23

Brick House Tavern + Tap
- 24

Denny's
- 25

Twin Peaks

● RETAIL/OTHER

- 1

Northern Tool + Equipment
PetSmart
- 2

Ross Dress for Less
Old Navy
Famous Footwear
- 3

Party City
Bath & Body Works
Lane Bryant
- 4

Walmart
- 5

LA Fitness
- 6

Marshalls
- 7

Target
- 8

Best Buy
Shoe Carnival
- 9

Cinemark Tinseltown 290 & XD

● LODGING

- 1

HomeTowne Studios
- 2

Comfort Inn
- 3

Extended Stay America
- 4

Red Roof Inn
- 5

InTown Suites Extended Stay
- 6

Hampton Inn
- 7

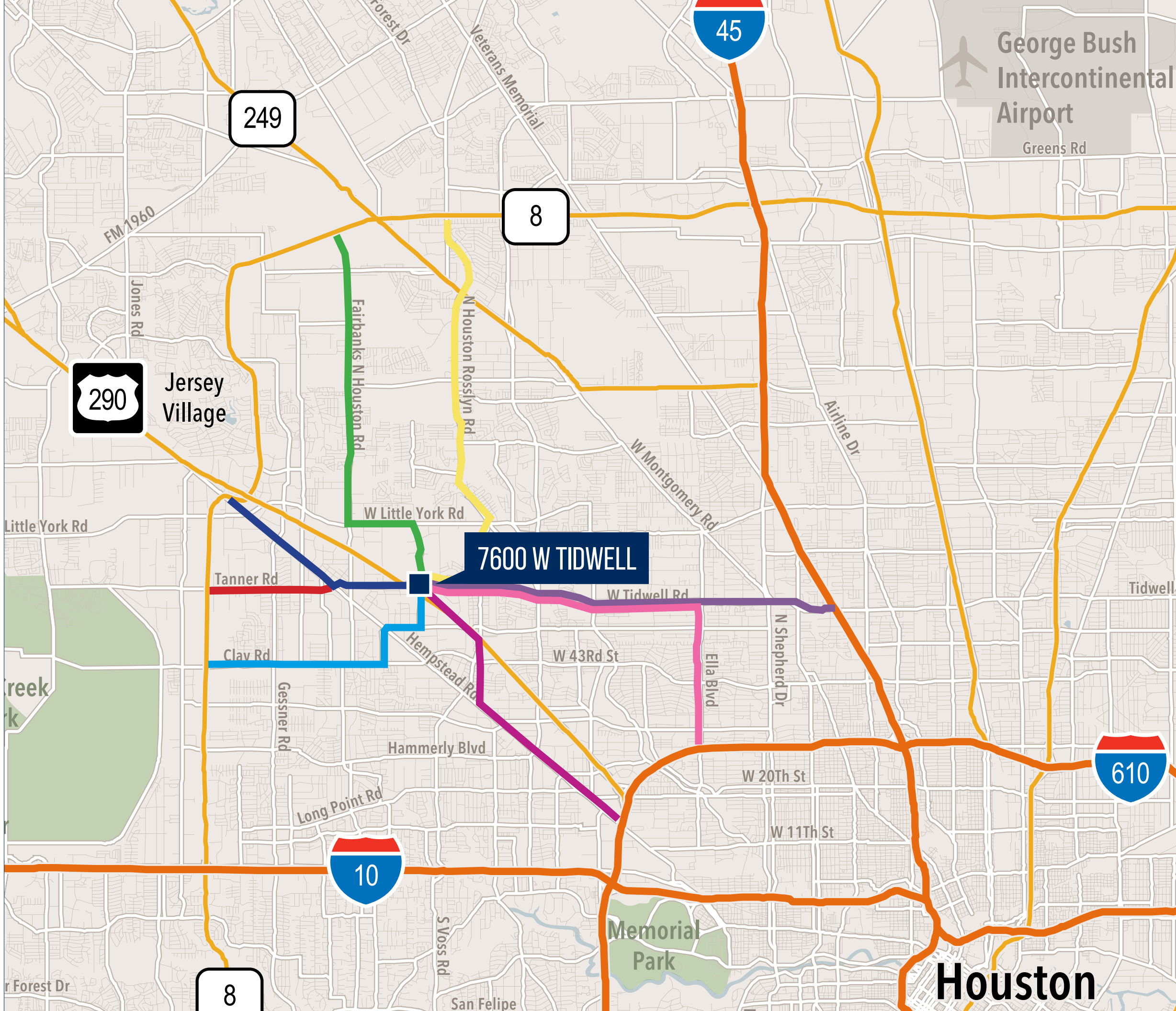
Sleep Inn & Suites
- 8

TownePlace Suites



SURROUNDING
Access

- Tidwell 7.0 miles
- N. Houston Rosslyn 7.6 miles
- Hempstead from 610 7.2 miles
- Fairbanks N. Houston 7.1 miles
- Clay Rd 5.2 miles
- Ella Blvd 7.5 miles
- Hempstead from Beltway 3.8 miles
- Tanner turns into Tidwell 3.8 miles





ONE NORTHWIND PLAZA

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7 6 0 0 W E S T T I D W E L L

FOR LEASING DETAILS, CONTACT:

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Executive Vice President

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MONTE CALVERT

Senior Vice President

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versacREATIVE

Scan or click for
brochure & floor plans:



ONE NORTHWIND PLAZA

7600 WEST TIDWELL • HOUSTON, TX 77040

BUILDING INFORMATION

Availabilities

Suite 100 - 5,611 SF	Mostly closed		6,995 SF contig.	Suite 503 - 1,234 SF	
Suite 106 - 1,384 SF	Closed office			Suite 504 - 901 SF	Closed office 
Suite 103 - 4,477 SF	Avail. 11/1/24		8,215 SF contig.	Suite 500 - 6,878 SF	Closed office 
Suite 300 - 5,082 SF	Closed office			Suite 506 - 1,337 SF	
Suite 302 - 5,363 SF			13,125 SF contig.	Suite 709 - 987 SF	
Suite 310 - 2,680 SF				Suite 710 - 2,548 SF	Avail. in 60 days 
					3,535 SF contig.

Features

- Move-in ready model suites available
- Over \$1,000,000 in renovations complete, including new lobbies and restrooms
- Convenient to shopping, restaurants and hotels
- Monument signage available
- On-site conference room
- On-site 24-hour cafe
- On-site security hours –
 - Monday-Friday 3:00 p.m. - 11:00 p.m.
 - Saturday 7:00 a.m. - 3:00 p.m.
- On-site management
- Cardkey after-hours access
- Fiber Providers: Logix, AT&T and Comcast
- Wireless Provider: Logix

Total NRA	141,480 RSF
Floors & Year Built	8 / 1980 / Renovated 2019
Smallest Contiguous	901 RSF
Largest Contiguous	13,125 RSF (Floor 3)
Starting Rental Rate	\$19.00/RSF Gross
Operating Expenses	Est. 2023 - \$9.20
Parking	3.59/1000 Ratio; Garage Parking Reserved - \$50/month/space; Unreserved - Free
T.I. Allowance	Negotiable
Add-on Factor	15.0% MT / 8.0% SF
Building Hours	7:00 am - 6:00 pm Monday through Friday 8:00 am - 1:00 pm Saturday Exclusive of holidays \$35/hour for overtime HVAC



Online Listing

LEASING INFO

Monte Calvert

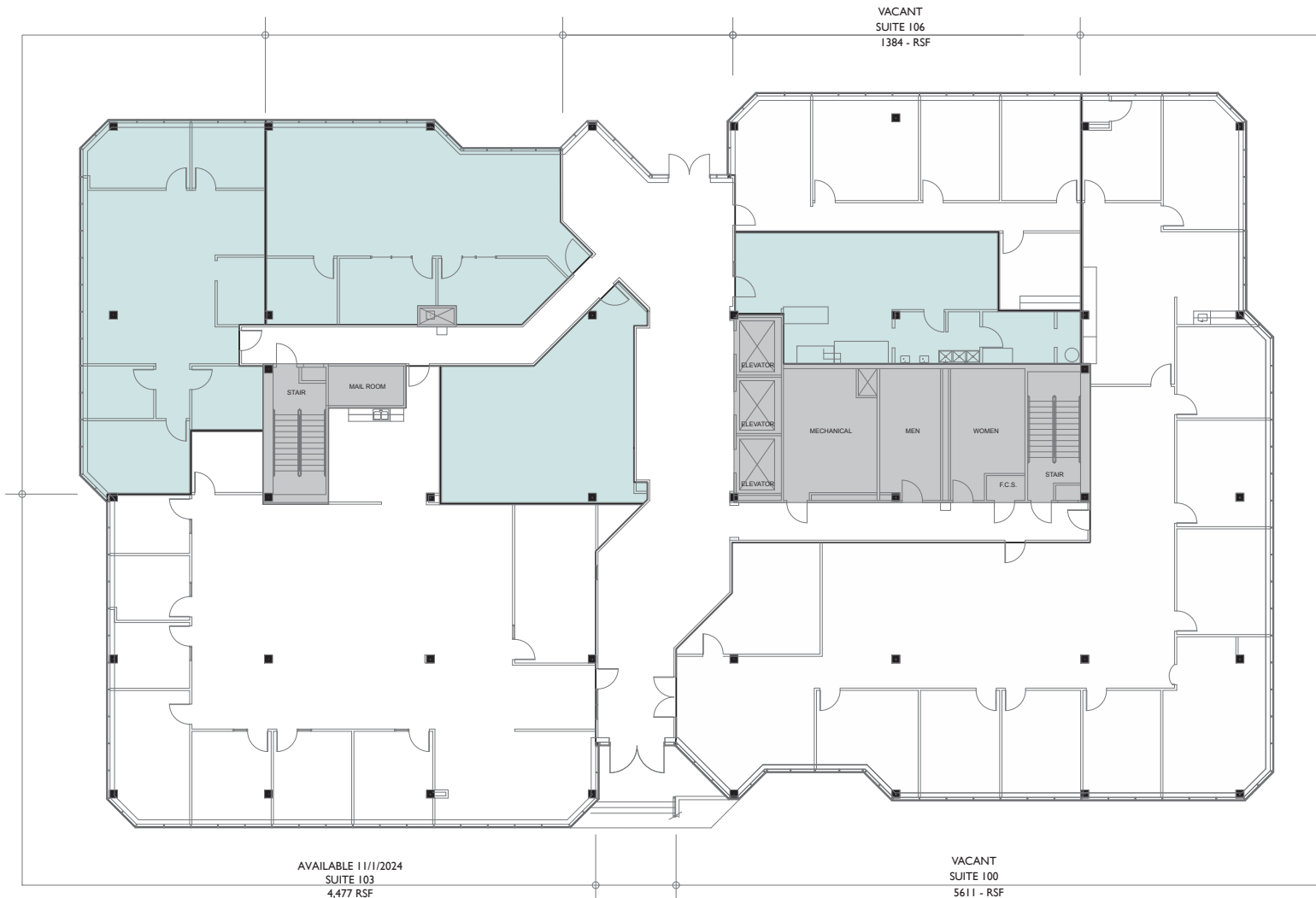
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7600 W.TIDWELL RD. MARKETING PLANS



Level I

Date Issued | 5/7/24



CONTACT: PROPERTY MANAGEMENT
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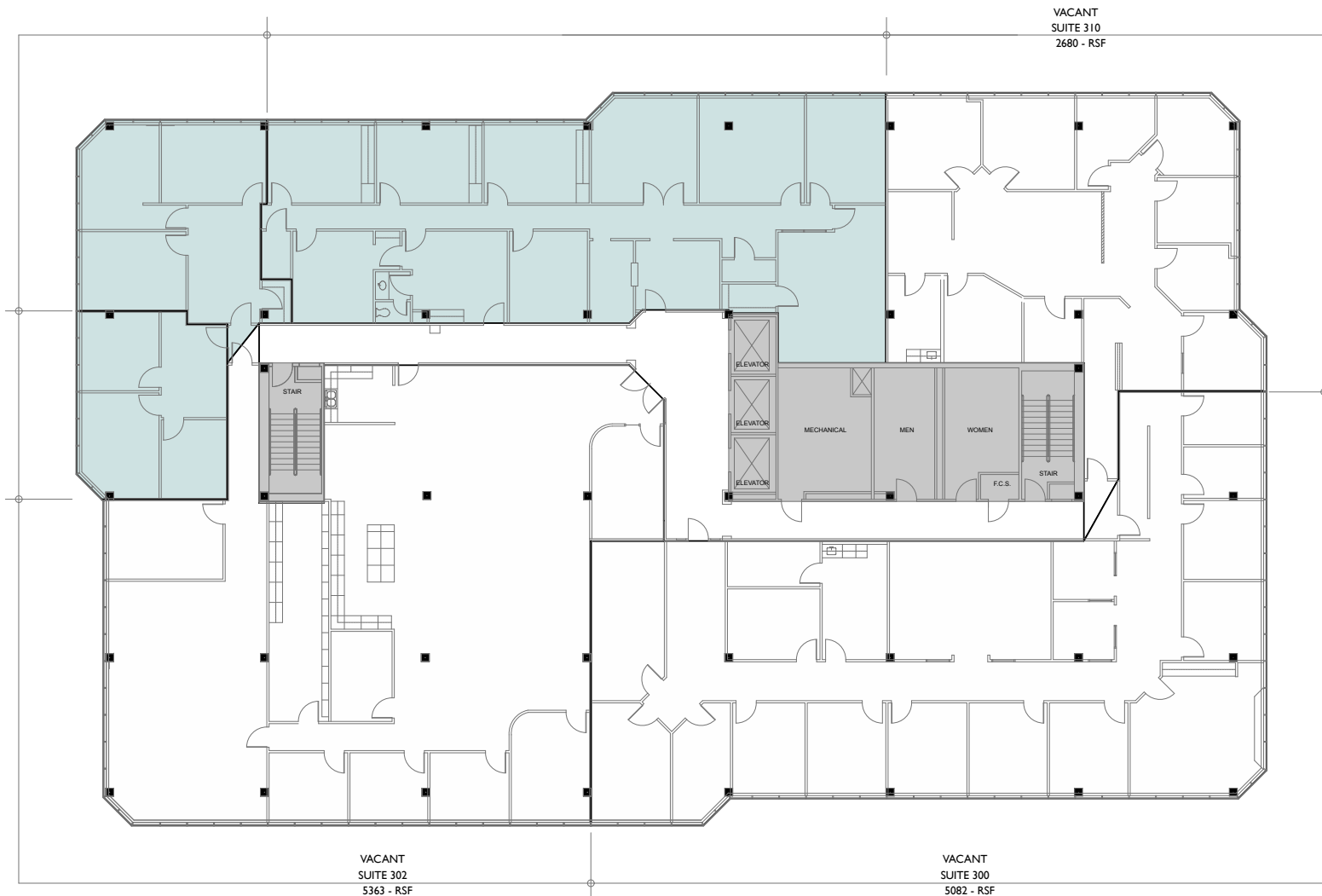
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7600 W.TIDWELL RD. MARKETING PLANS



Level 3

Date Issued | 12/29/21



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7600 W. TIDWELL RD. MARKETING PLANS



Level 5

Date Issued | 1/27/22



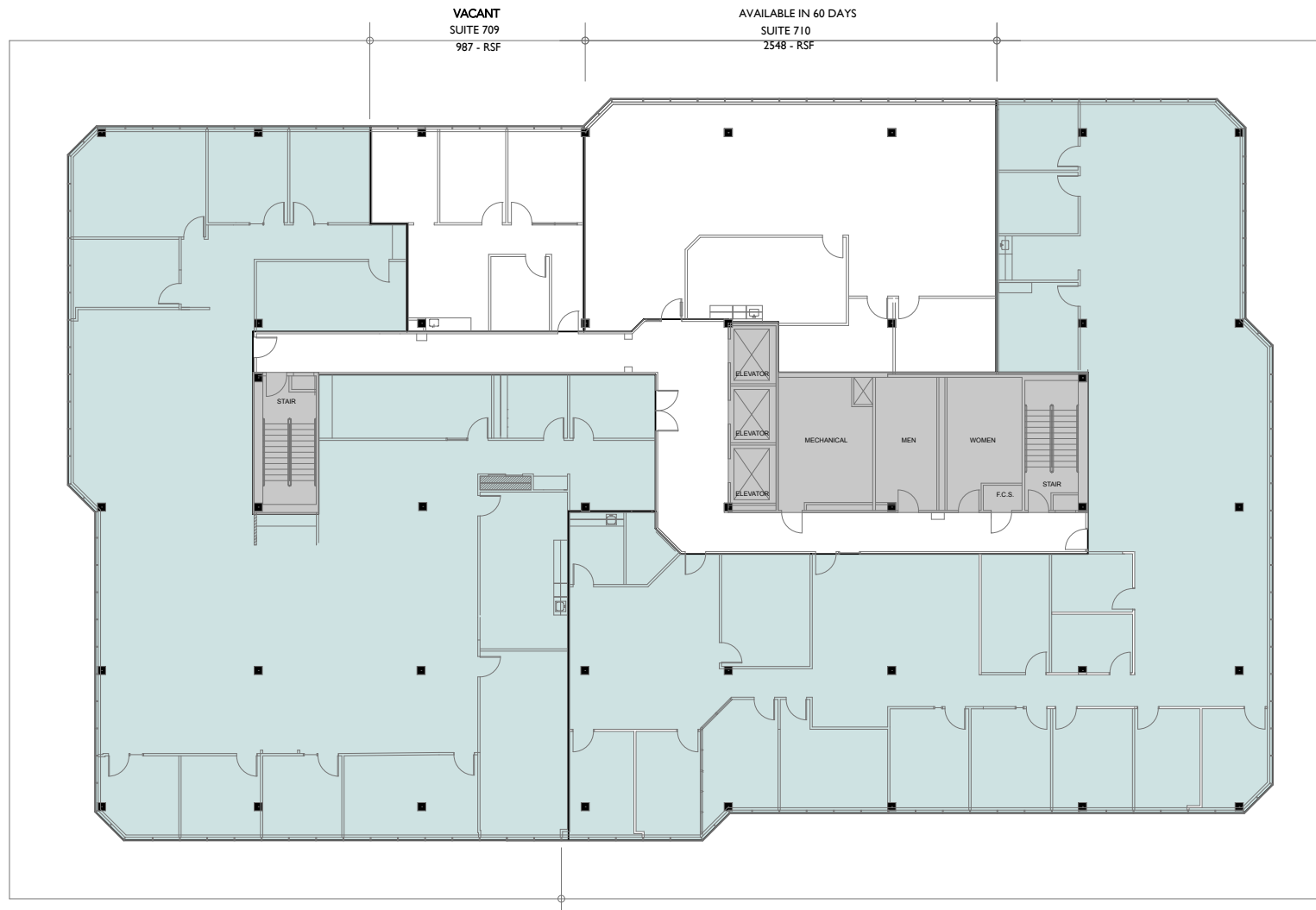
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7600 W.TIDWELL RD. MARKETING PLANS



Level 7

Date Issued | 12/29/21



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