

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 GREENSPPOINT PARK DR

INTERCONTINENTAL PARK II
16800 GREENSPPOINT 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

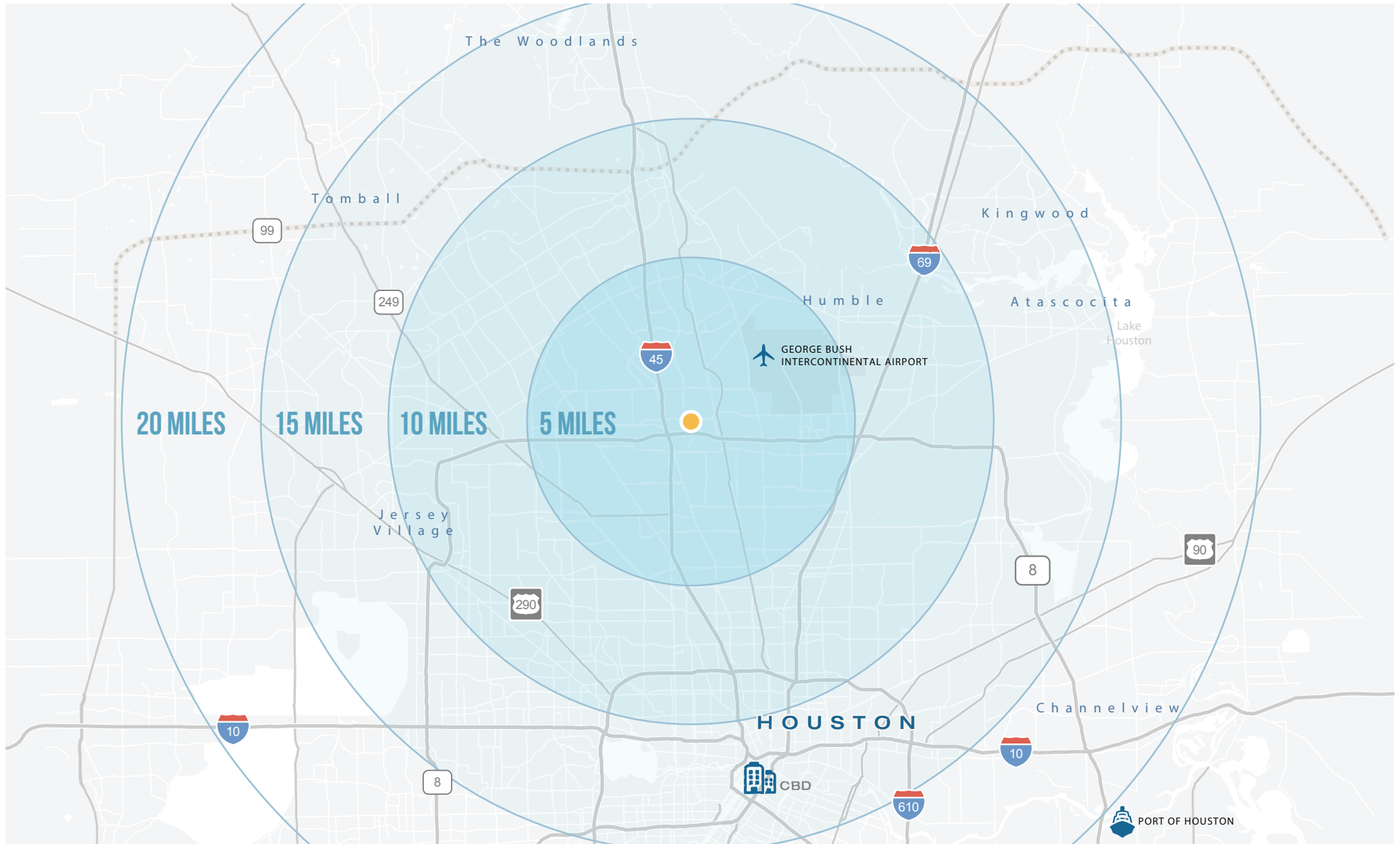
- | | |
|--|---|
| 1 IHOP
Rico's Mexican Cafe
Indian Grill | 9 Denny's
Canton Chinese Restaurant |
| 2 Monterey's Little Mexico
Cajun Town Cafe
Asiana Garden Restaurant
Chef Lin's Hunan Yuan | 10 Pappas Seafood House
SGorditas Jalisco |
| 3 Uncle Tong's Chinese
Restaurant
Schlotzsky's Deli
Rising Roll Gourmet
Ichibon Japanese
Tacos Ole
Smoothie King
Jimmy John's | 11 Pho Houston
Chili's Bar and Grill
Jalisco Mexican Food |
| 4 DEN - Houston Marriott
North | 12 China Buffet Restaurant
Mambo Seafood Market |
| 5 East Mesquite Grill | 13 Moon Palace Restaurant
China Border |
| 6 Waffle House | 14 Bonfire Wings |
| 7 Starbucks | 15 Panda Express |
| 8 Ostoneria Michoan
El Papaturro | 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

Michelle Wogan

713.270.3348 | Michelle.Wogan@transwestern.com



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	100S	9,795
105	3,224	122N	905
130	2,812 (contig. 7,993)	151S	1,388 (contig. 5,626)
200A	1,402 (contig. 10,168)	152S	799 (contig. 5,626)
201	1,564 (contig. 10,168)	155N	2,118
250	7,202 (contig. 10,168)	162S	1,695
3 rd Floor	1,153-32,359	165S	903 Available 10/01/25
		170N	1,685 (contig. 5,626)
		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	93,334 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 - \$55/mo/space plus tax; Unreserved - Free
T.I. ALLOWANCE	Negotiable
MT ADD-ON FACTOR	15.3% (I), 21% (II)
OPEX	Base Year 2025 - \$11.18/SF (I); \$11.18(II)
BUILDING HOURS	7 am - 6 pm Monday - Friday 8 am - 1 pm Saturday (Exclusive of holidays)
AMENITIES	- 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

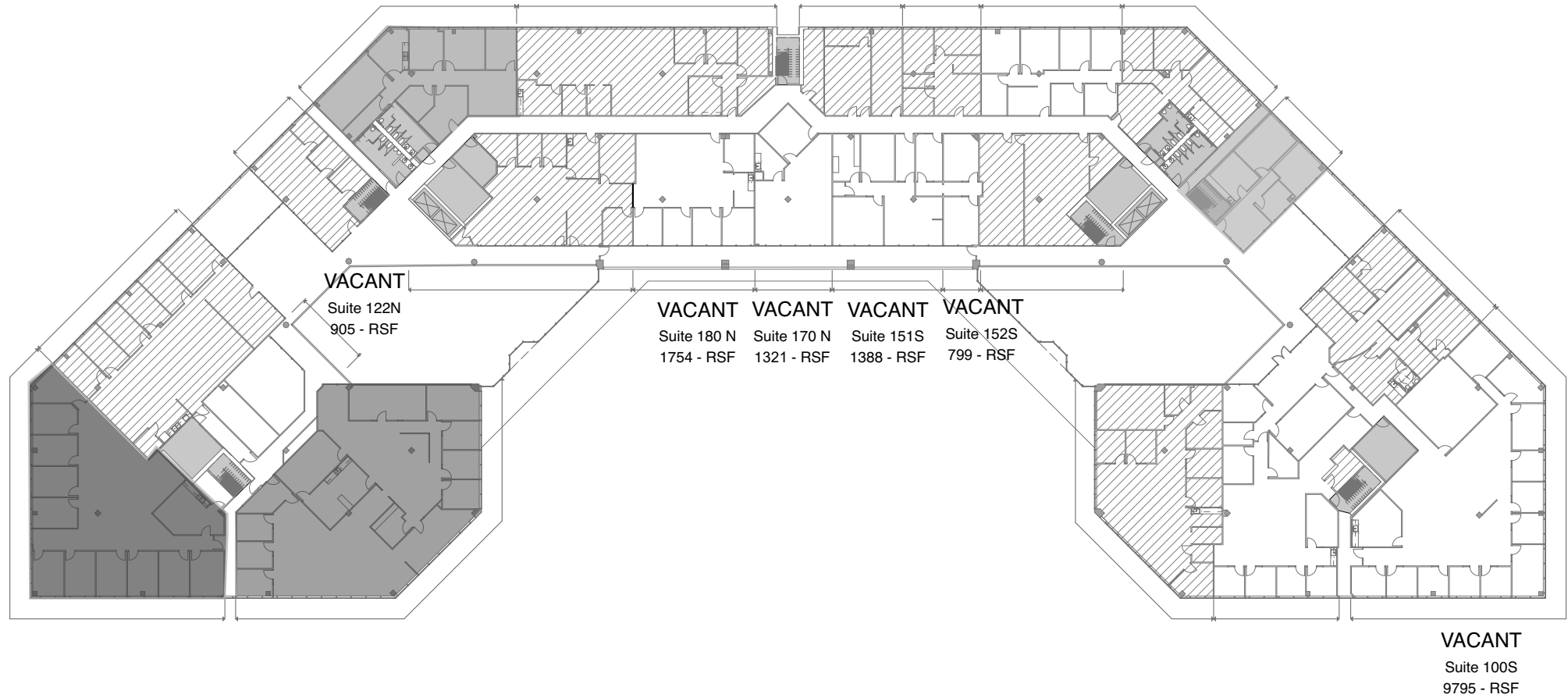
REAL ESTATE
SERVICES

MICHELLE WOGAN • 713.270.3348 • michelle.wogan@transwestern.com

Available 10/1/25

Suite 165S
903 - RSF

VACANT
Suite 162S
1607 - RSF



LEASING CONTACT:
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Evelyn.Ward@transwestern.com
Audrey.Schulz@transwestern.com



Inventure

MARKETING PLAN

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

 VACANT
 OCCUPIED

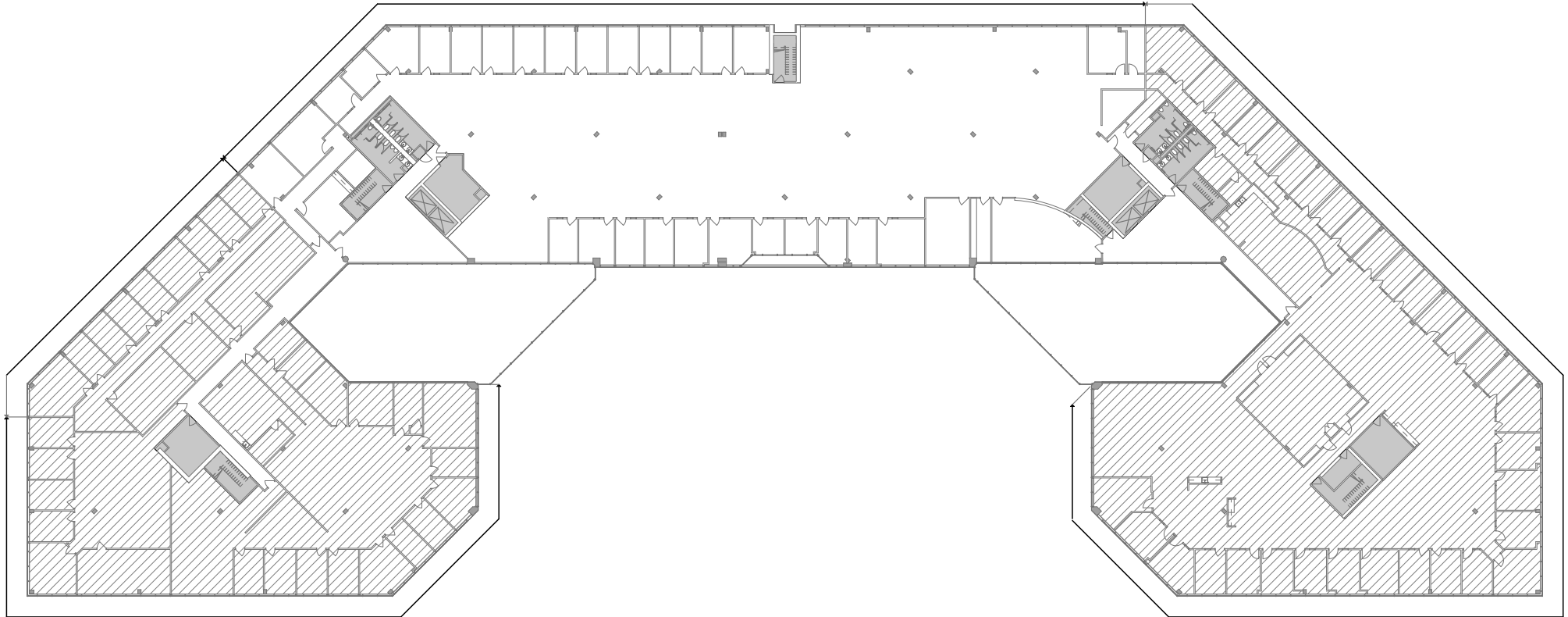
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VACANT

Suite 305S

24016 - RSF



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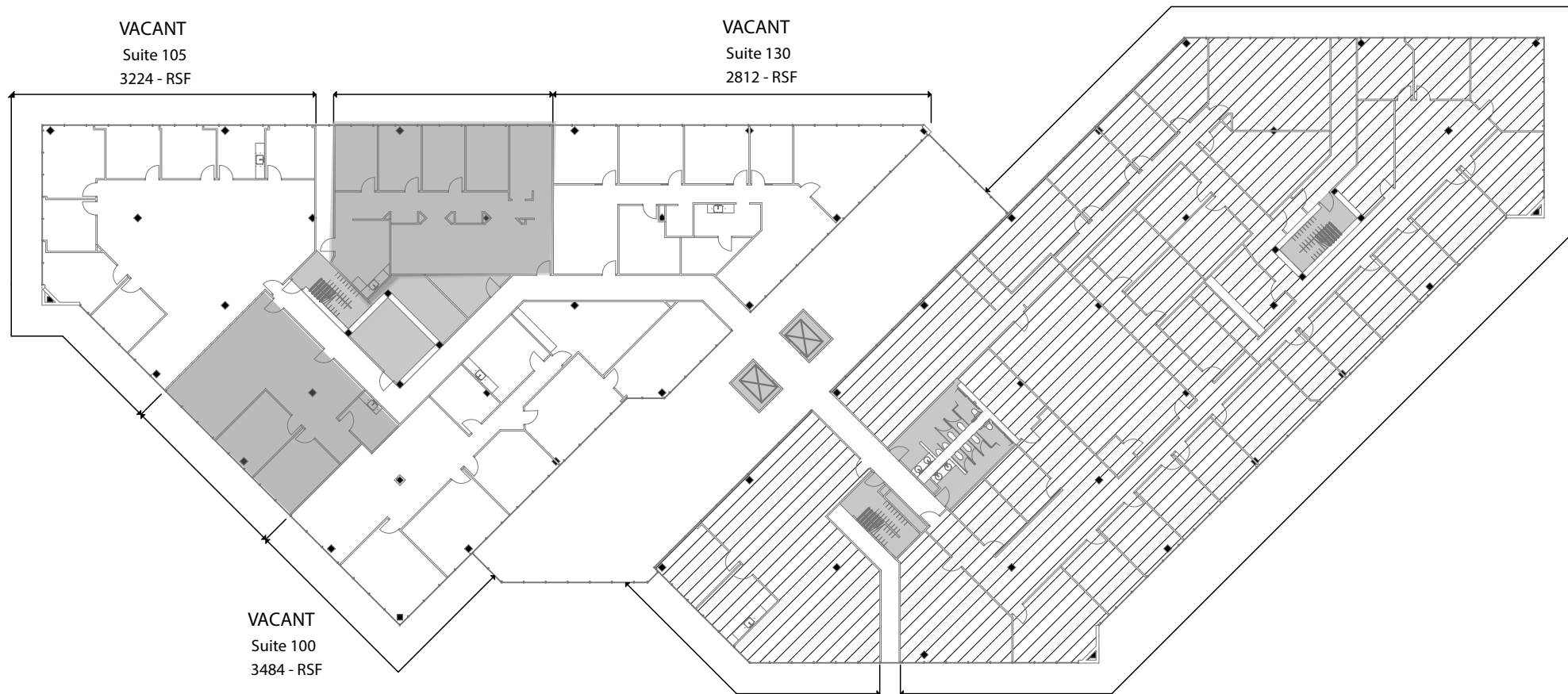
MARKETING PLAN

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

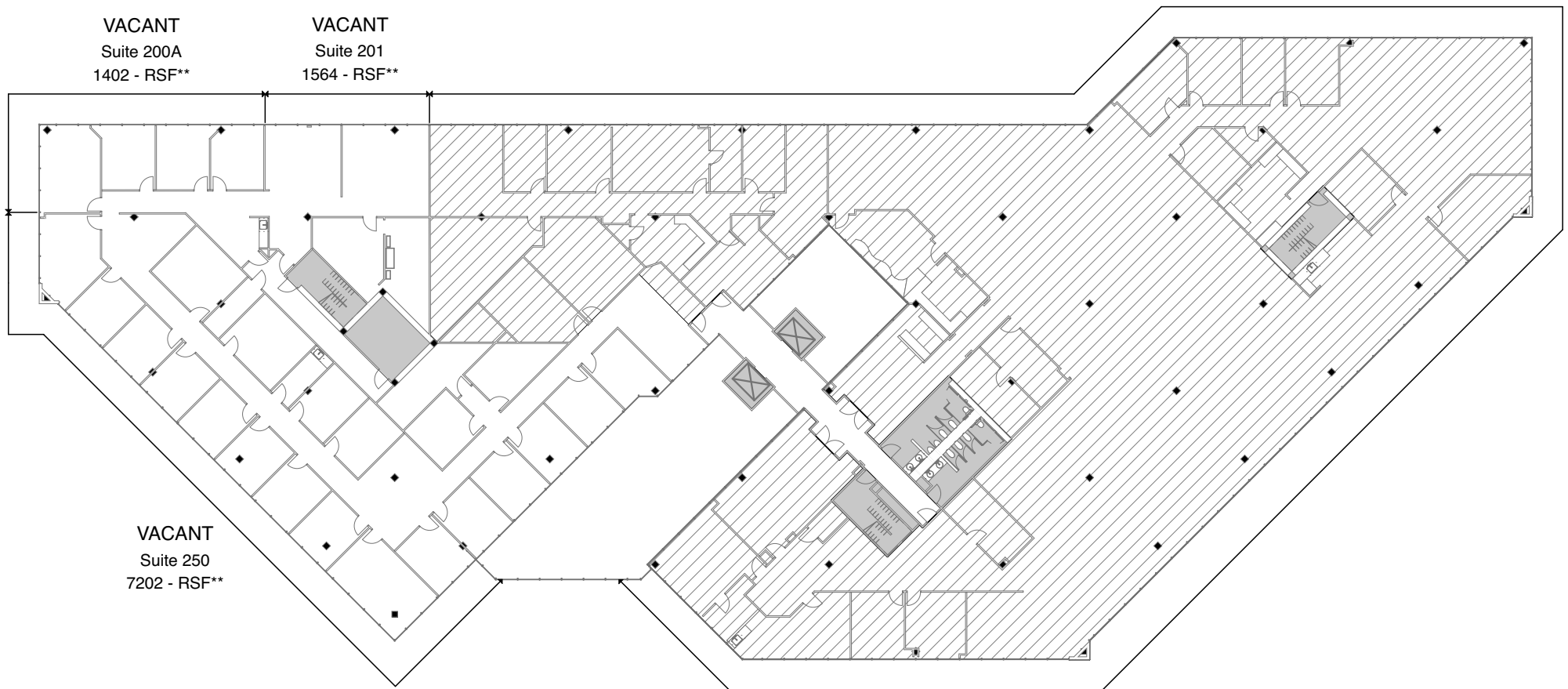
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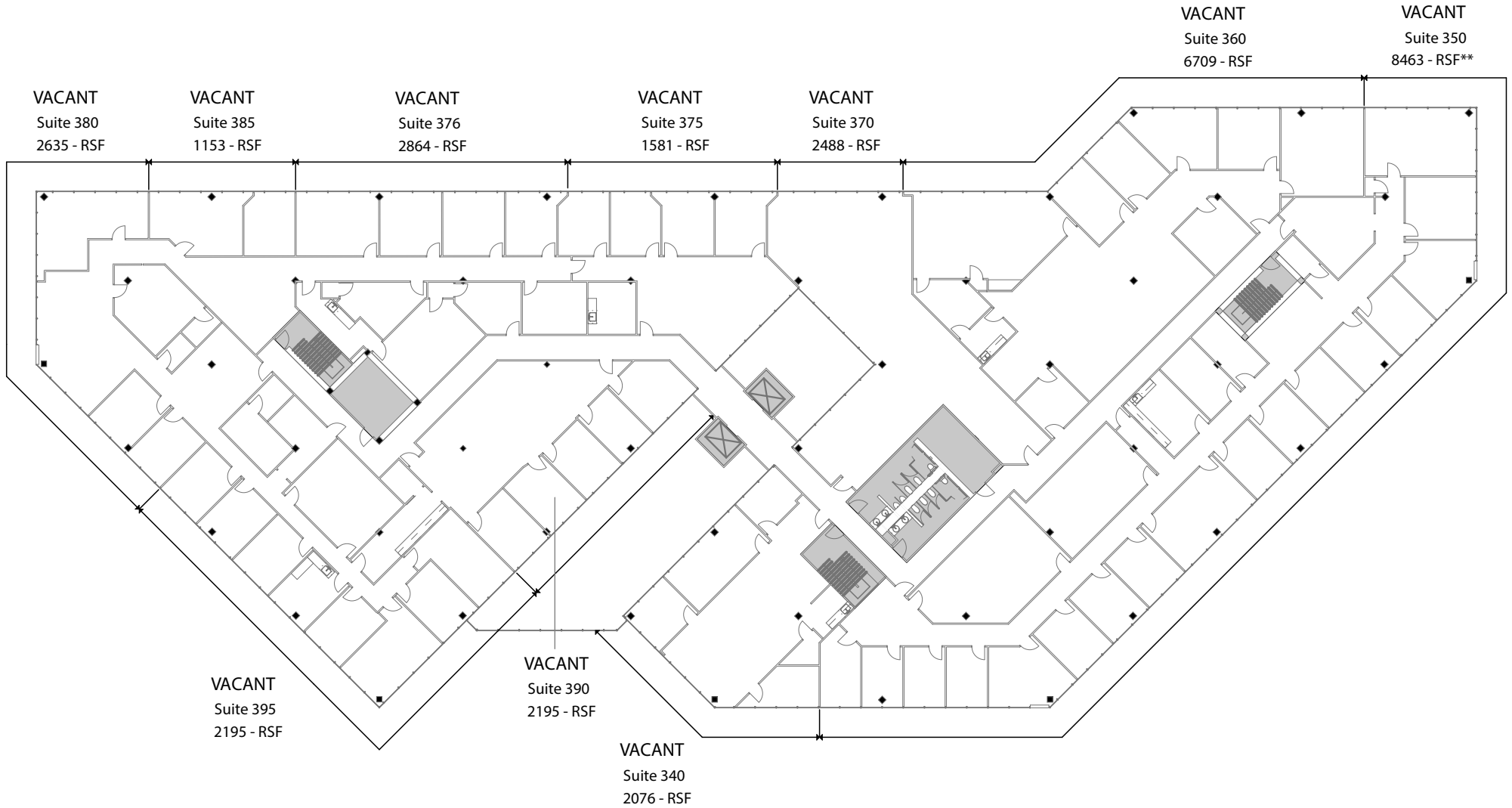
MARKETING PLAN

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

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Inventure

MARKETING PLAN

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

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