



24445 TOMBALL PKWY

TOMBALL, TX 77375

OFFICE SPACE FOR LEASE

2445

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TOMBALL, TX 77375

Boutique office availabilities
starting at 1,900 SF in Tomball, TX

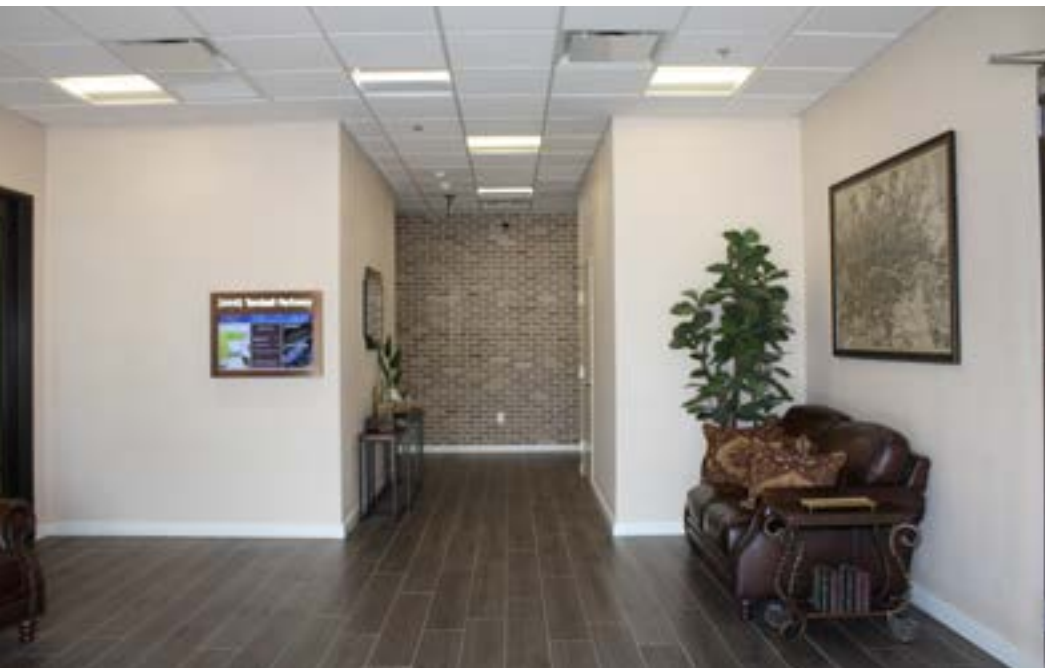
YEAR BUILT
2019

PARKING
59 surface spaces

PROPERTY HIGHLIGHTS

- 1st generation office space for lease
- Ample surface parking
- Office campus with walkable adjacent retail and restaurants
- Location provides easy ingress/egress with frontage on Highway 249 just north of Spring Cypress Rd



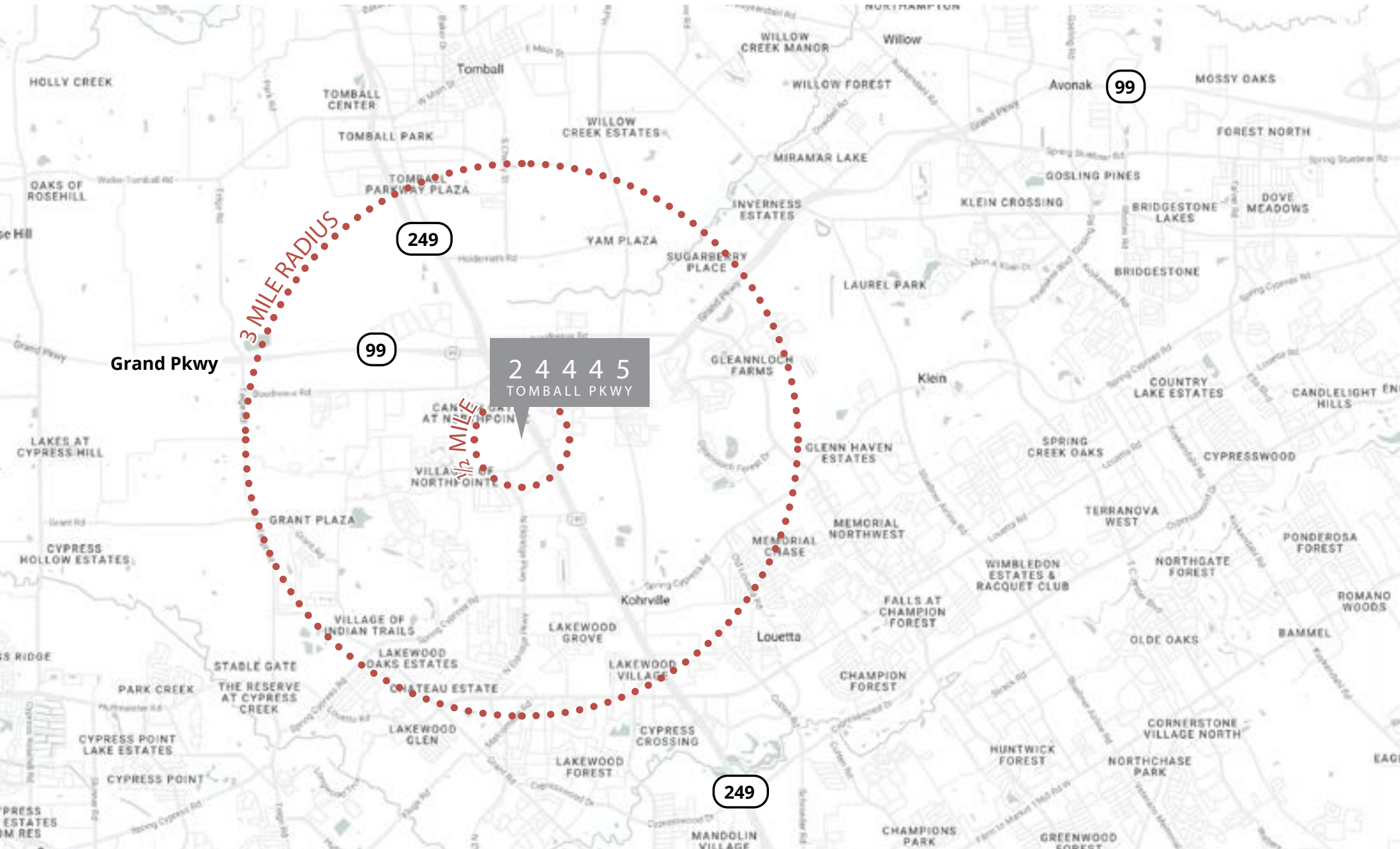




SITE PLAN



LOCATION



SURROUNDING AMENITIES

WALKABLE



Gong cha



Rudy's



WITHIN HALF MILE RADIUS

ADRIATIC CAFE



LITTLE WOODROW'S

MAIN EVENT



WITHIN 3 MI RADIUS



FAJITA PETE'S

Freebirds
WORLD BURRITO



JLB EATERY

Luby's



Panera
BREAD

Red Robin
GOURMET HURGERS (O) BREWS

SPRING CREEK
BARBEQUE





PAPE-DAWSON
ENGINEERS

DENTIST
SMILES


TRANSWESTERN
REAL ESTATE
SERVICES

Michelle Wogan
Executive Vice President
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NORTHPOINT CROSSING

24445 TOMBALL PKWY • TOMBALL, TX 77375

BUILDING INFORMATION

Availabilities

Suite 160 - 2,757 SF

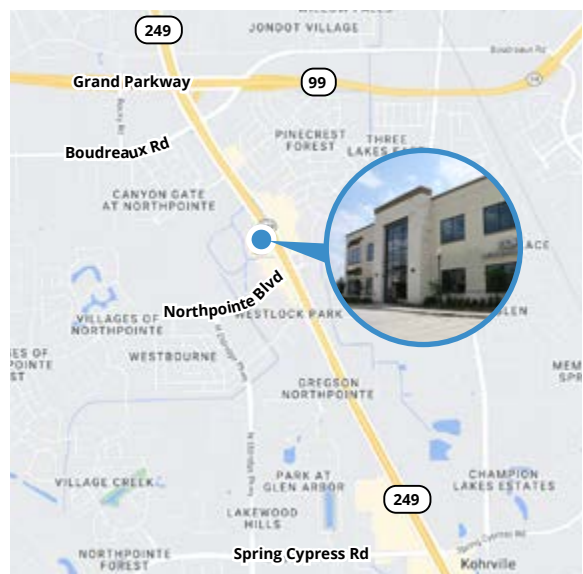
Suite 170 - 1,991 SF

Suite 200 - 10,288 SF Available 3/1/26



Highlights

- 1st generation office space for lease
- Ample surface parking
- Office campus with walkable adjacent retail and restaurants
- Location provides easy ingress/egress with frontage on Highway 249 just north of Spring Cypress Rd



Owner	Northpointe Crossing LLC
Total NRA	21,186 RSF
Floors & Year Built	2 / 2019
Smallest Contiguous	1,991 RSF
Largest Contiguous	10,288 RSF
Starting Rental Rate	\$19.00/RSF NNN
Operating Expenses	Est. 2025 - \$11.32
Parking	59 surface spaces
T.I. Allowance	Negotiable

[Online Listing](#)

LEASING INFO

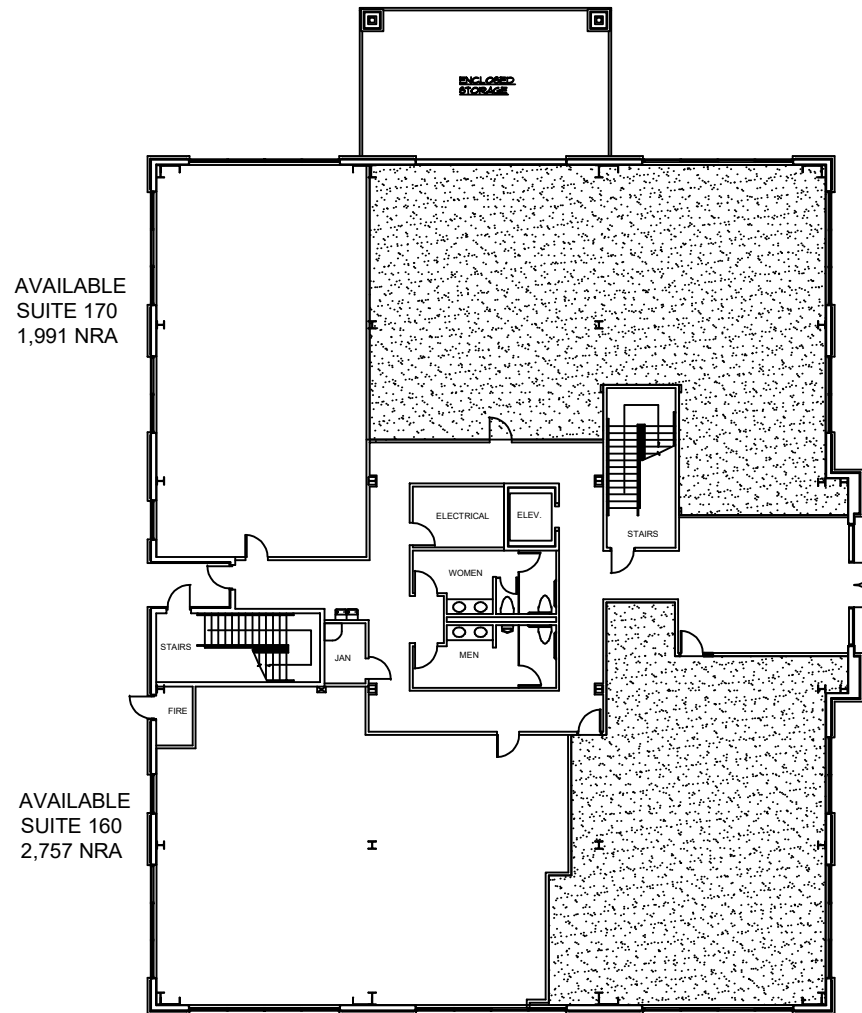
Michelle Wogan

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24445 TOMBALL PARKWAY

CONTROL BOOK - FLOOR 1



 OCCUPIED  VACANT

 **TRANSWESTERN**

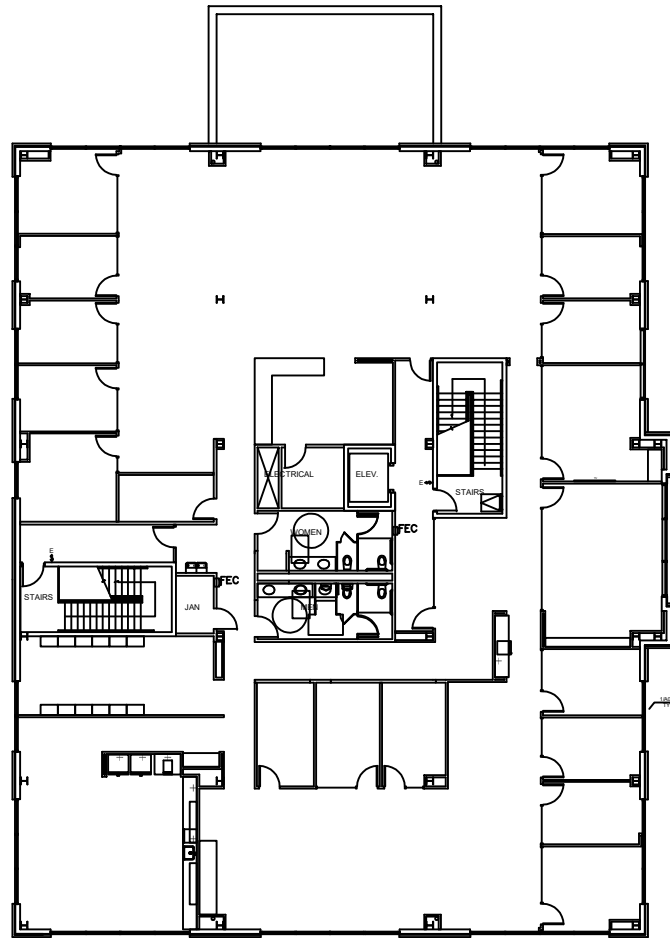
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PREPARED BY
COLLINS DESIGN GROUP
HOUSTON, TEXAS
281-497-4700

07/29/24

24445 TOMBALL PARKWAY

CONTROL BOOK - FLOOR 2



AVAILABLE
SUITE 200
10,288 NRA



 OCCUPIED  VACANT

 **TRANSWESTERN**

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10/30/25