

# ±51,206 SF FOR LEASE

7865 Northcourt Drive

Suite 200, Houston, TX 77040



## ALAMO CROSSING | BUILDING B

|            |            |
|------------|------------|
| SUITE SIZE | ±51,206 SF |
|------------|------------|

|             |        |
|-------------|--------|
| OFFICE SIZE | ±9,671 |
|-------------|--------|

|                 |     |
|-----------------|-----|
| DOCK HIGH DOORS | ±17 |
|-----------------|-----|

|                |   |
|----------------|---|
| DRIVE IN DOORS | 1 |
|----------------|---|

|              |     |
|--------------|-----|
| CLEAR HEIGHT | 24' |
|--------------|-----|

|                |          |
|----------------|----------|
| DATE AVAILABLE | 8/1/2026 |
|----------------|----------|

|            |      |
|------------|------|
| YEAR BUILT | 2001 |
|------------|------|

|                |      |
|----------------|------|
| BUILDING DEPTH | 159' |
|----------------|------|

|                |           |
|----------------|-----------|
| COLUMN SPACING | 40' x 45' |
|----------------|-----------|

|                 |      |
|-----------------|------|
| FIRE PROTECTION | ESFR |
|-----------------|------|

|             |                   |
|-------------|-------------------|
| TRUCK COURT | 190' Shared Court |
|-------------|-------------------|

|         |           |
|---------|-----------|
| LOADING | Rear Load |
|---------|-----------|



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**ALAMO CROSSING**

**DRIVE TIMES**

|                  |            |
|------------------|------------|
| BNSF RAILWAY     | 15 Minutes |
| DOWNTOWN HOUSTON | 25 Minutes |
| PORT OF HOUSTON  | 30 Minutes |
| IAH AIRPORT      | 30 Minutes |
| HOBBY AIRPORT    | 35 Minutes |
| HIGHWAY 290      | 2 Minutes  |
| BELTWAY 8        | 8 Minutes  |
| HIGHWAY 249      | 15 Minutes |
| INTERSTATE 10    | 15 Minutes |
| INTERSTATE 45    | 20 Minutes |
| INTERSTATE 69    | 20 Minutes |

**REGIONAL CONNECTIVITY**

Inset map showing Alamo Crossing location relative to major highways (290, 8, 45, 69, 10, 610) and a star marking the site.

Site plan showing building layout and parking areas. The plan includes the following details:

- Streets:** ALAMO RD (top), NORTH COURT RD (right), FIRE PL DR (bottom left).
- Shared Dimension:** 190' (shared) across the top.
- Units:**
  - LEASED:** A large grey rectangular area on the left.
  - SUITE 150:** 21,651 SF AVAILABLE. Includes a detailed floor plan with dimensions (e.g., 32'-0", 10'-0", 11'-0", 20'-0", 12'-0", 14'-0").
  - SUITE 200:** 51,206 SF AVAILABLE 8/1/26. Includes a detailed floor plan with dimensions (e.g., 16'-0", 11'-0", 12'-0", 14'-0").
- Parking:** Multiple parking spaces are shown around the building, including a row of 10 spaces along the bottom and several spaces along the top and right.
- Landscaping:** Small trees and shrubs are indicated along the bottom and right edges.

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