

Northgreen Business Park

1416-1428 N Sam Houston Pky E | Houston, TX 77032

Newly renovated office and warehouse suites in the heart of North Houston where your business can grow and thrive.



David Holland
+1 713 888 4095
david.holland@jll.com

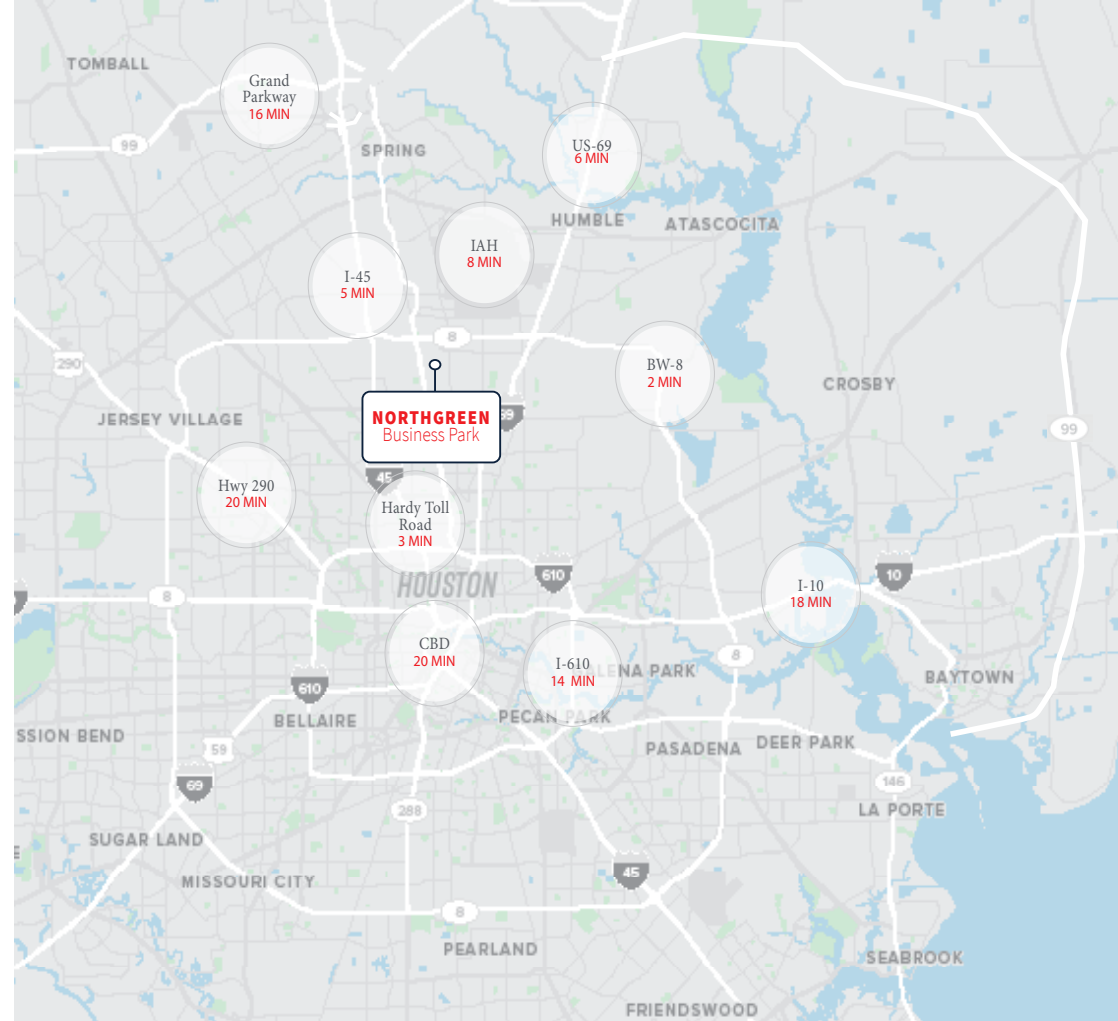
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com

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Northgreen Business Park's convenient location offers benefits for professionals in the area including:

- Immediate access to Beltway 8
- Nearby shopping centers, restaurants, recreational facilities, and medical centers.
- A business friendly environment promoted by the East Aldine Management District (<https://aldinedistrict.org/>).
- Newly created Harris County Tax Reinvestment Zone #1 is positioned to potentially spend millions of dollars on infrastructure improvements.
- Local skilled workforce enriched through partnerships with nearby educational institutions.
- A vibrant business community with networking opportunities through district events, seminars, and forums.



Best in class tenant experience

- Buildings are professionally managed by JLL property management, offering first class tenant services and an industry leading approach to management. This service-based property management ensures the highest level of customer service addressing concerns promptly, and proactively meeting tenant needs.
- Monument Signage Available
- Ample Employee Parking

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1416 N SAM HOUSTON PKWY E - SUITE 100

For Lease

±2,280 SF Industrial Office/Warehouse

Site features:

- Total: ±2,280 SF
- Office: ±1,596 SF
- Warehouse: ±684 SF
- 100% Climate Controlled Warehouse
- (2) - Private Offices, (1) - Conference Room
- End-Cap Space
- One (1) - One Grade Level Loading Door
- Lease rate: Contact Brokers



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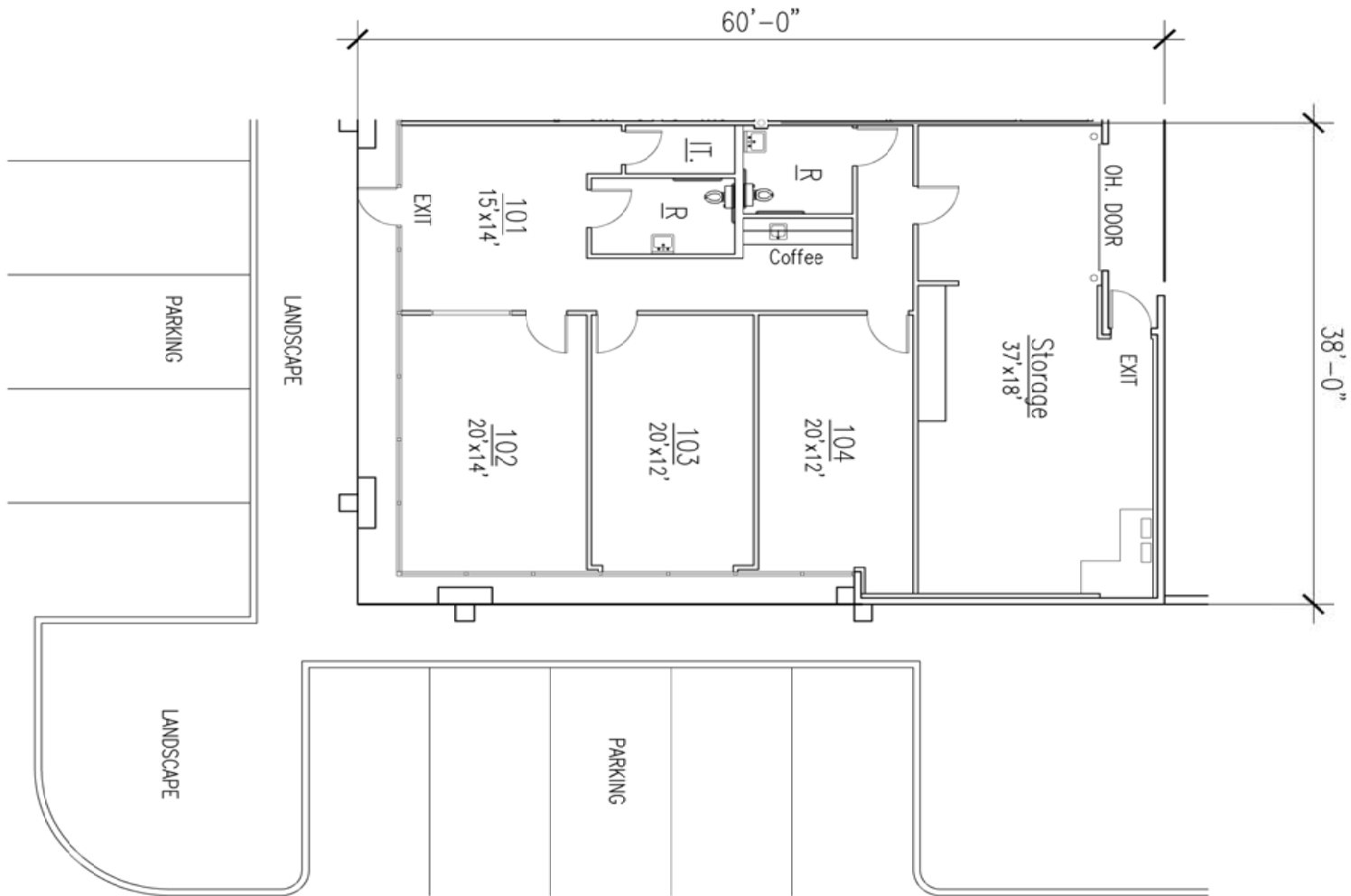
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com



1416 N SAM HOUSTON PKWY E, SUITE 100

Site Plan - ±2,280 SF



David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
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eliza.klein@jll.com

Angela Watford
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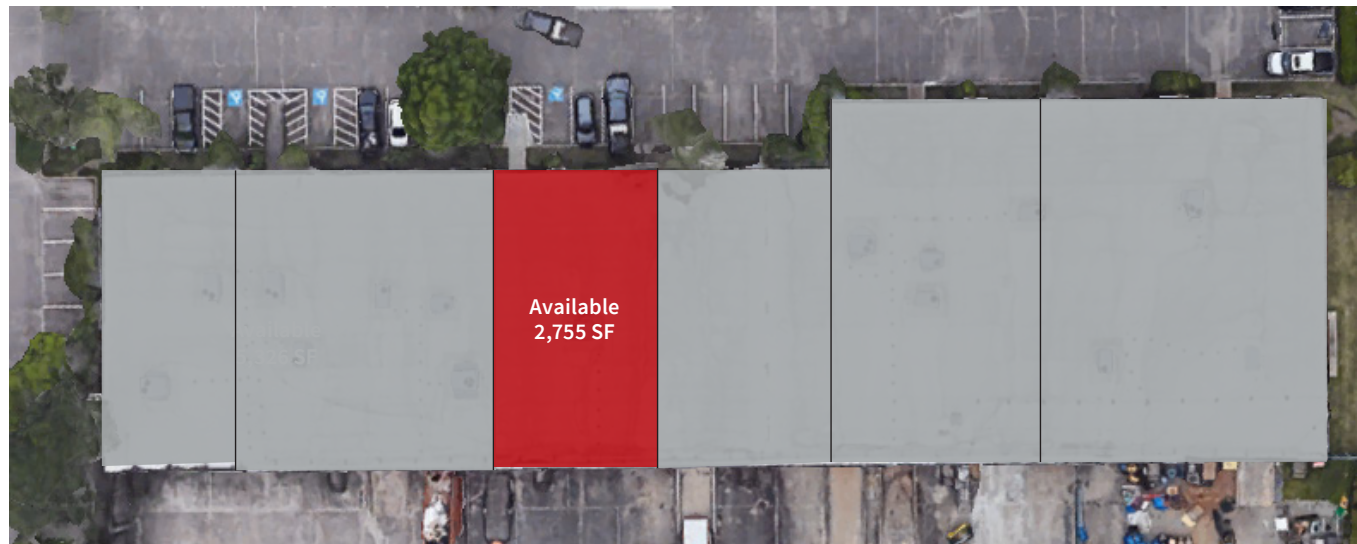
1416 N SAM HOUSTON PKWY E - SUITE 140

For Lease

±2,755 SF Office Space

Site features:

- Total: ±2,755 SF
- Up to ±5,394 SF Contiguous Space Available
- Newly Renovated Office Space
- Multiple Private Offices, Conference Room, and Break Room
- Ability to Modify Floor Plan
- Lease rate: Contact Brokers



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Angela Watford
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angela.watford@jll.com



1416 N SAM HOUSTON PKWY E, SUITE 140

Site Plan - ±2,755 SF



David Holland
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Angela Watford
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angela.watford@jll.com

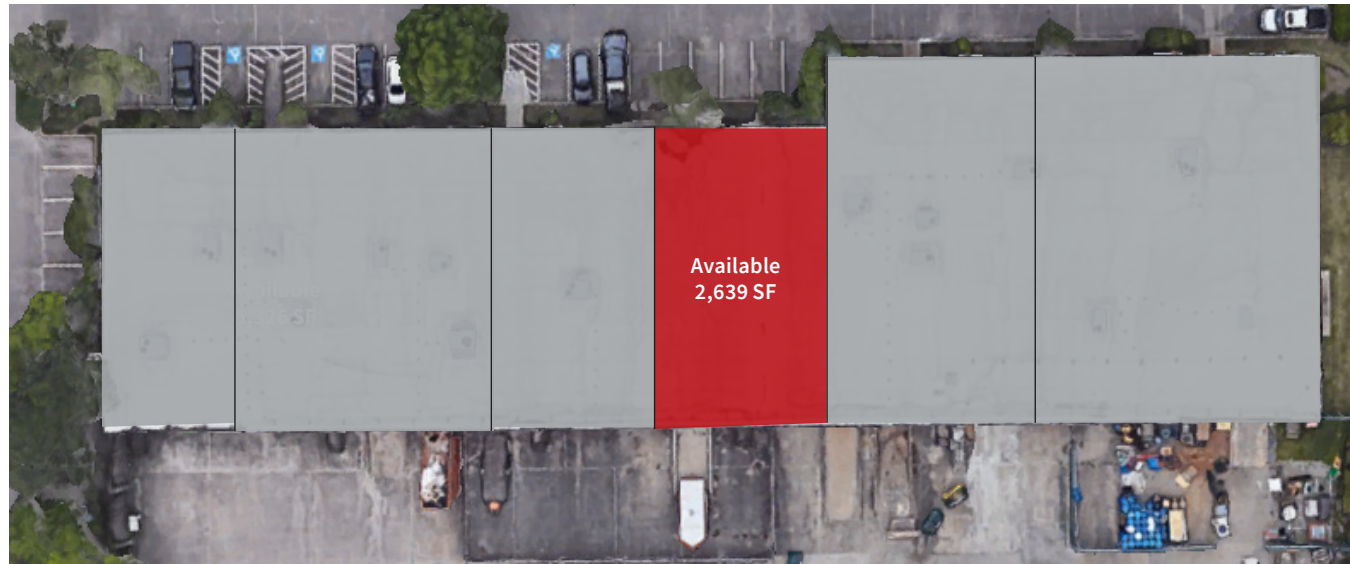
1416 N SAM HOUSTON PKWY E - SUITE 150

For Lease

±2,639 SF Office Space

Site features:

- Total: ±2,639 SF
- Office: ±1,166 SF
- Warehouse: ±1,473 SF
- 100% Climate Controlled Warehouse
- One (1) - 9' x 10' Grade Level Loading Door
- Lease rate: Contact Brokers



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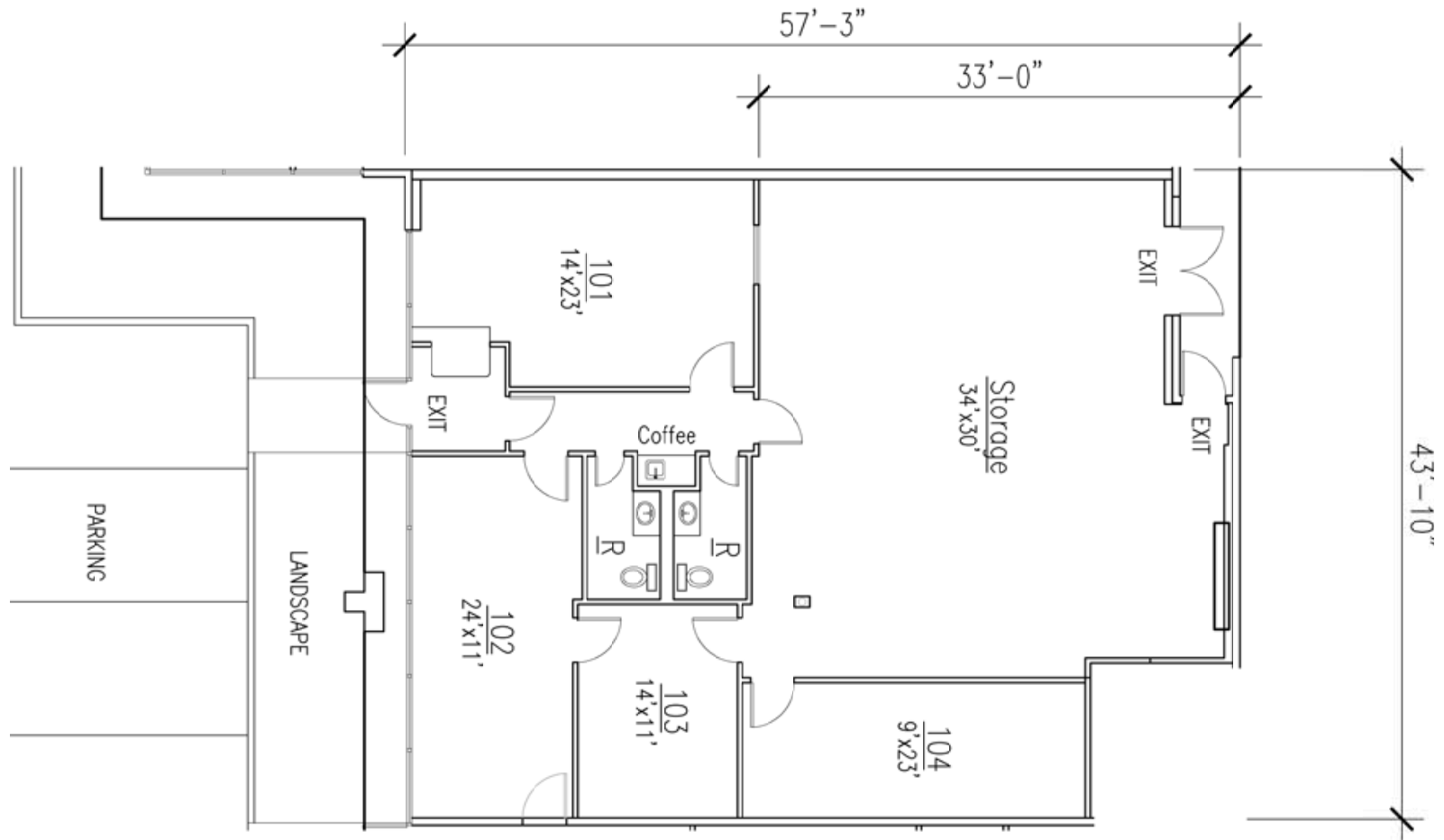
Eliza Klein
+1 713 425 1816
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Angela Watford
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1416 N SAM HOUSTON PKWY E, SUITE 150

Site Plan - ±2,639 SF



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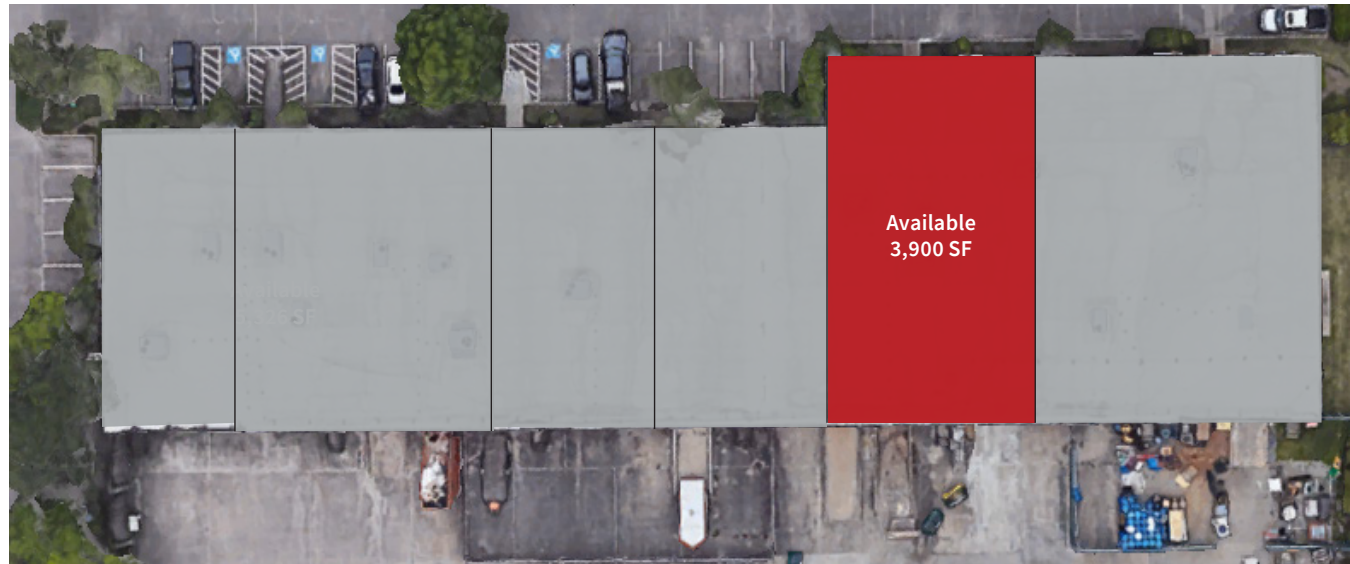
1416 N SAM HOUSTON PKWY E - SUITE 160

For Lease

**±3,900 SF Industrial Office /
Warehouse Space**

Site features:

- Total: ±3,900 SF
- Office: ±3,165 SF
- Warehouse: ±735 SF
- (3) - Private Offices, (1) - Conference Room, (1) - Break Room
- One (1) - 9' x 10' Grade Level Loading Door
- Lease rate: Contact Brokers



Available
3,900 SF

David Holland
+1 713 888 4095
david.holland@jll.com

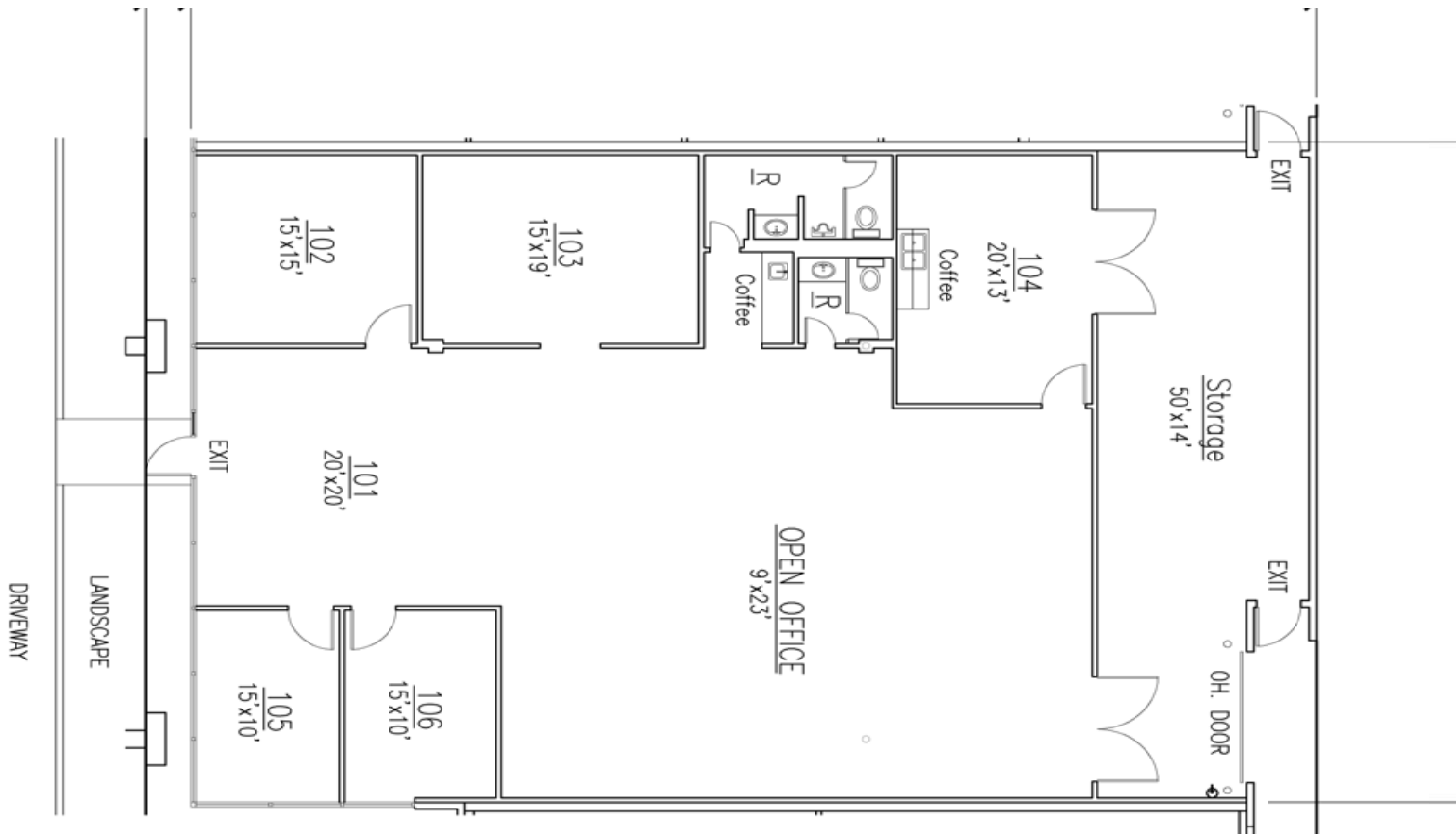
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com



1416 N SAM HOUSTON PKWY E, SUITE 160

Site Plan - ±3,900 SF



David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
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angela.watford@jll.com

1416 N SAM HOUSTON PKWY E - SUITE 180

For Lease



±3,510 SF Office Space

Site features:

- Total: ±3,510 SF
- Office: ±2,612 SF
- Warehouse: ±898 SF
- 100% Climate Controlled Warehouse
- Two (2) - 9' x 10' Grade Level Loading Doors
- (5) - Private Offices, Conference Room, and Break Room
- Lease rate: Contact Brokers

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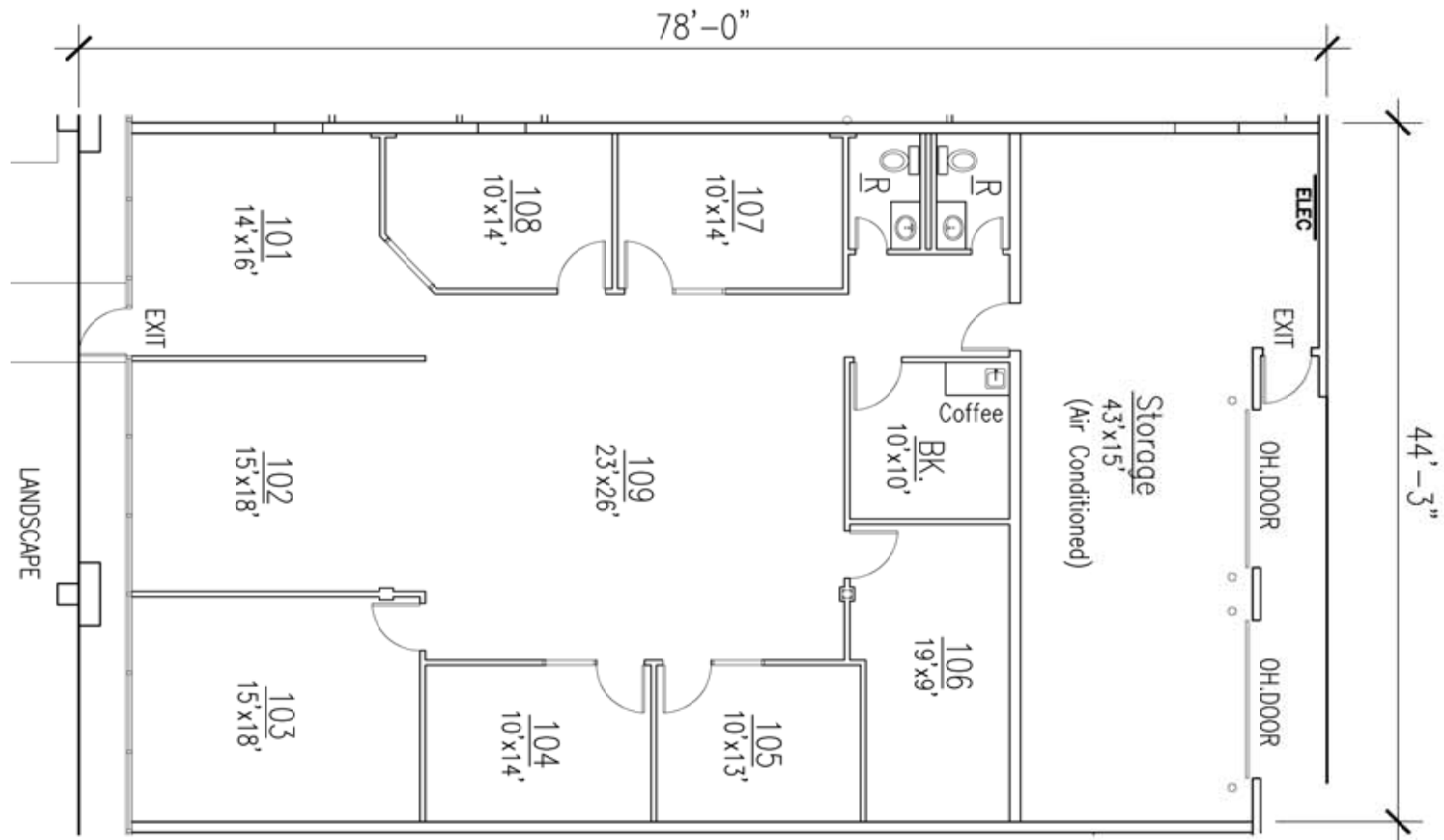
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com



1416 N SAM HOUSTON PKWY E, SUITE 180

Site Plan - ±3,510 SF



David Holland
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Angela Watford
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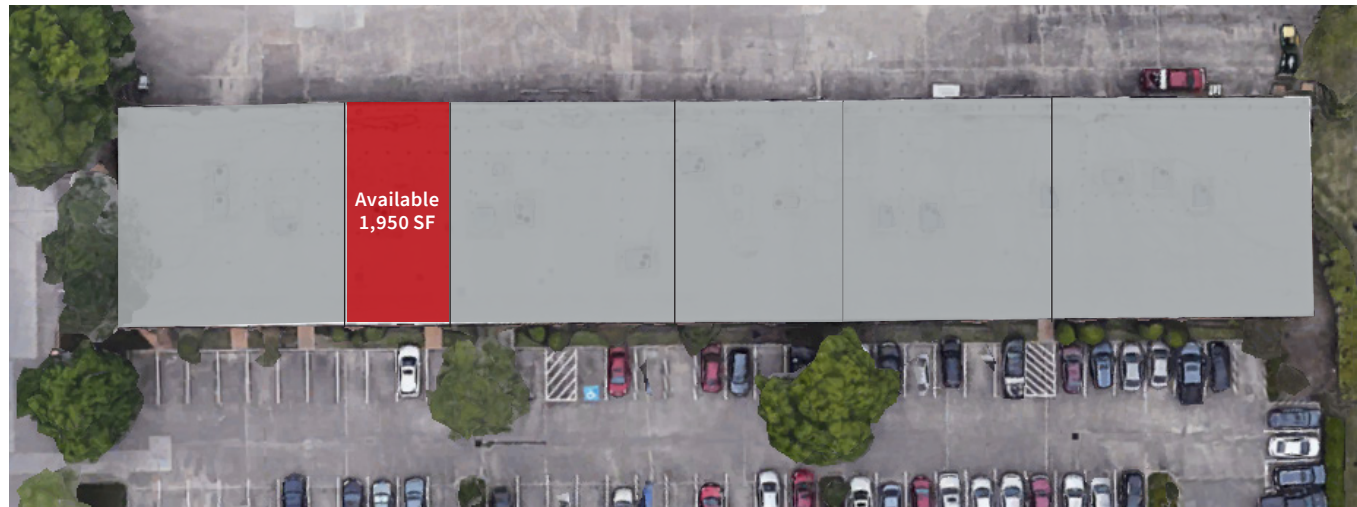
1420 N SAM HOUSTON PKWY E - SUITE 115

For Lease

±1,950 SF Industrial Office/Warehouse

Site features:

- Total: ±1,950 SF
- Office: ±1,420 SF
- Warehouse: ±530 SF
- Clear height: 12'
- One (1) - Grade Level Loading Door
- (3) - Private Offices
- 100% Climate Controlled Warehouse
- Lease rate: Contact Brokers



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+1 713 888 4095
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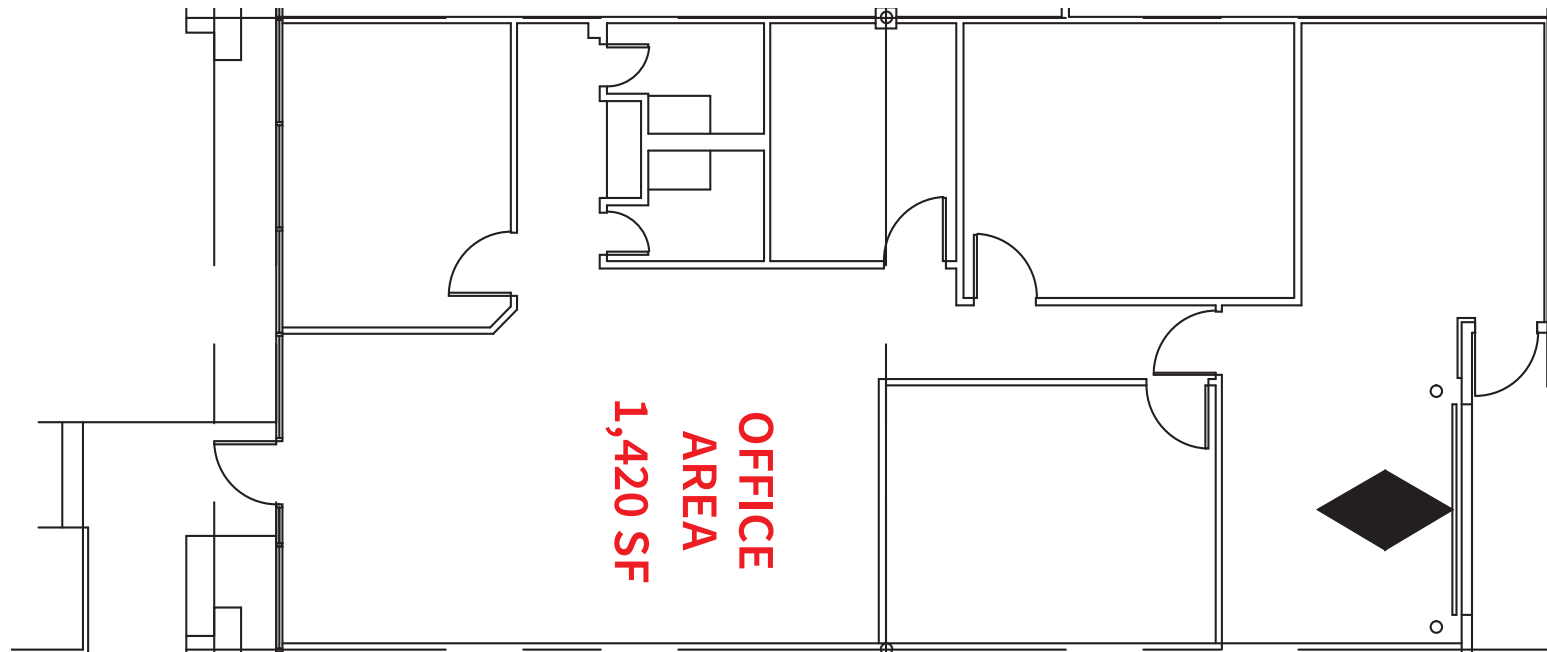
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com



1420 N SAM HOUSTON PKWY E, SUITE 115

Site Plan - ±1,950 SF



David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com

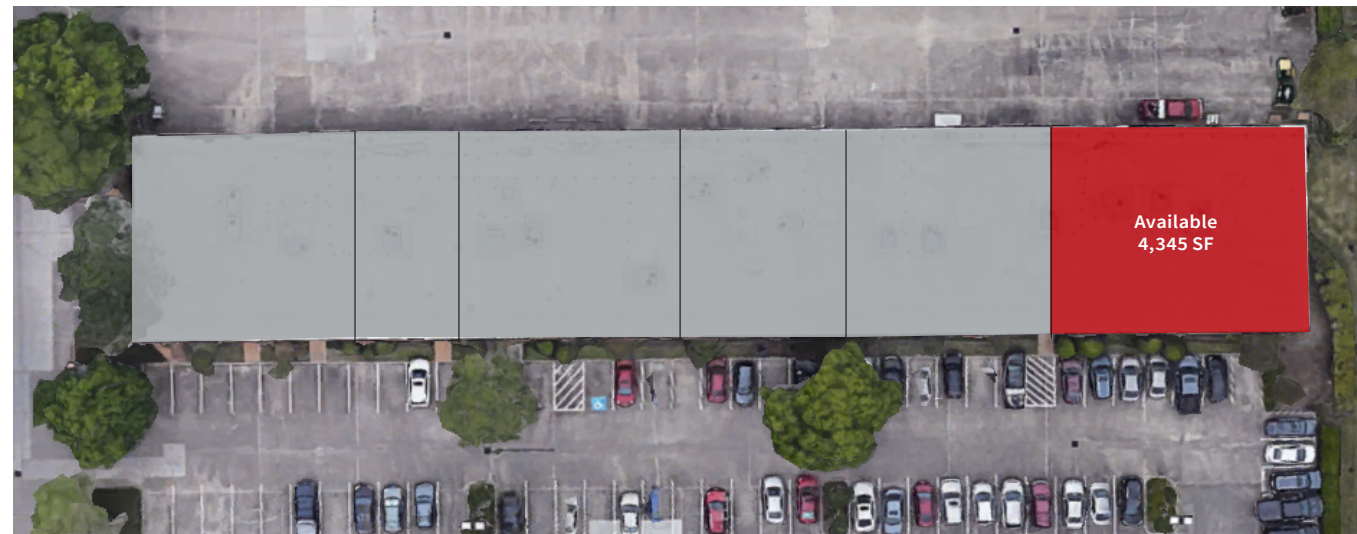
1420 N SAM HOUSTON PKWY E - SUITE 190

For Lease

±4,345 SF Industrial Office/Warehouse

Site features:

- Total: ±4,345 SF
- Office: ±1,532 SF
- Warehouse: ±2,813 SF
- Newly Renovated Office Space
- Large Open Office Area, Conference Room, and Break Room
- Ability to Modify Floorplan
- Two (2) - 9' x 10' Grade Level Loading Doors



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+1 713 888 4095
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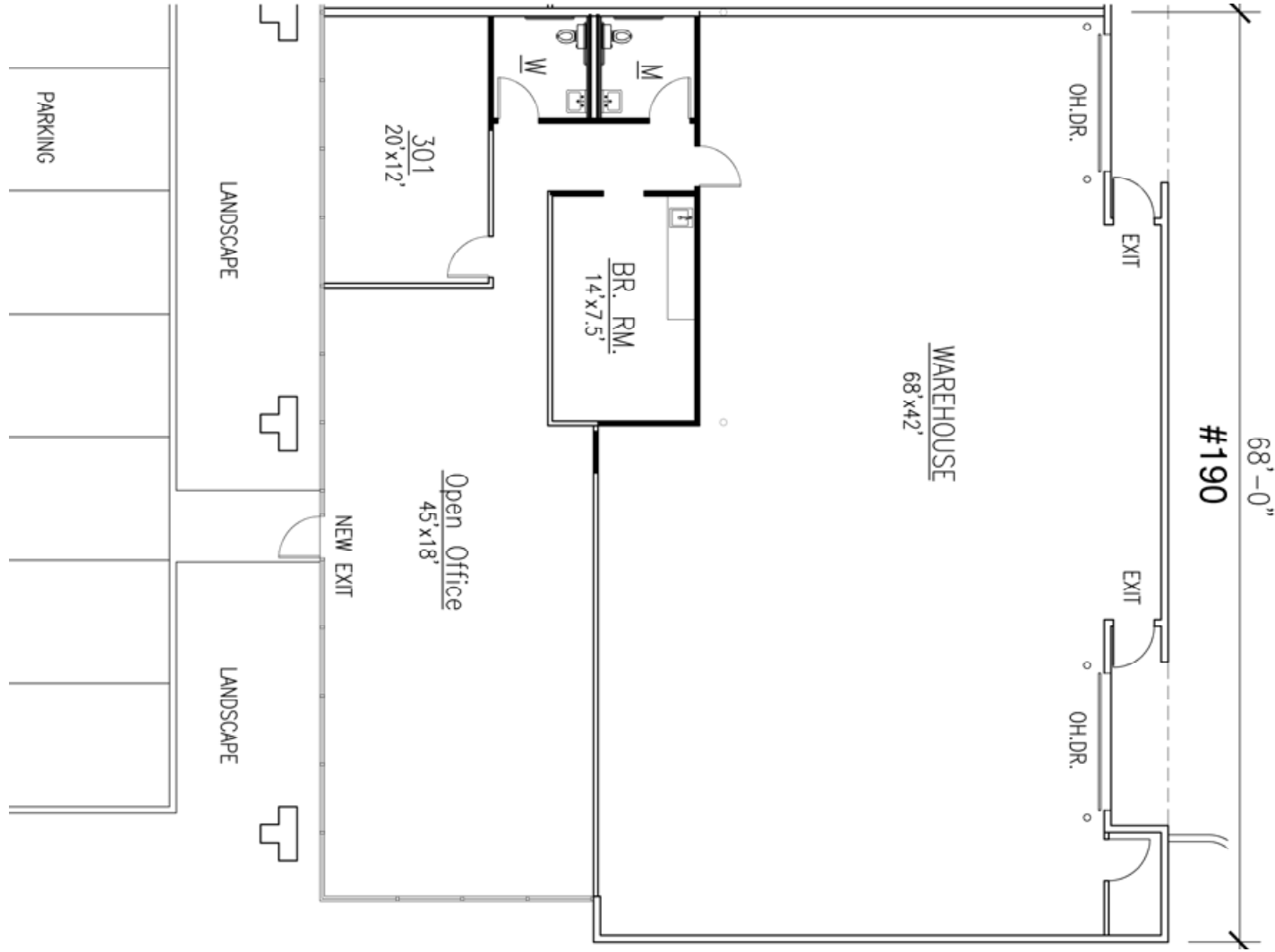
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com



1420 N SAM HOUSTON PKWY E, SUITE 190

Site Plan - ±4,345 SF



David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com

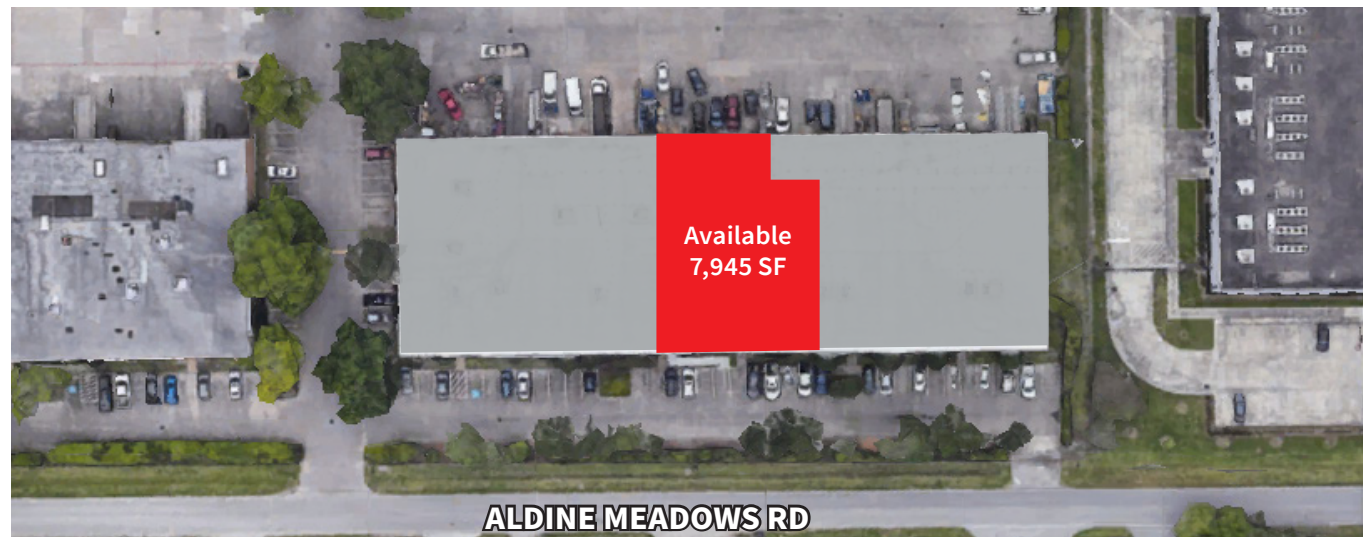
1428 N SAM HOUSTON PKWY E - SUITE 150

For Lease

±7,945 SF Industrial Office/Warehouse

Site features:

- Total: ±7,945 SF
- Office: ±1,992 SF
- Warehouse: ±5,953 SF
- Flex/Industrial Space
- Clear height: 18'
- Four (4) 9' x 10' Dock High Doors



David Holland
+1 713 888 4095
david.holland@jll.com

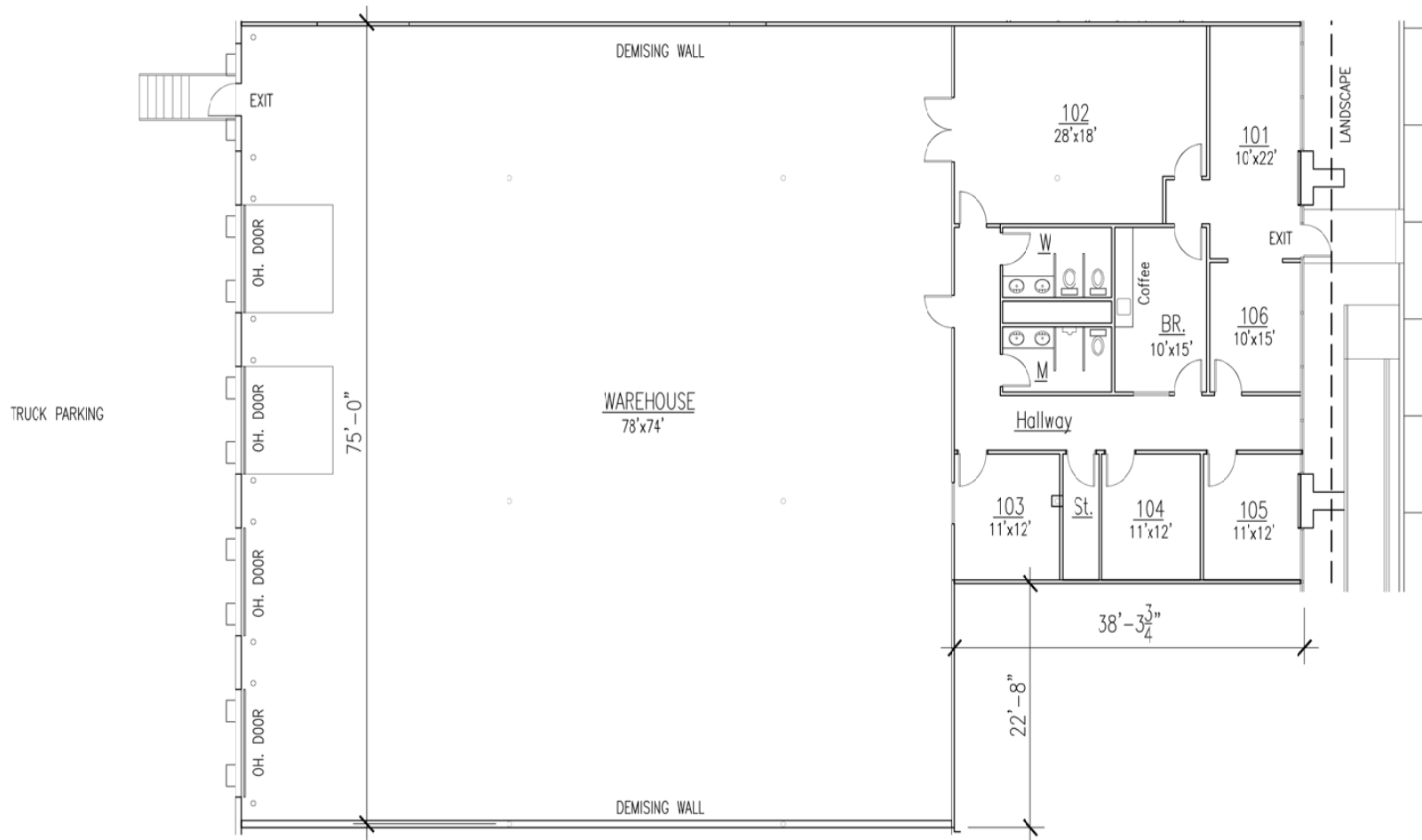
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com



1428 N SAM HOUSTON PKWY E, SUITE 150

Site Plan - ±7,945 SF



1428 N SAM HOUSTON PKWY E - SUITE 170

For Lease

±9,000 SF Industrial Office/Warehouse

Site features:

- Total: ±9,000 SF
- Office: ±2,015 SF
- Warehouse: ±6,985 SF
- Newly Renovated Office Space
- Clear height: 18'
- Two (2) 9' x 10' Dock High Doors
- One (1) Drive In Ramp



David Holland
+1 713 888 4095
david.holland@jll.com

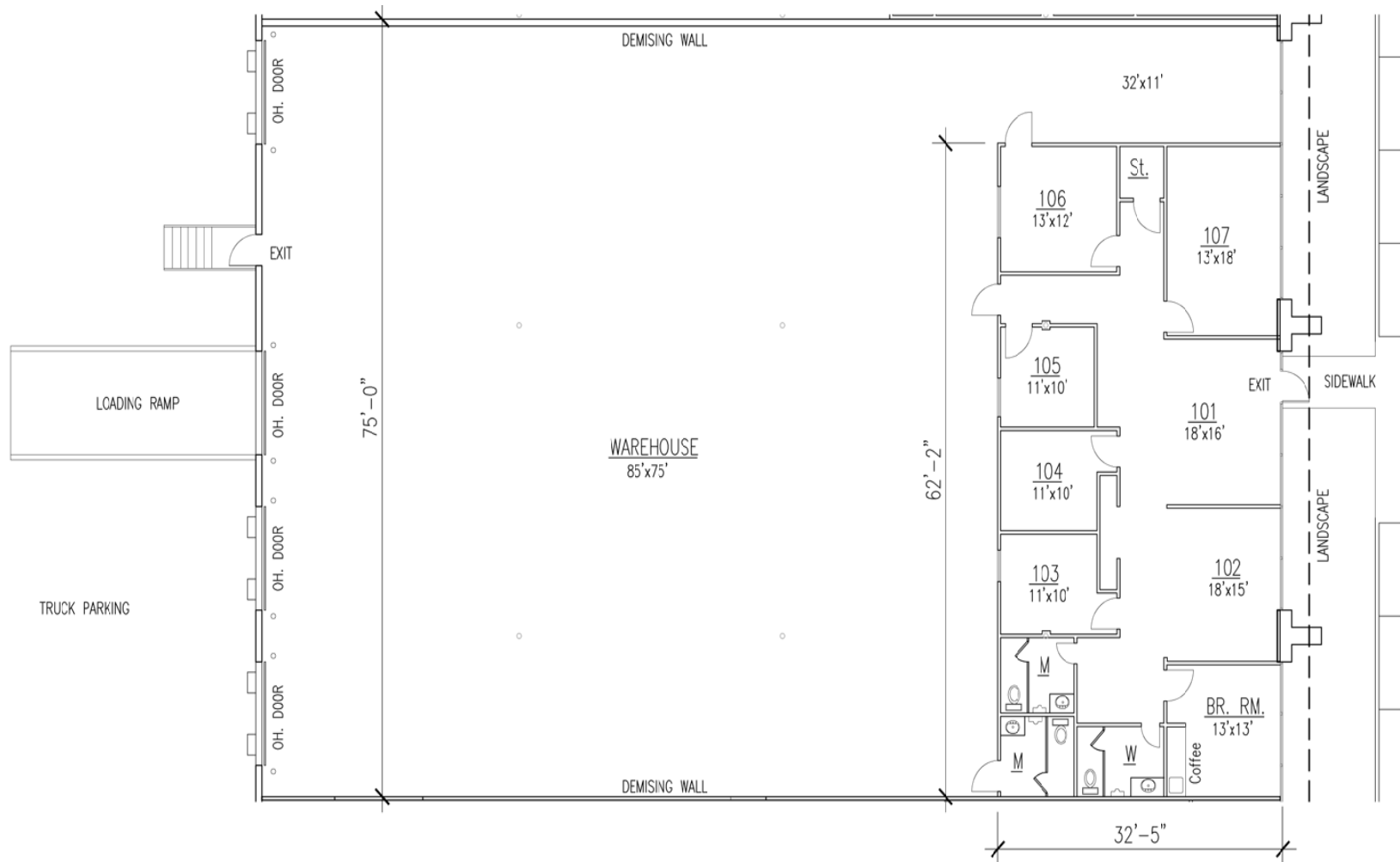
Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com



1428 N SAM HOUSTON PKWY E, SUITE 170

Site Plan - ±9,000 SF



David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com