



480 NORTH BELT

480 N. Sam Houston Parkway E.
Houston, TX

Owner/user investment opportunity
480-north-belt.com

**AVISON
YOUNG**

Property highlights



Three-story atrium building with beautifully landscaped lobby



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



Vending machine area



On-site security & controlled access system



On-site engineering



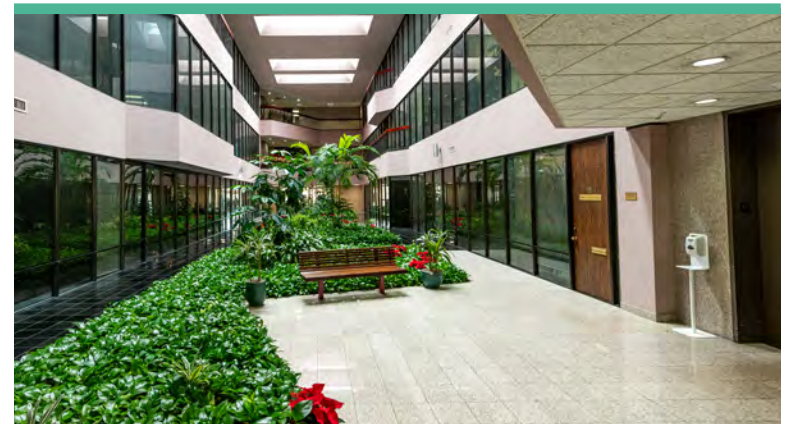
Ample parking with covered parking available



Manicured landscaping with park benches surrounding

Property statistics

Address	480 North Belt 480 N. Sam Houston Parkway E. Houston, TX
Property Size	+/- 101,510 sf
Site Size	+/- 4.69 acres
Class	B
Number of Stories	3
Year Built/Renovated	1982/2008
Percent Leased	20.76%
Parking	3.43/1,000
Submarket	Greenspoint/N Belt West



Owner/user investment opportunity

- Currently 20.76% occupied, ideal for a corporate campus and/or alternative uses.
- Over \$175,000 in capital improvements since 2020, including roof and HVAC improvements and building renovations.
- Diversified tenant base among industries, such as architecture, communications, logistics, and security.
- Immediate upside with lease up of many second-generation spaces.



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).

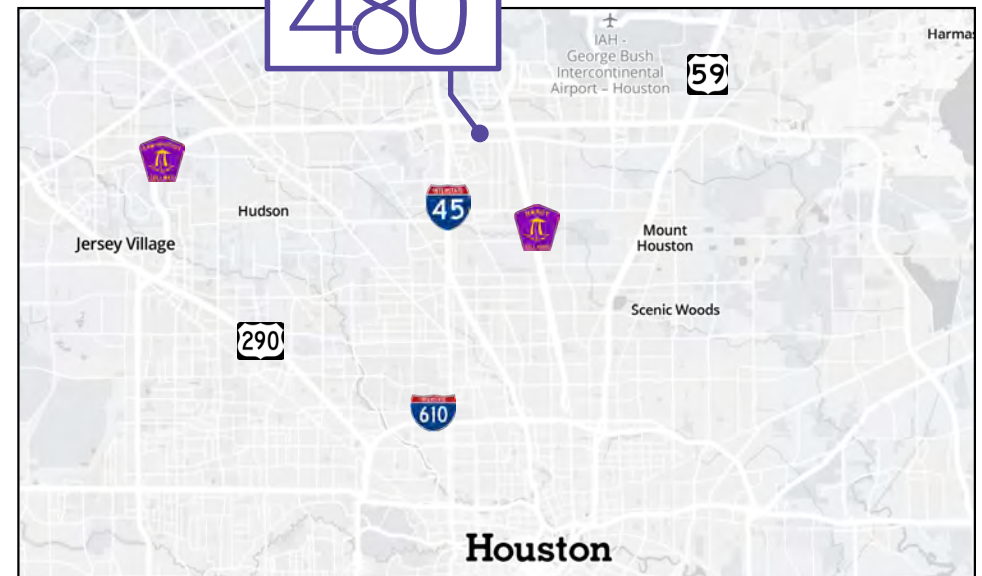
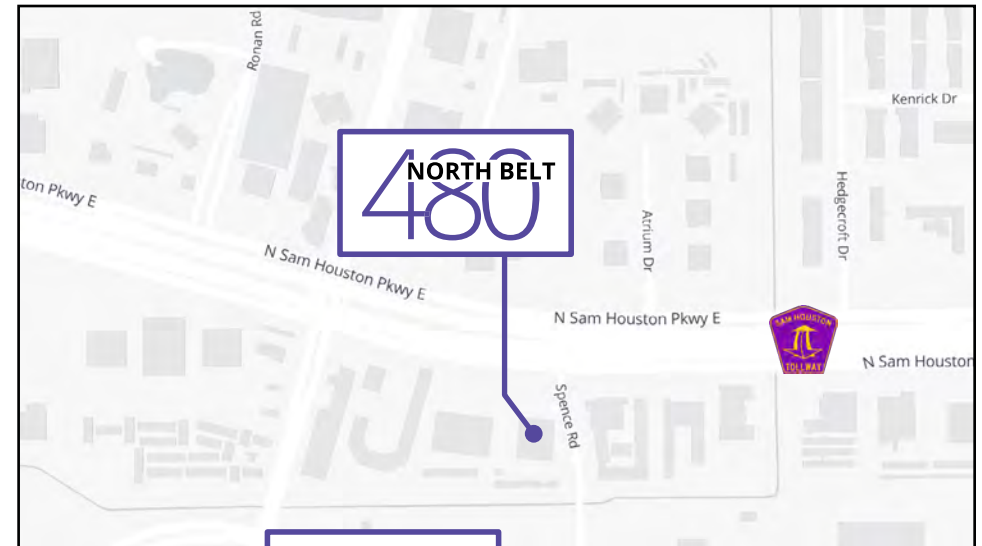


Located near many restaurants, hotels, health clubs, banking facilities and only minutes from George Bush International Airport (IAH).



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

Location maps





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



Drone video

480-north-belt.com

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**