

681 GREENS PARKWAY



Houston, TX

workspace
property management

69,000 SF Available



Private Office



Lobby



Conference Rooms

Location. Location. Location



681 Greens Parkway sits within the Greens Crossing office park, located in the Greenspoint/North Belt West Submarket — one of the most recognized business addresses in the northwest market of Greater Houston. The building is positioned at the crossroads of Interstate 45 and the Sam Houston Parkway, an 83-mile loop encircling Houston, providing easy access to suburban communities, downtown, and all major economic corridors. Just 6 miles from George Bush Intercontinental Airport (IAH), the location is ideal for companies with frequent domestic and international travel demands.



Training Room



The Greenspoint/North Belt corridor is one of Houston's most active commercial zones. The district's 2,880 companies employ nearly 50,000 people across more than 10.82 million square feet of office space, making it a true employment hub that draws professionals in energy, aviation, logistics, technology, and professional services.



Surface + Covered Parking

Population	2 Miles	5 Miles	10 Miles
2020 Population	57,143	294,100	1,079,532
2025 Population	61,078	301,238	1,136,101
2030 Population Projection	65,250	319,167	1,210,510
Median Age	30.7	32.6	35.2



Amenities and Highlights



Close proximity to Bush Intercontinental Airport



Parking Ratio: 6/1000



Training room and multiple conference facilities



Kitchens and break rooms on each floor



Five-acre detention pond with walking trail and extensive landscaping



Easy access to prominent business districts, including Greenspoint, Woodlands, Downtown, and the Energy Corridor



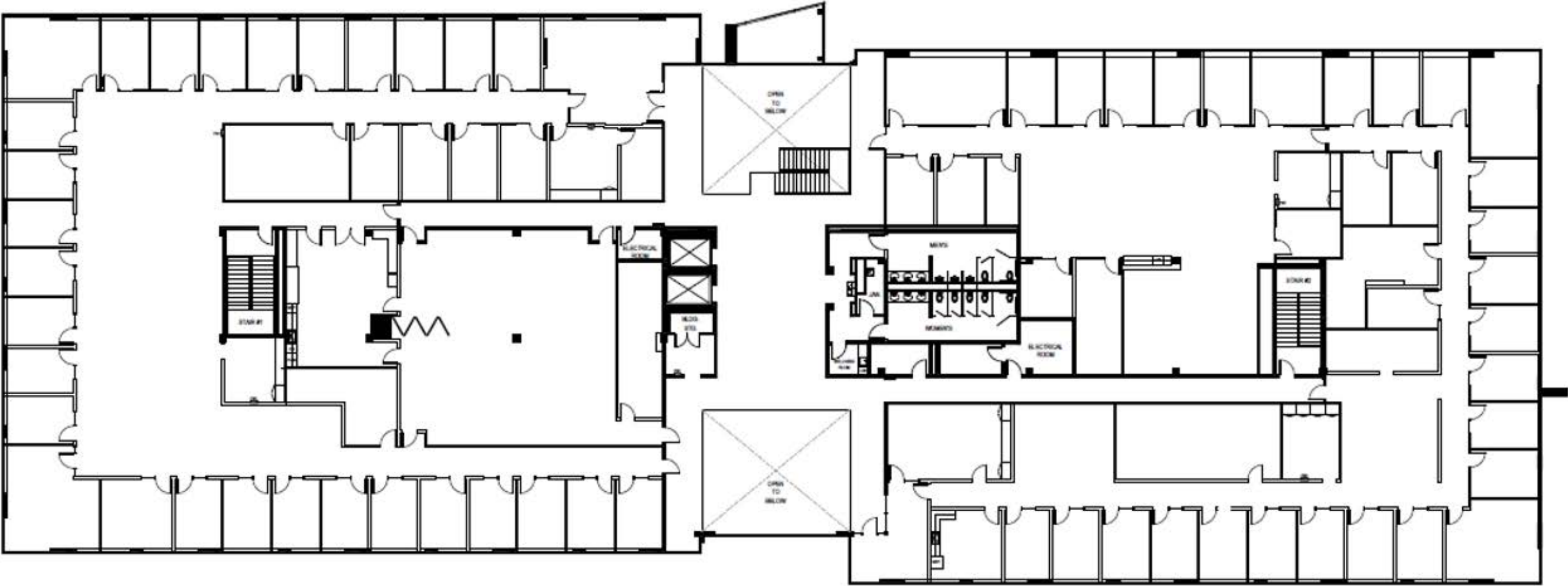
Stop at W.Greens Rd @ Greens Parkway is served by Routes 85,99, and 399

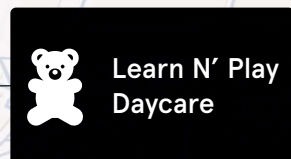
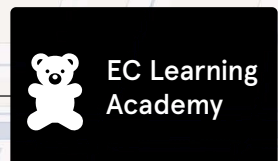
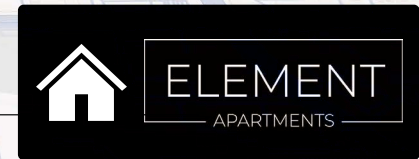
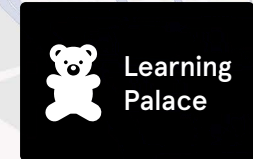
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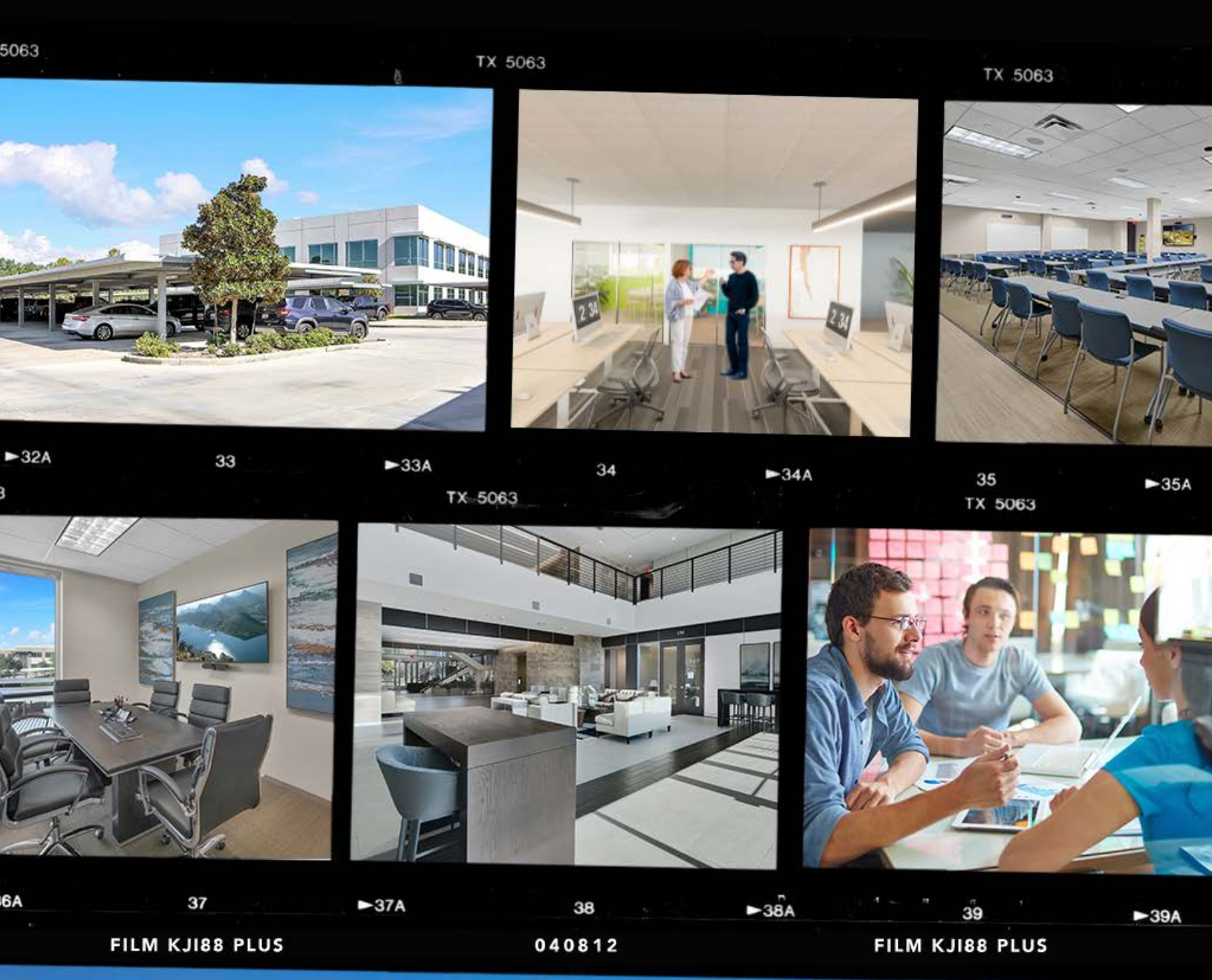


Level 1 | 34,500 SF

681 GREENS PARKWAY







OUR WHY

We set out to play an active role in providing companies with reliable, accessible, and desirable spaces where their people can do their best work and live fuller lives outside of it.

Our office properties sit within sought-after suburban communities that support true work-life balance, complete with lifestyle amenities and easy access to the area's major thoroughfares. The ability to run a handful of errands at lunch, grab coffee without a detour, and make it to a recital on time, provides our tenants with the autonomy they need to reclaim what's most valuable in this life: their time.

And time is about more than convenience, it's about presence, about how and where we choose to invest ourselves. Presence means connecting, collaborating, and building together. Our spaces are more than walls; they're homes for ideas, innovations, and the services and products our tenants contribute to our world. Within our square footage, brands are built, communities grow, and life unfolds. And it's the people who fill these spaces each day—sharing energy, sparking ideas, and building momentum—who bring it all to life. We're proud to provide the foundation where futures take shape.

OFFICE SPACE CLOSE TO HEART AND HOME, BECAUSE TIME IS BEST SPENT LIVING.





NATIONAL CASE STUDIES



BENEFITS OF THE WORKSPACE PLATFORM



SCALE

National network of suburban office properties across 18 US markets.



FLEXIBILITY

Our national portfolio offers flexibility to help your business grow.



CAPITALIZATION

Fortified balance sheet.
No near term debt maturities.



DESIGN + DEVELOPMENT SERVICES

In-house construction and design management teams for a holistic approach.



EMPLOYEE ENGAGEMENT

A focus on employee experience, offering unique programming, access to amenities, and food & beverage options.



MANAGED BY WORKSPACE

Our properties are managed by a team of seasoned in-house professionals with on-site offices.



2500 Windy Ridge Parkway, Atlanta, GA

Nationally recognized multi-discipline consulting firm, Freese and Nichols, relocated its Atlanta, GA office to accommodate its expanding team and to partner with a landlord experienced in delivering full-service, sophisticated property management. From the outset, Freese and Nichols brought a clear creative vision: a comprehensive 'kit of parts' that served as the foundation for their branded office environments nationwide.

Our design and construction teams identified a local contractor who could execute at a high level while honoring the firm's brand integrity throughout every detail of the buildout – delivering the project under budget with meaningful upgrades that elevated the final space well beyond initial expectations.

The completed office is a dynamic, inspiring workplace that reflects Freese and Nichols' culture and standards – and a powerful example of what becomes possible when tenants align with a truly integrated landlord partner. By bringing in-house leasing, property management, and construction services together under one roof, we delivered a seamless, best-in-class experience from start to finish.



4424 W Sam Houston Pkwy N
Houston, TX

When Higginbotham, a leading insurance, financial, and HR services firm, needed a new Houston headquarters to support its growth, they selected 78,000 SF at Westway II. The space would bring together more than 200 employees daily and provide room for future expansion.

Meeting their ambitious 6-month timeline was critical. Our project management and construction team oversaw the \$4.5 million buildout, coordinating contractors and ensuring every detail was delivered on time and to standard.

The result was a smooth relocation from multiple satellite offices into a modern headquarters with amenities designed to enhance collaboration, shorten commutes, and support the company's continued success.

Class A Corporate Office

A modern office interior featuring a round dark wood table with four light wood chairs that have bright green cushions. The room is lit by two large, shallow, disc-shaped pendant lights. A glass partition with a dark metal frame is visible on the right, revealing another office area with more tables and chairs in the background.

workspace
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