



2 3 5 0
NORTH
B E L T
TOWER

2350 N. Sam Houston Parkway E.
Houston, TX

User/investment opportunity
[property website](#)

**AVISON
YOUNG**

Property highlights



Prominent, institutional grade office building with extensive renovations



Building signage available with visibility from N. Sam Houston Parkway E. (Beltway 8)



Manicured landscaping with a park like setting & koi pond



Seven-level garage parking with controlled access & a covered walkway to building



24/7 on-site security, security system & controlled access system



On-site engineering

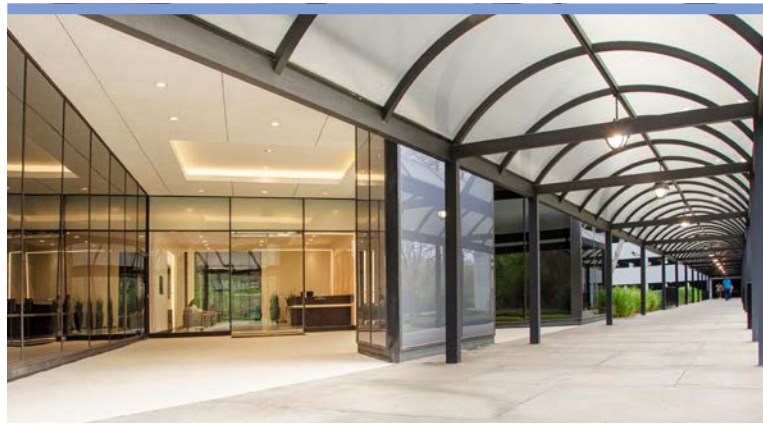
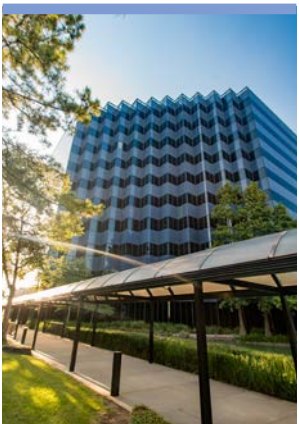
Property statistics

Address	2350 North Belt Tower 2350 N. Sam Houston Parkway E. Houston, TX
Property Size	+/- 165,671 sf
Site Size	+/- 3.08 acres
Class	A
Number of Stories	10
Year Built/Renovated	1982/2016
Percent Leased	20.2%
Parking	3.68/1,000
Submarket	IAH Airport



User/investment opportunity

- Currently 20.2% occupied by a government tenant.
- Ideally suited for use by a single user or as a corporate headquarters.
- Immediate upside through lease up of several second-generation spaces with little need for additional buildout.
- Significant discount to replacement cost.
- Over \$1.4MM in extensive capital improvements made to the property in 2016.



Premier North Houston location



Excellent freeway exposure with a traffic count over 150,000 cars per day.



Offers direct access to N. Sam Houston Parkway E. (Beltway 8).

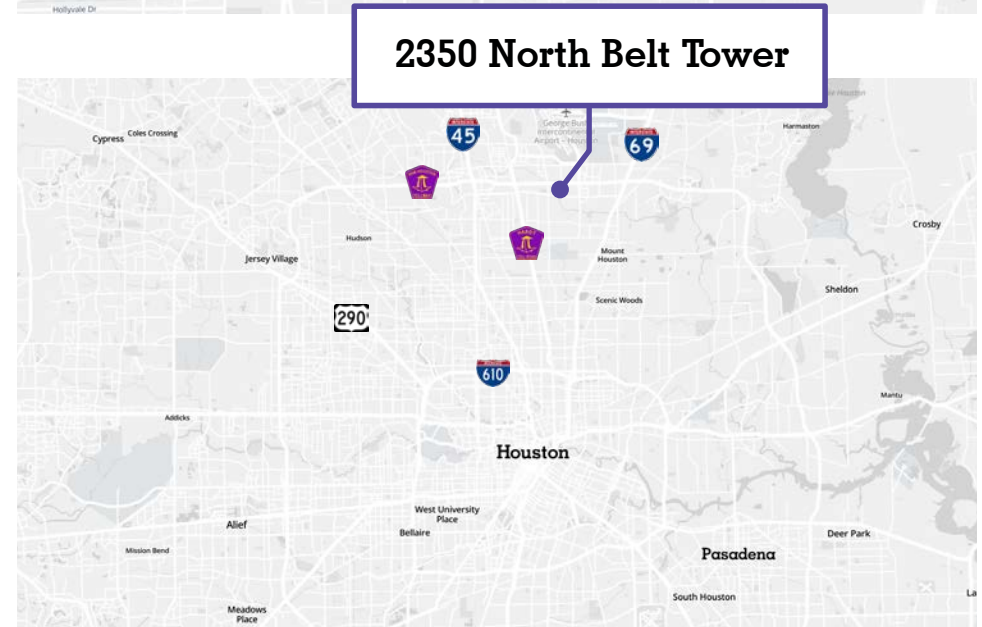


High-identity location only minutes from George Bush International Airport (IAH).



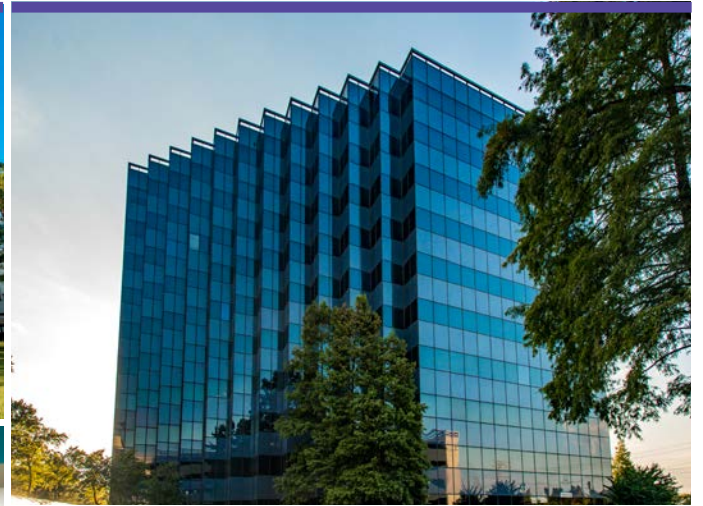
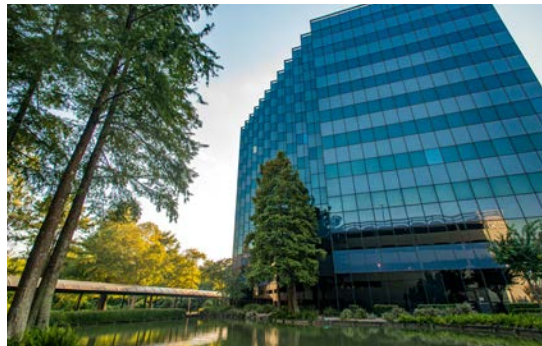
Great access to Interstate 45 (North Freeway), Hardy Toll Road & U.S. Highway 59 (Eastex Freeway).

Location maps



2 3 5 0
NORTH
BELT
TOWER

AVISON
YOUNG



If you would like more information on this offering, please get in touch.

[Darrell L. Betts, CCIM](#)

darrell.betts@avisonyoung.com
713.993.7704

[Jessica S. Alexander](#)

jessica.alexander@avisonyoung.com
713.993.7703

[Austin H. Stacey](#)

austin.stacey@avisonyoung.com
512.221.8260



[property website](#)

Visit us online

avisonyoung.com

© 2025 Avison Young – Texas, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Five Post Oak Park, 4400 Post Oak Pkwy #1500 | Houston, TX 77027 | 713 993 7700

**AVISON
YOUNG**