



SAM HOUSTON CROSSING II

10344 SAM HOUSTON PARK DRIVE



VIRTUAL TOUR

10344SAMHOUSTONCROSSING.COM

OWNED BY:

BUCHANAN STREET
PARTNERS



TRANSWESTERN

REAL ESTATE
SERVICES

BUILDING OVERVIEW

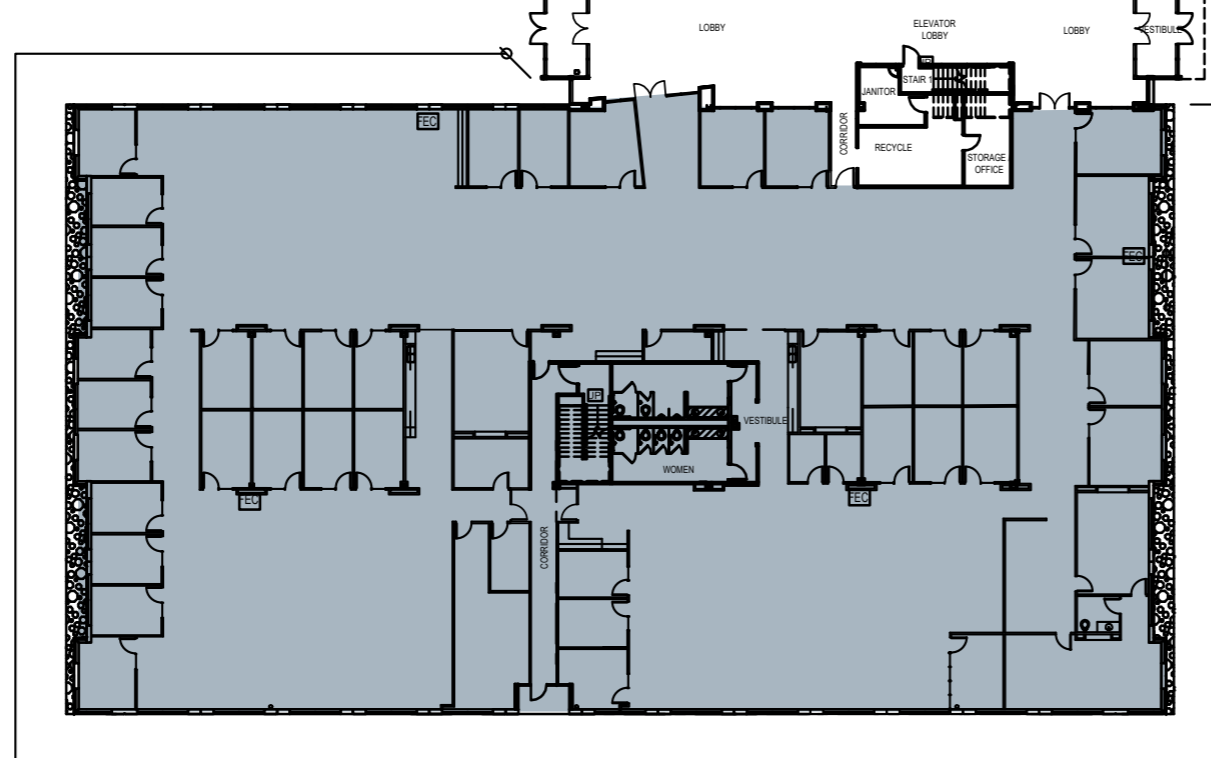
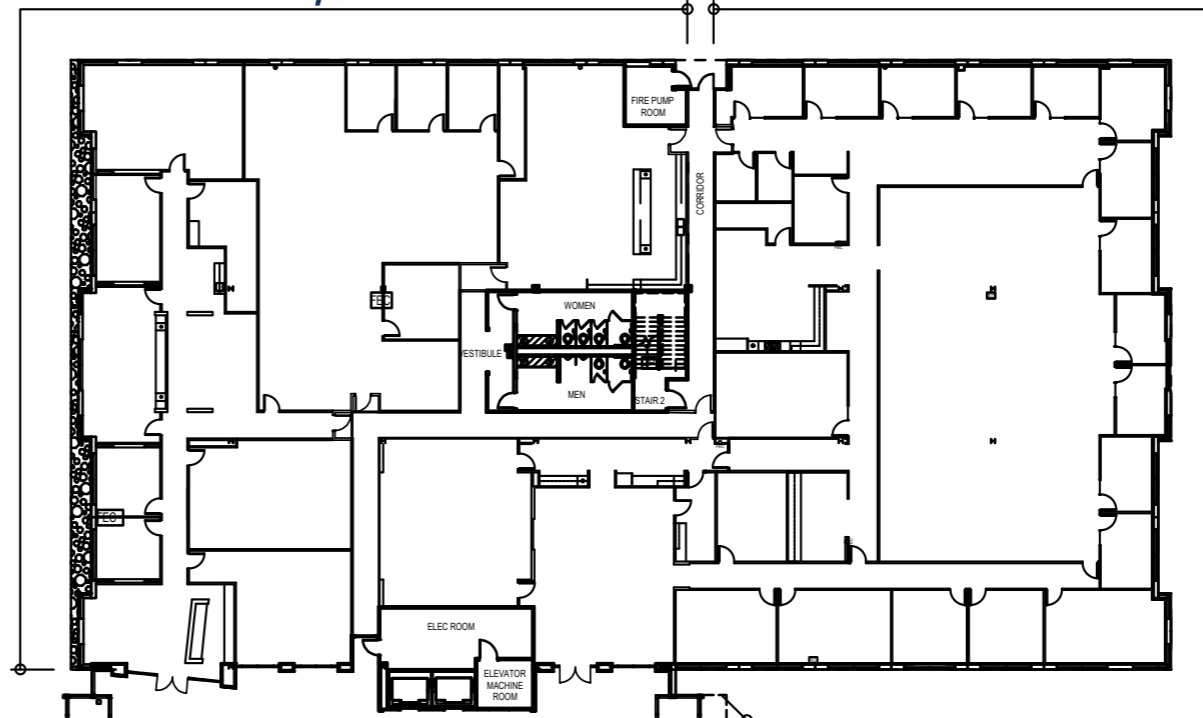
Sam Houston Crossing II is a 159,056 SF, three-story, Class A office building located on the frontage of Sam Houston Tollway with unrestricted visibility.

- » 25,244 RSF available for occupancy
- » Efficient floor plates
- » Two-story glass lobby with high quality finishes and materials
- » Provides an ideal setting for corporate headquarters or regional office
- » Grab-N-Go Market and outdoor patio seating
- » Building and monument signage opportunities for large users
- » Sam Houston Crossing is a high quality deed restricted 42-acre business park
- » Ample parking available at a 4.74/1000 parking ratio with covered parking available and covered access into the building
- » Convenient to many hotels, restaurants, regional shopping malls and premier residential neighborhoods.



AVAILABLE SPACE

SUITE 105
10,312 NRA



SUITE 100
25,244 NRA

BRAND EXPOSURE



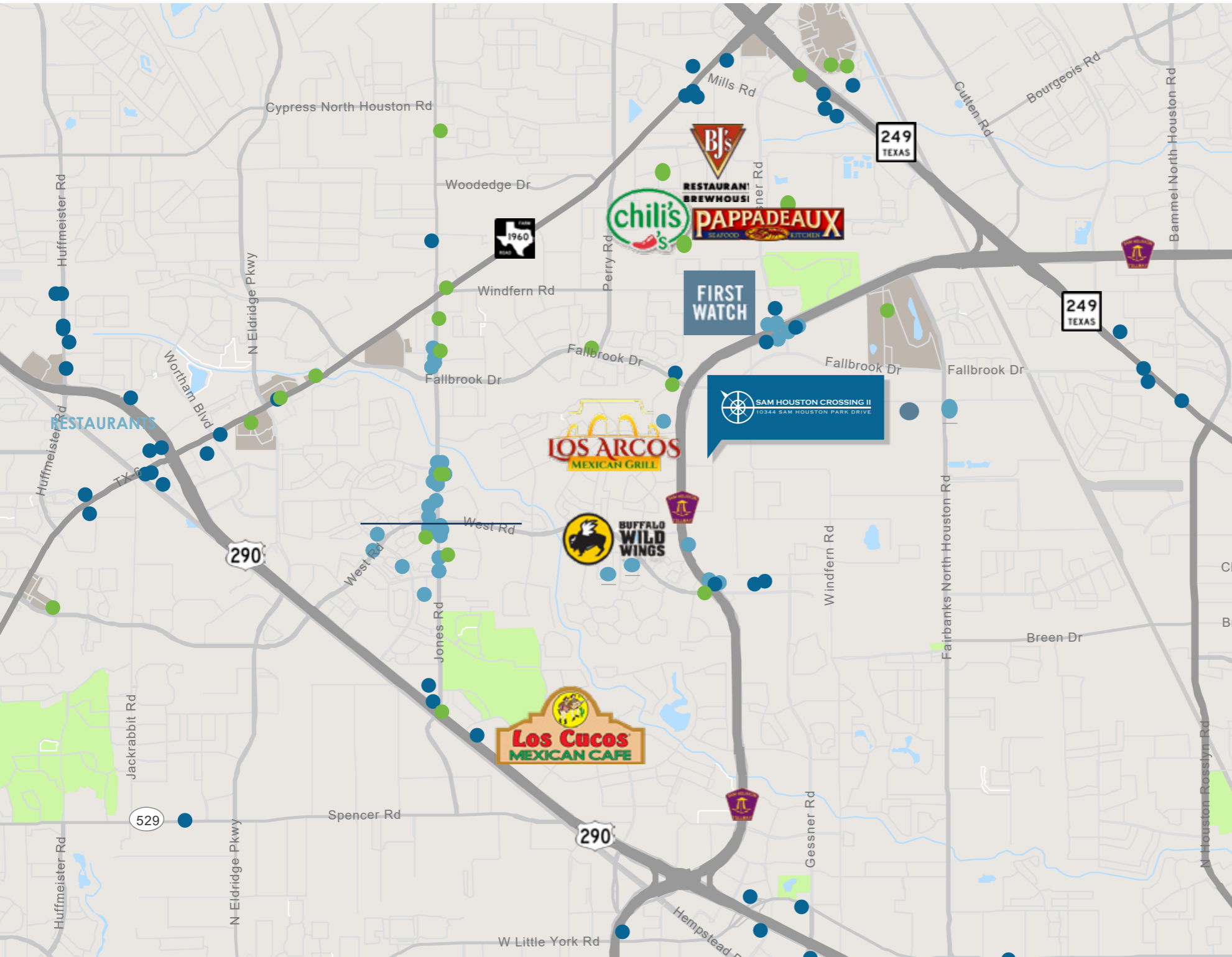
Commanding presence with several signage opportunities throughout the project

TRAFFIC COUNTS

141^K
Beltway 8



AMENITIES



Strategically located on Sam Houston Tollway between Highway 290 and Highway 249 providing excellent access to all areas of Houston.

NEARBY AMENITIES

RESTAURANTS



ENTERTAINMENT/SHOPPING/FITNESS



HOTELS



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10344 SAM HOUSTON PARK DR. | HOUSTON

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