



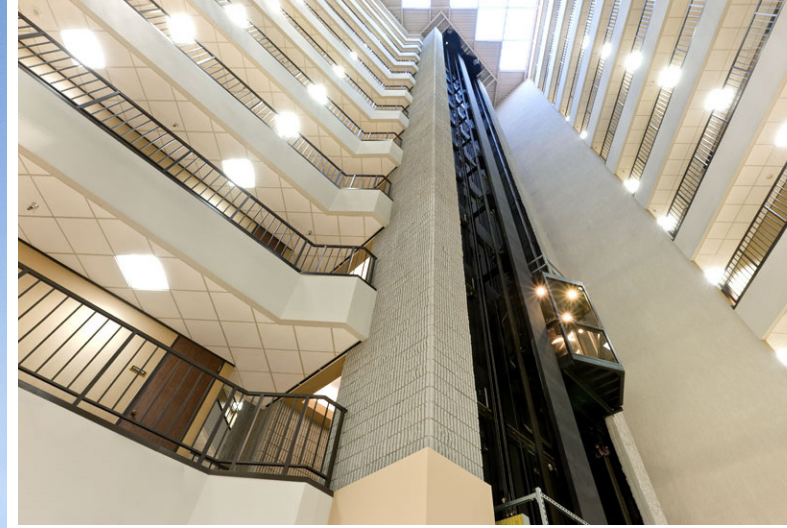
HOLLOMAN

333

333 NORTH
BELT

333 N SAM HOUSTON PKWY E

OVER 125,000 SF OF CLASS A OFFICE AVAILABLE FOR LEASE



WELCOME TO 333 NORTH BELT

A 12-story 213,281 SF building in the heart of North Houston with Class A amenities

Move-in ready suites

Conference and training facility

Gym

Renovated lobby and common areas

New roof installed in 2023

Cardkey access

Storage areas available

Signage opportunities

Secured garage parking with climate-controlled, secured walkway connected to building

On-site property management and security

Attentive ownership

Conveniently located within 1 mile of hotels, restaurants, and many other retail conveniences

Free hotel shuttles to and from airport and to building, plus hotel discounts at the Marriott, Hilton and Hyatt



CONVENIENCE

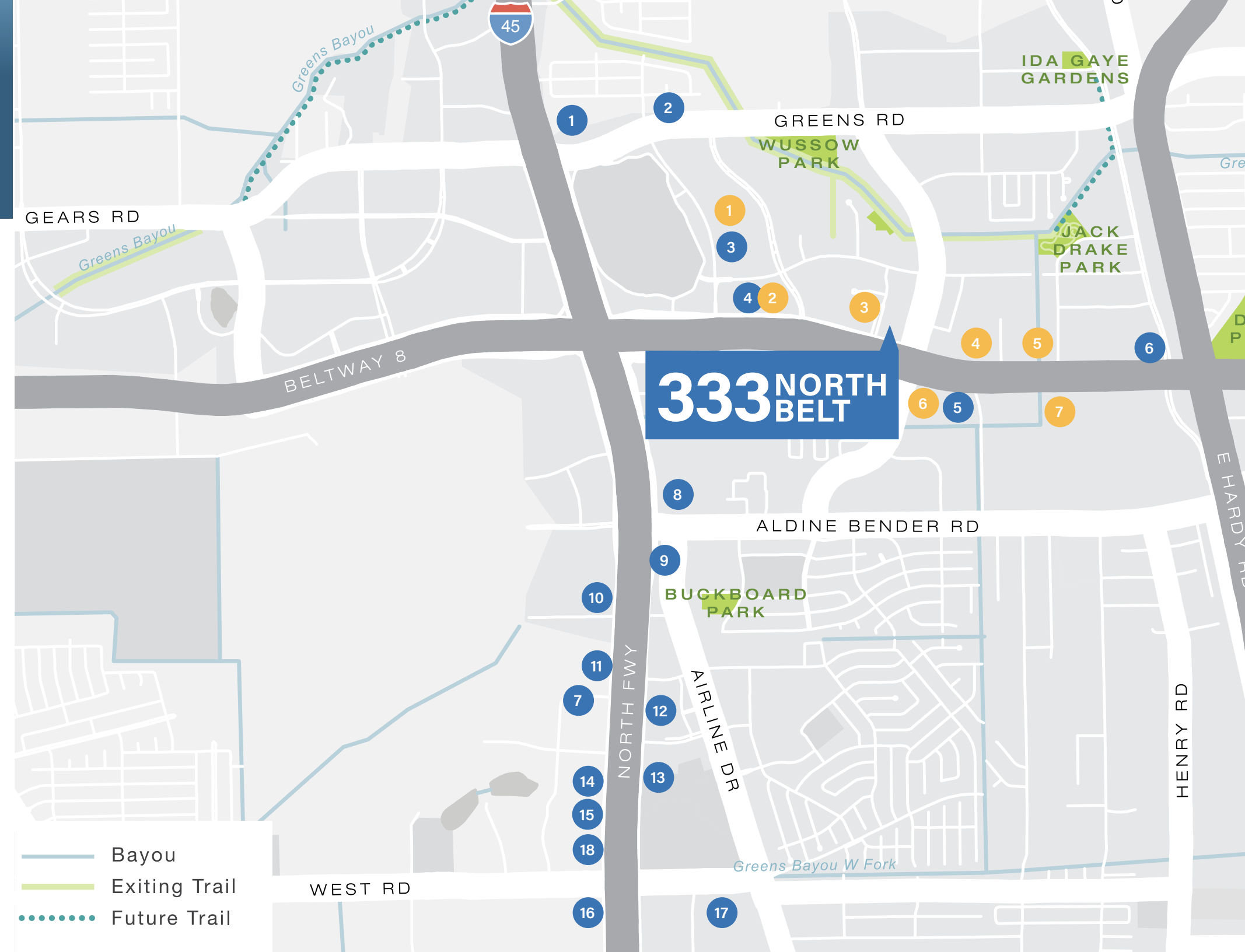
LOCATED IN THE HEART OF THE NORTH HOUSTON DISTRICT

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
Jimmy John's Schlotzsky's Deli
Rising Roll Gourmet
Ichibon Japanese
Tacos Ole
Smoothie King | 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 Papaturre | 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 |



333 NORTH BELT

www.333northbelt.com



TRANSWESTERN

REAL ESTATE
SERVICES

Michelle Wogan

713.270.3348 | Michelle.Wogan@transwestern.com

Sean Tran

713.231.1592 | Sean.Tran@transwestern.com



333 NORTH BELT

333 N SAM HOUSTON PKWY E • HOUSTON, TX 77060

BUILDING INFORMATION

Availabilities

Suite 160 - 2,537 SF		Suite 855 - 3,631 SF		} 6,913 SF contig.
Suite 260 - 1,601 SF	<i>Divisible</i>	Suite 860 - 1,330 SF		
Suite 300 - 2,674 SF		Suite 870 - 1,952 SF		} 8,088 SF contig.
Suite 320 - 1,896 SF		Suite 915 - 2,436 SF		
Suite 370 - 5,645 SF	<i>Divisible</i>	Suite 950 - 5,652 SF		} 56,363 SF contig.
Suite 510 - 6,861 SF		Suite 1000 - 18,888 SF		
Suite 525 - 1,910 SF		Suite 1100 - 18,888 SF		
Suite 700 - 4,192 SF		Suite 1200 - 19,864 SF		} 14,669 SF contig. <i>Move-in ready suites</i>
Suite 740 - 4,380 SF				
Suite 750 - 6,097 SF				



Amenities

- Move-in ready suites
- Building conference facility
- Gym
- New roof installed in 2023
- Secured garage parking with climate-controlled, secured walkway connected to building
- Cardkey access
- On-site management
- On-site security
- Renovated lobby and common areas
- Conveniently located within 1 mile of hotels, restaurants, and many other retail conveniences
- Free hotel shuttles to and from airport and to building, plus hotel discounts at the Marriott, Hilton and Hyatt
- Storage areas available
- Fiber/Internet Providers: Logix and Comcast

Owner

Khoshbin 333 LLC

Total NRA

223,051 RSF

Floors & Year Built

12 / 1980 / 2023

Smallest Contiguous

1,330 RSF, Floor 8

Largest Contiguous

56,363 RSF, Floors 10-12

Starting Rental Rate

\$9.75 - \$10.75/RSF NNN

Operating Expenses

Est. 2024 - \$8.32

Parking Rate

3.3/1000 Ratio; Garage Parking
Reserved - \$65/month/space; Unreserved - Free

T.I. Allowance

Negotiable

Building Hours

7:00 am - 6:00 pm Monday through Friday
7:00 am - 1:00 pm Saturday
Exclusive of holidays
\$45/hour for overtime HVAC

www.333northbelt.com

Virtual Tour



LEASING INFO

Michelle Wogan

713.270.3348

michelle.wogan@transwestern.com

PROPERTY MANAGEMENT

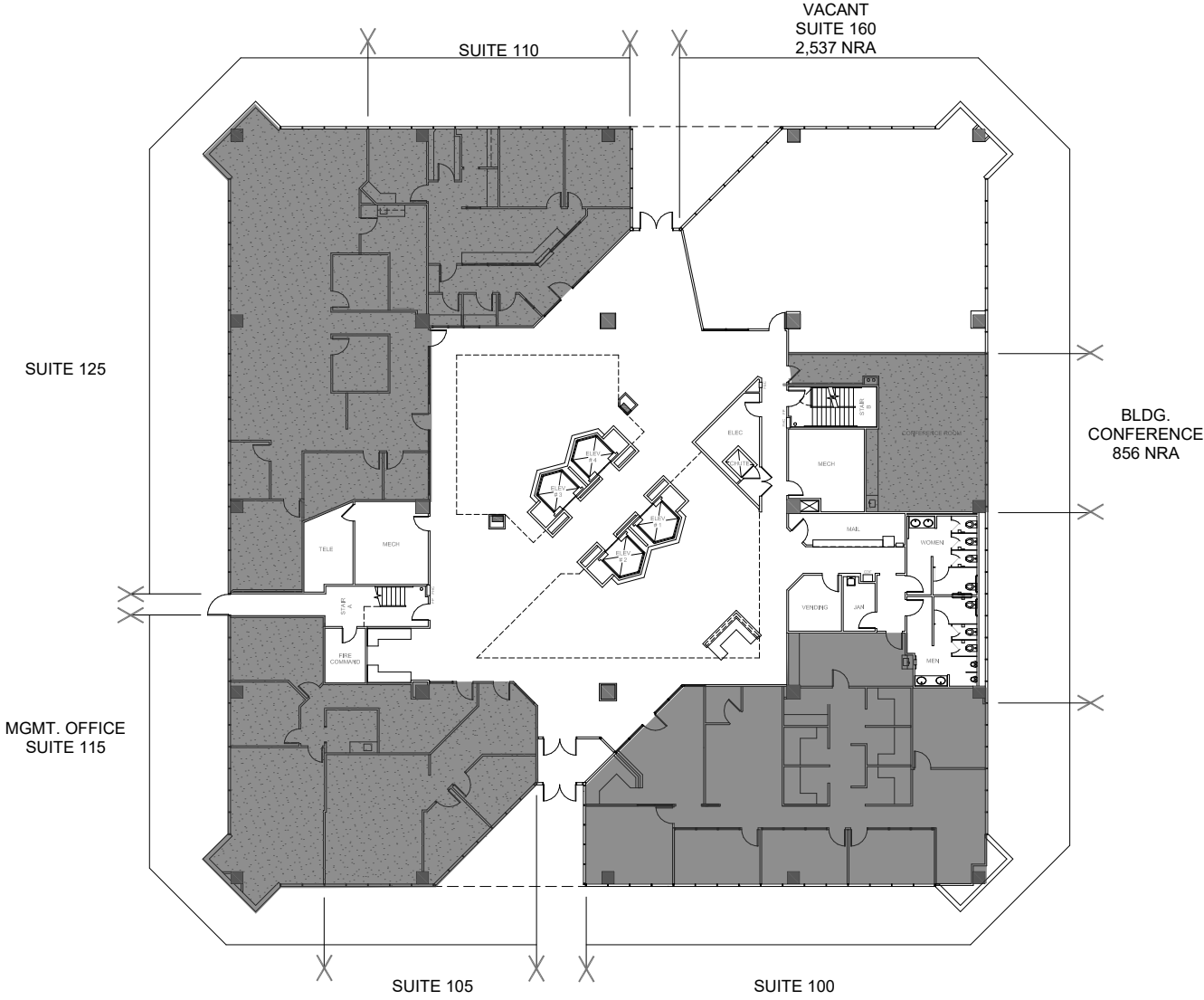
Jen Sanford, CPM

346.237.4817

jen.sanford@transwestern.com

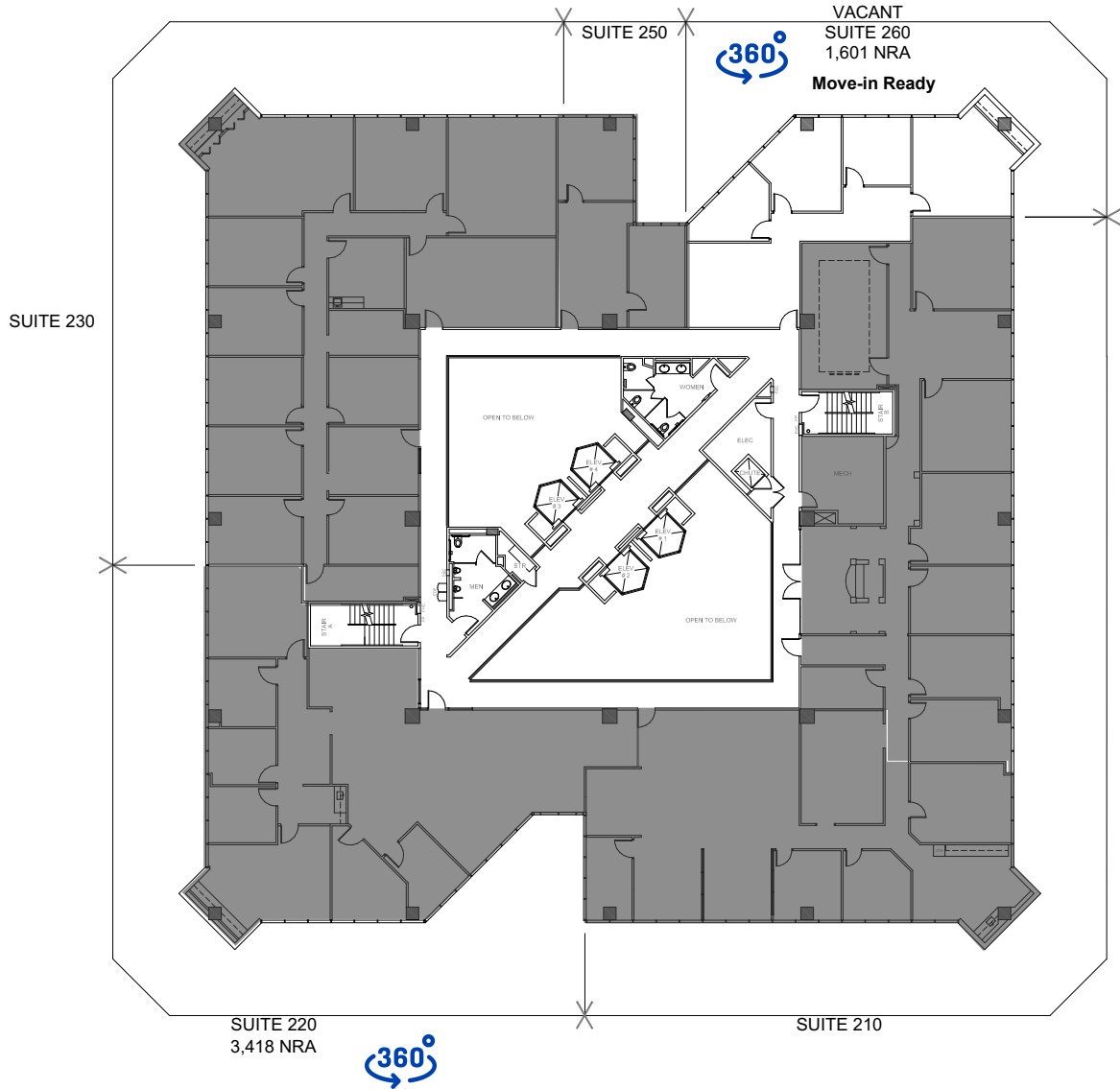
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CONTROL BOOK



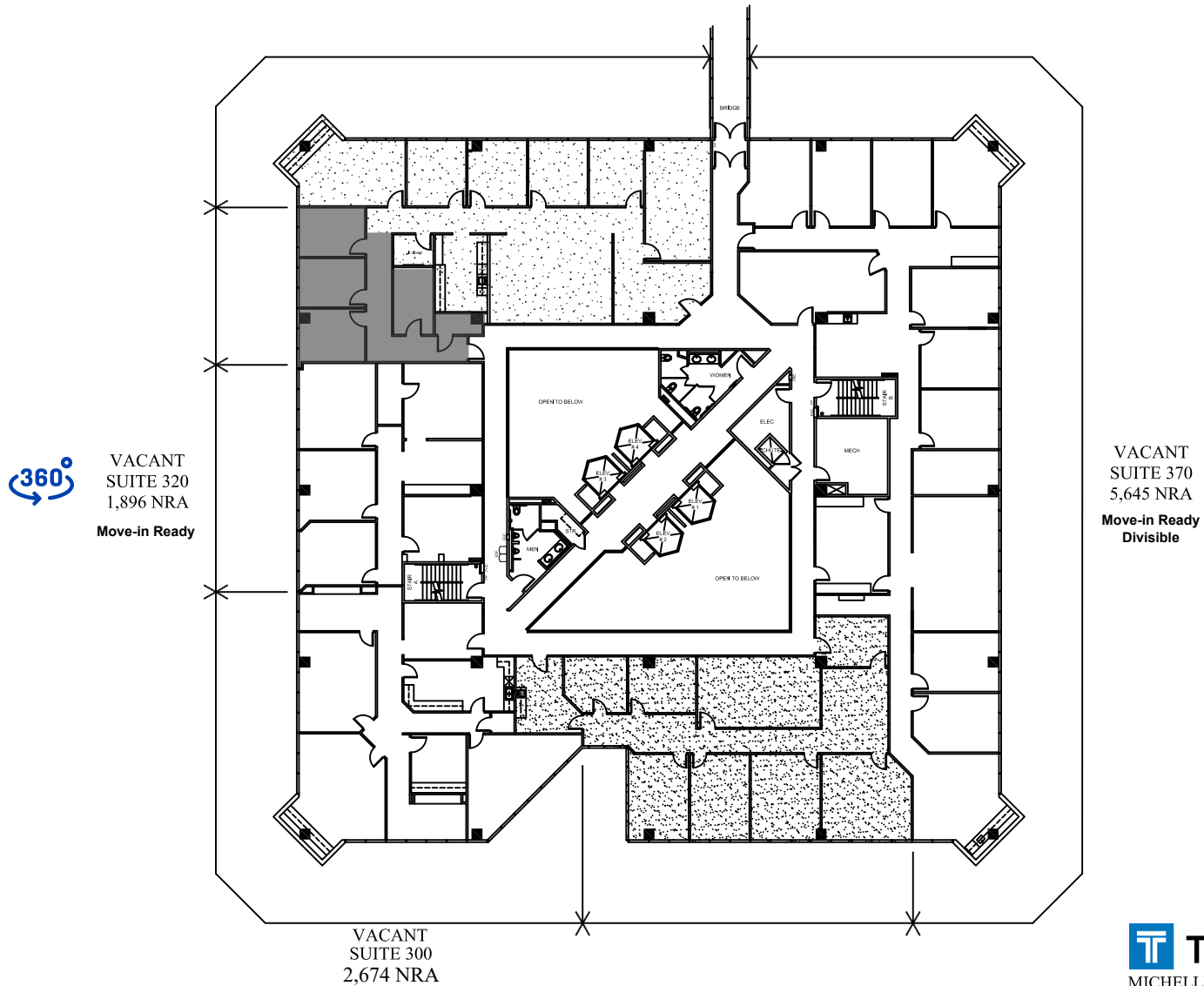
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CONTROL BOOK



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CONTROL BOOK - FLOOR 3



 OCCUPIED  VACANT

T TRANSWESTERN®

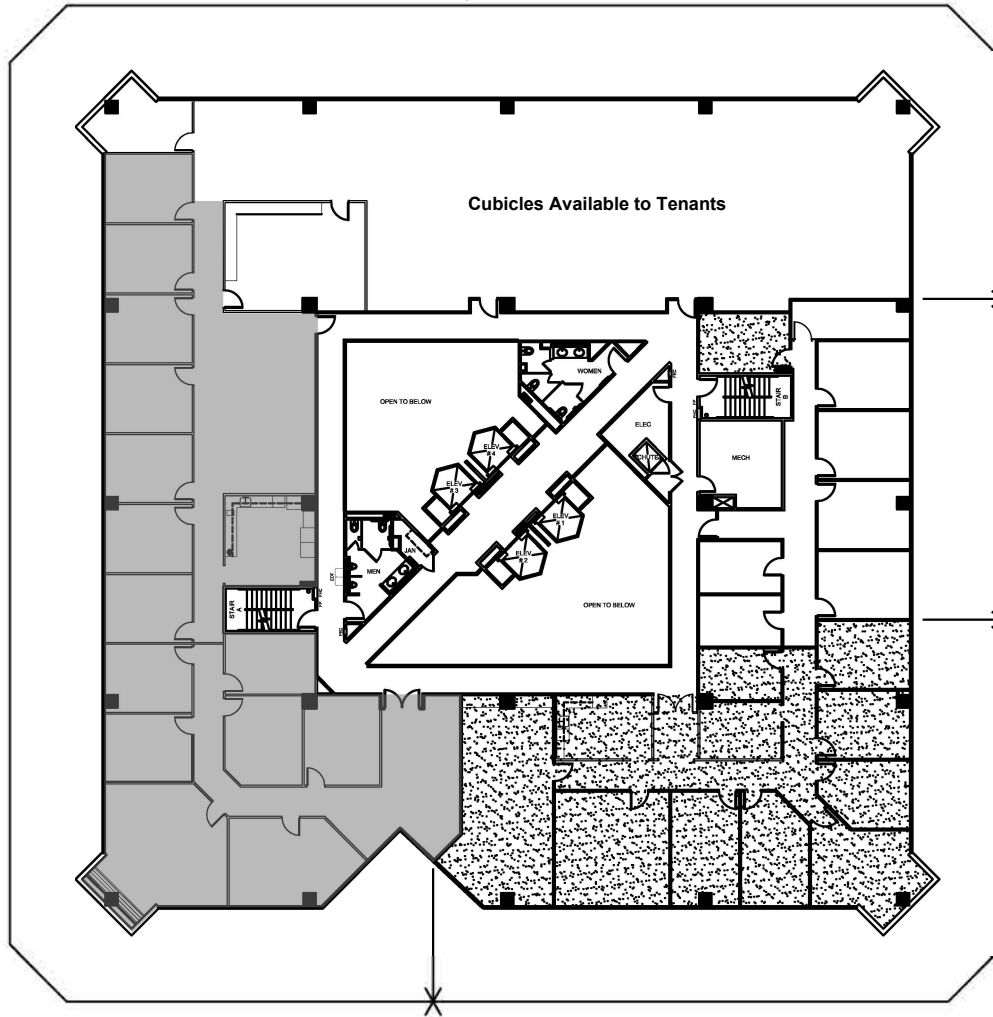
MICHELLE WOGAN / PAULA MUSA
TRANSWESTERN COMMERCIAL SERVICES
1900 WEST LOOP SOUTH, SUITE 1300
HOUSTON, TEXAS 77027
TEL: 713-270-7700 FAX: 713-270-6285

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

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CONTROL BOOK - FLOOR 05

VACANT
SUITE 510 Move-in Ready
6,861 NRA



VACANT
SUITE 525
1,910 NRA
Move-in Ready



 OCCUPIED  VACANT

 **TRANSWESTERN**[®]

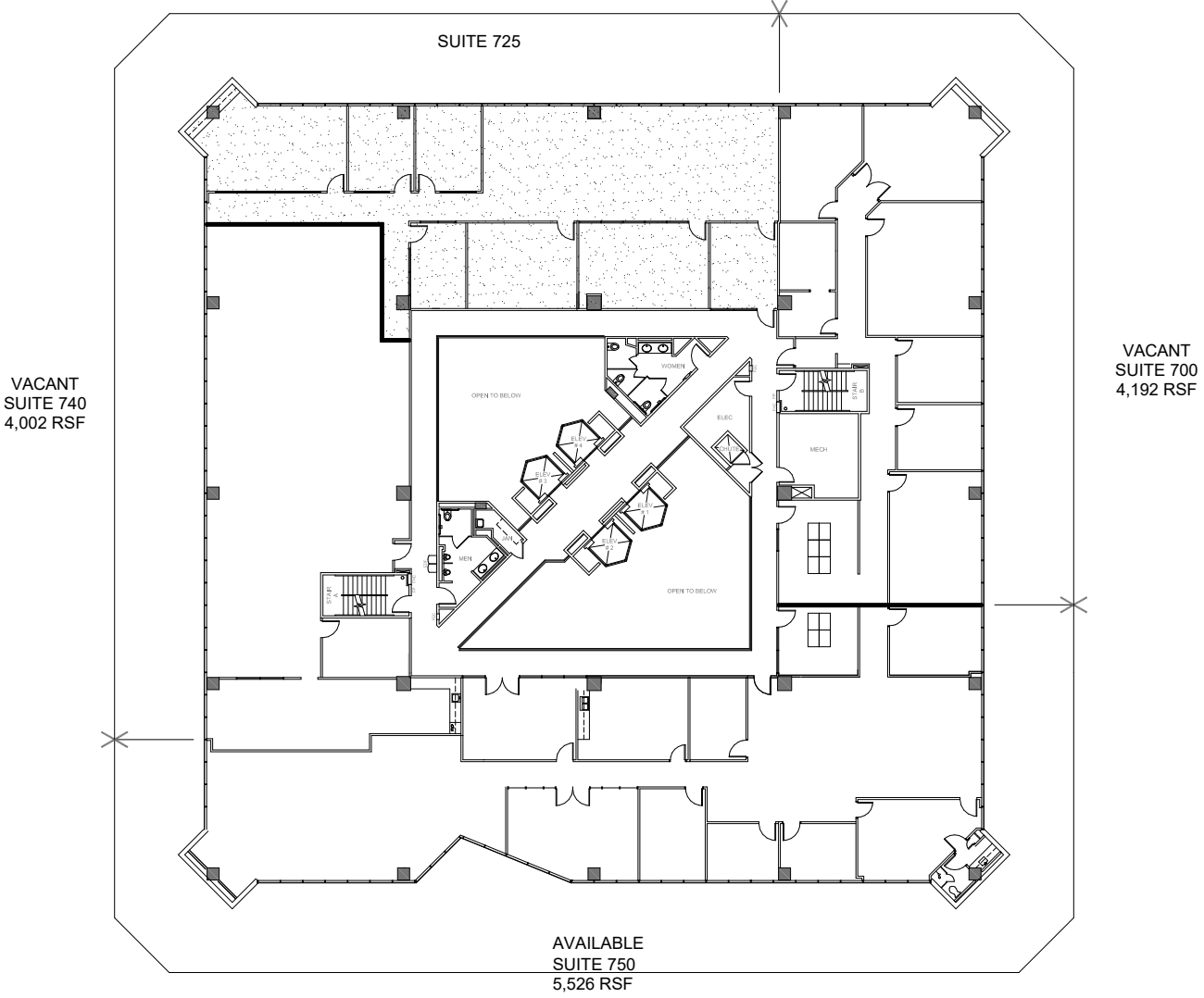
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08/24/23

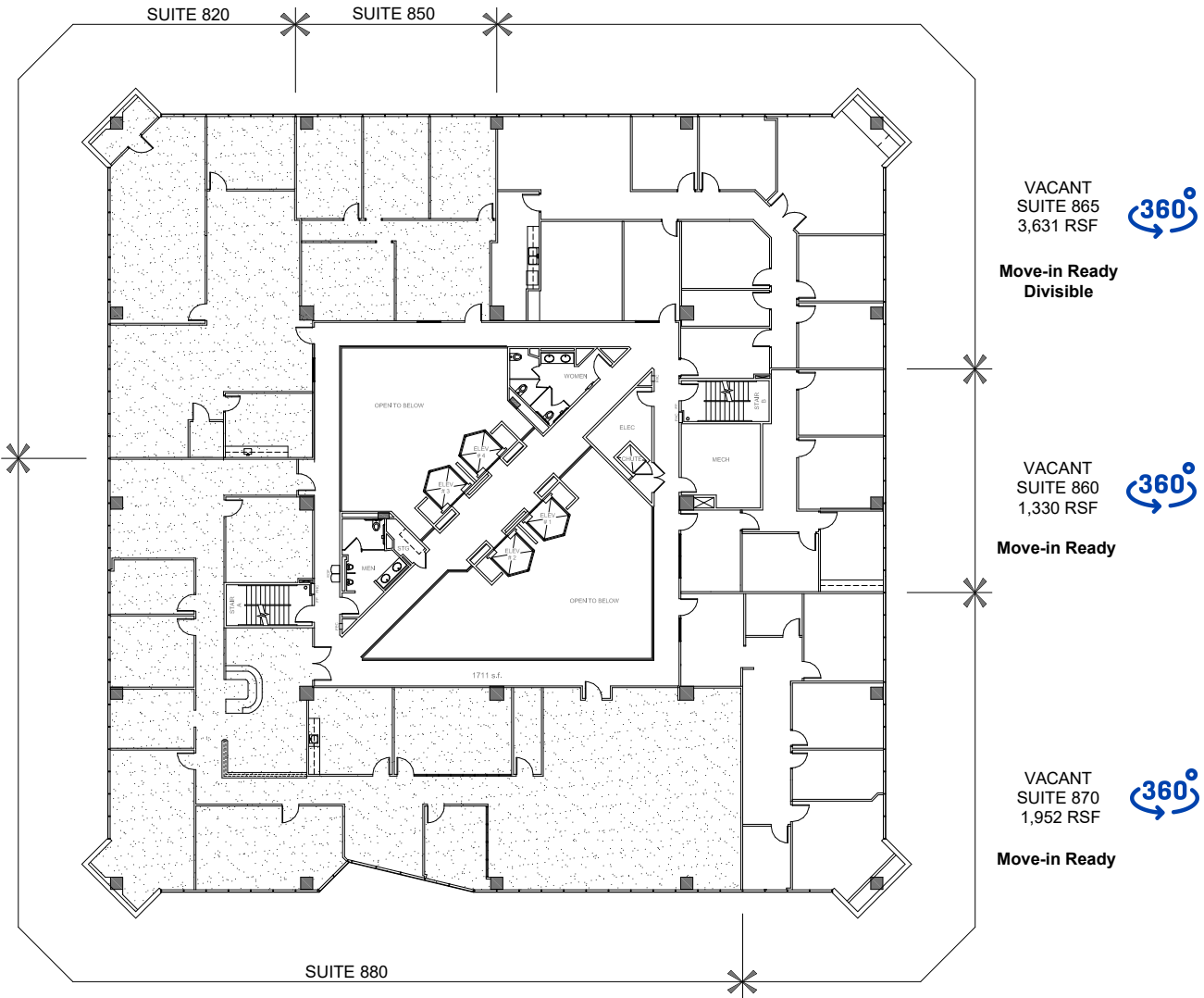
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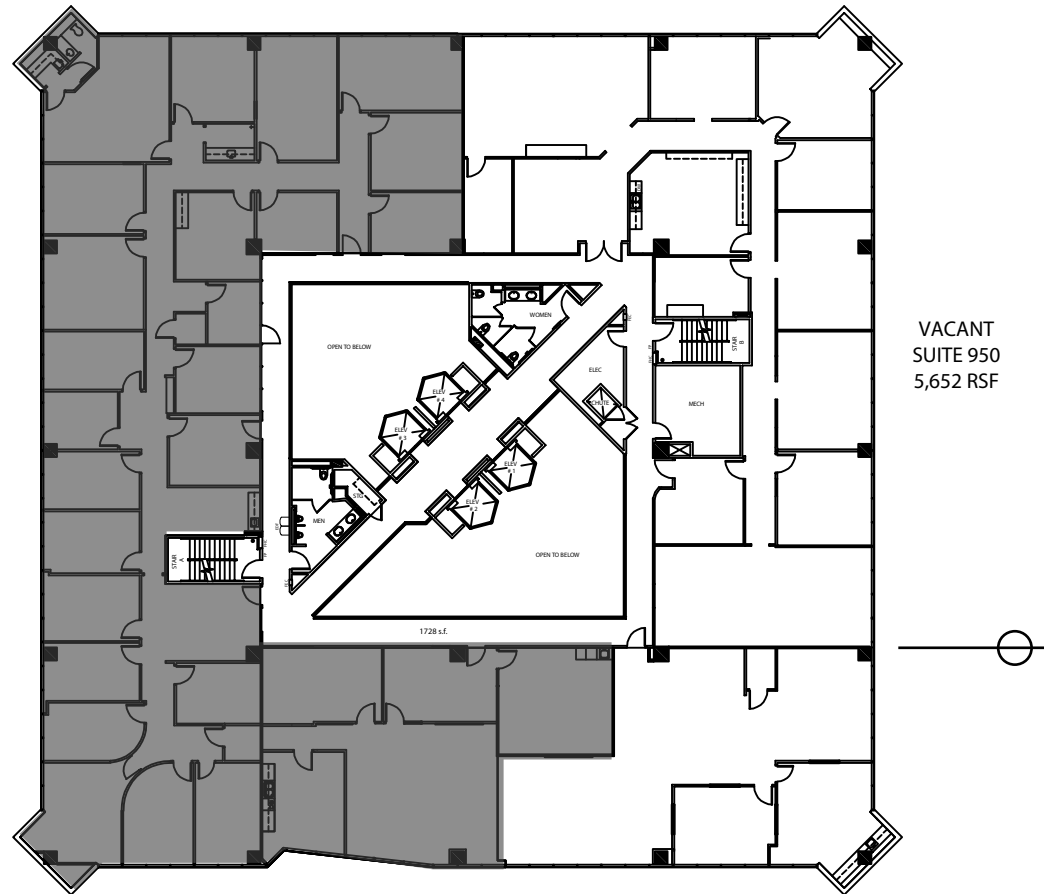
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CONTROL BOOK



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CONTROL BOOK - FLOOR 09



VACANT
SUITE 950
5,652 RSF

VACANT
SUITE 915
2,436 RSF



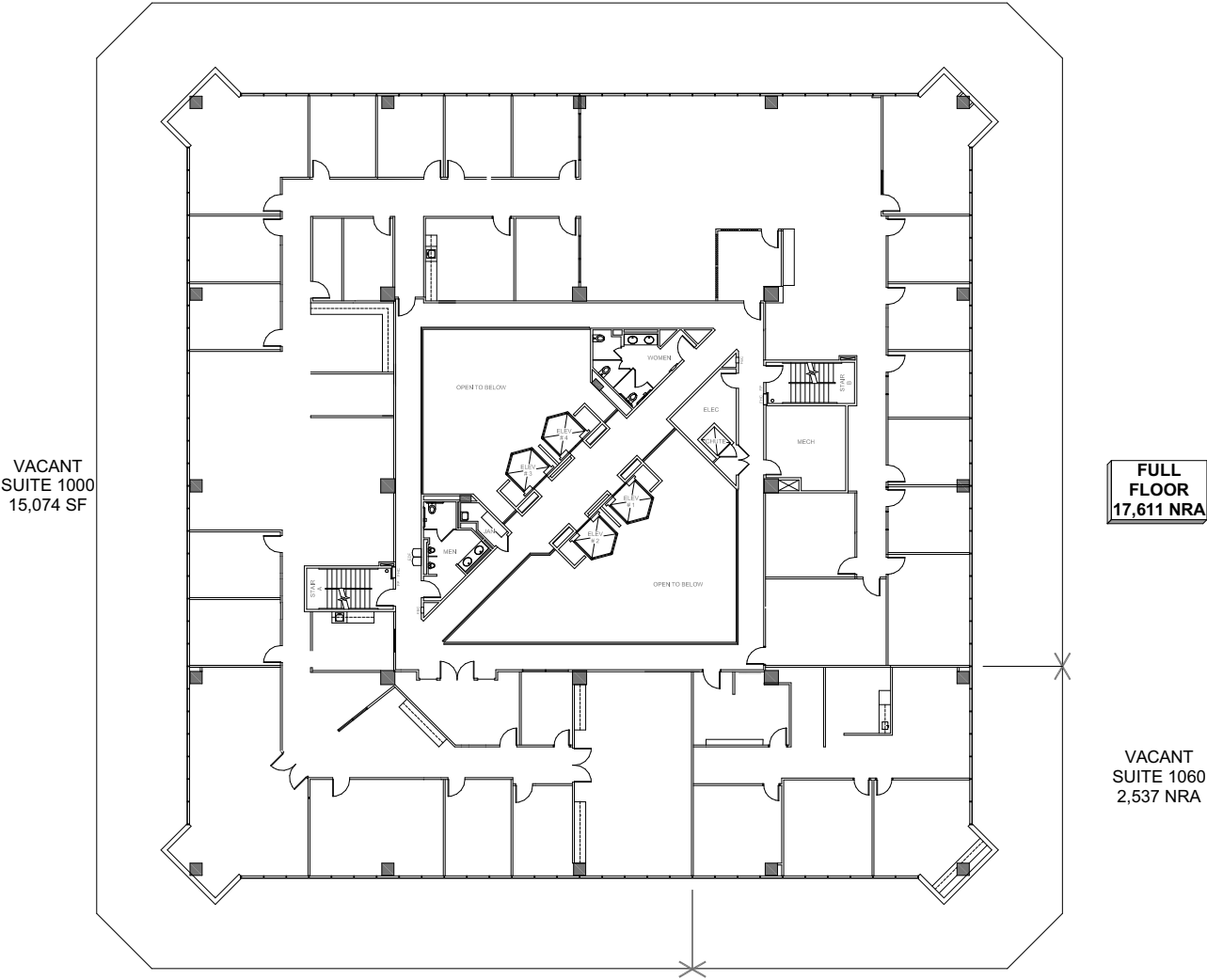
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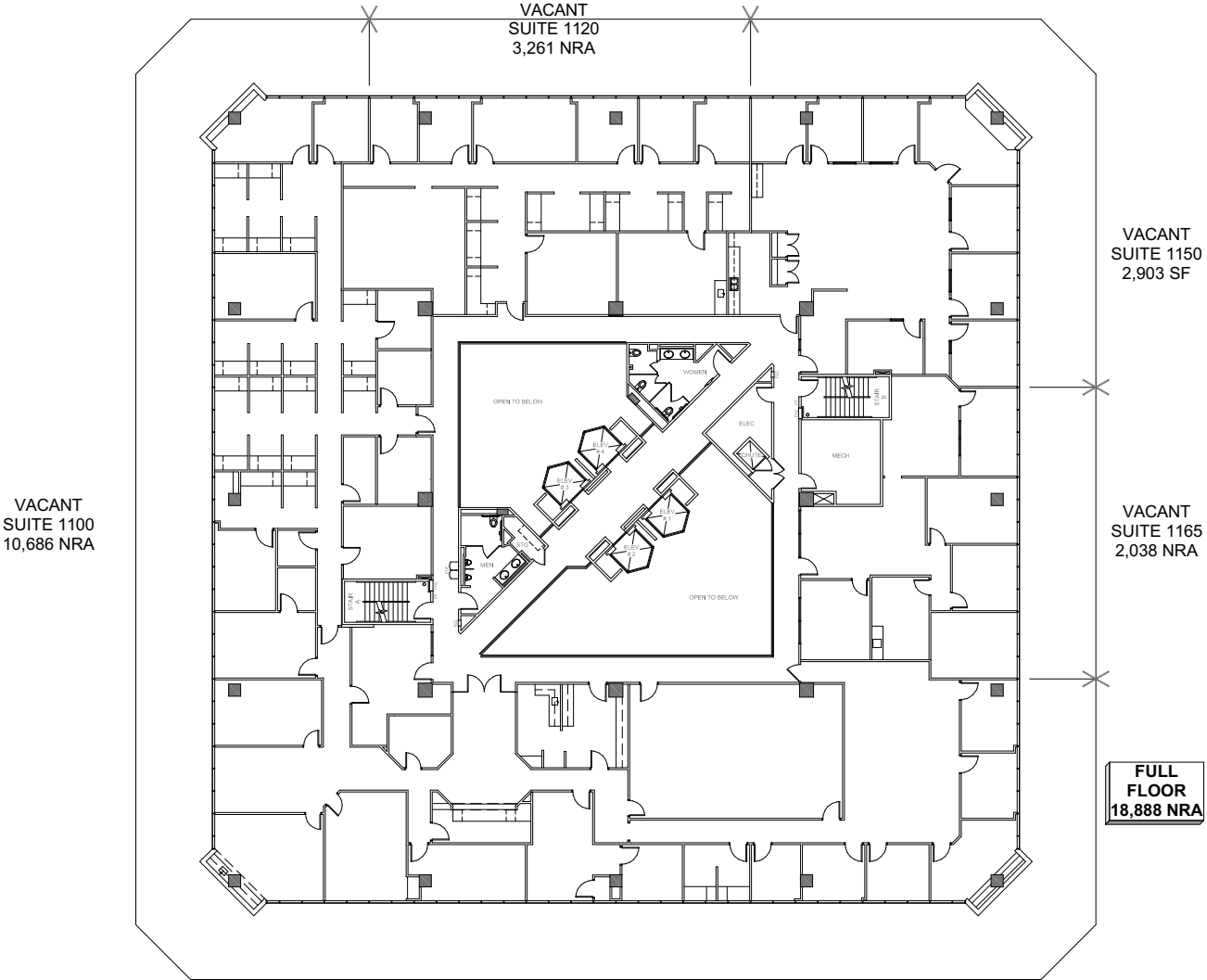
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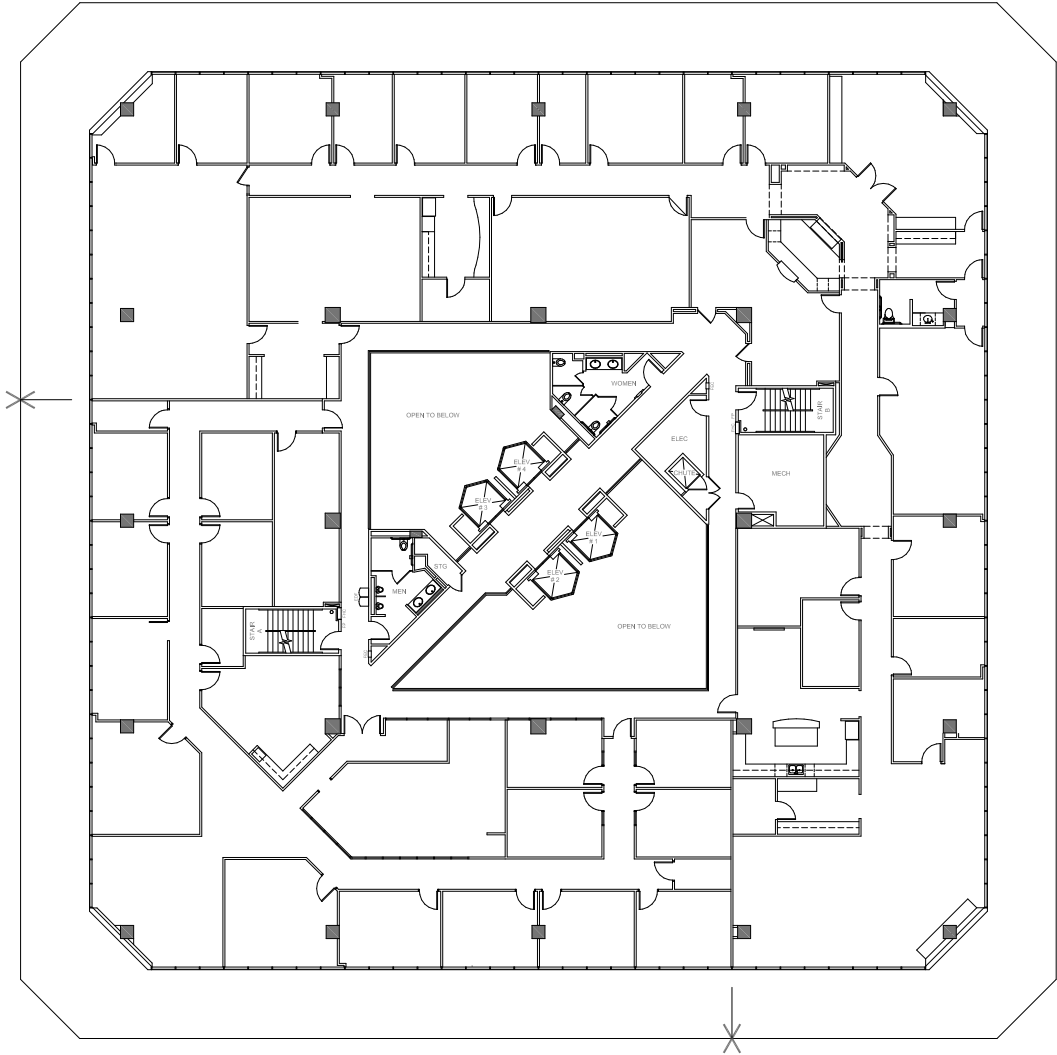
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CONTROL BOOK



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VACANT
SUITE 1250
7,445 NRA

VACANT
SUITE 1200
12,419 NRA

FULL
FLOOR
19,864 NRA

