



Video

# One Northgate Office Building

28420 Hardy Toll Rd, Spring, TX 77373

Class A Space Available

Ross Foldetta

Broker

281-466-2880 x1

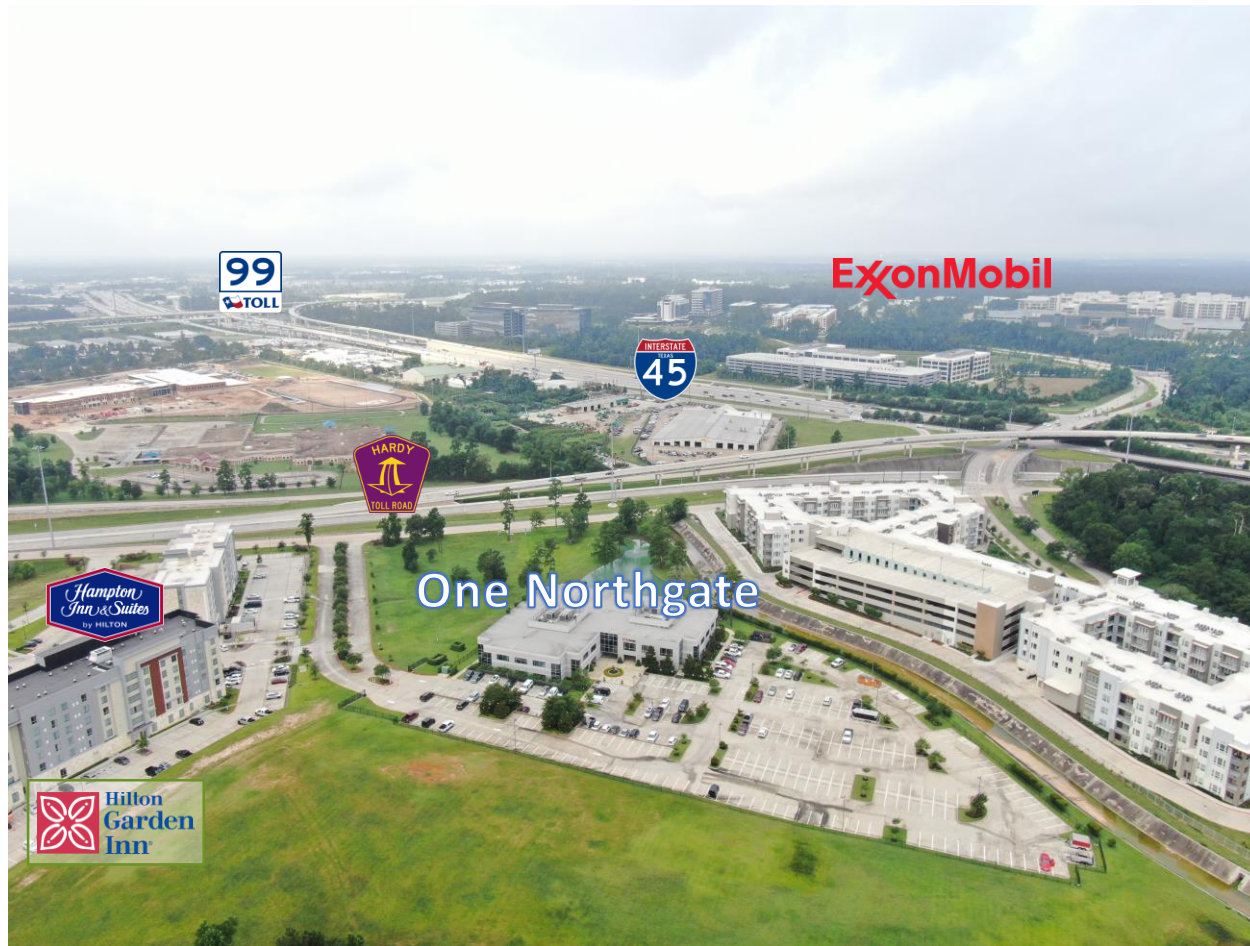
[ross@foldetta.com](mailto:ross@foldetta.com)



**Foldetta**

# ONE NORTHGATE

28420 Hardy Toll Rd, Spring, TX 77373



## PROPERTY INFO

### PROPERTY OVERVIEW

- 59,863 SF Office Building with ample Parking (4.75/1,000 SF ratio)
- Well appointed lobby/common area
- Beautiful grounds with outdoor kitchen and water feature

### LOCATION

- Situated in Northgate Office Park
- Easy access to Interstate 45, Hardy Toll Road and Grand Parkway
- 1 Minute to ExxonMobil Campus
- 4 Minutes to The Woodlands
- 15 Minutes to IAH Airport
- 25 Minutes to Downtown Houston

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# ONE NORTHGATE

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## FLOOR PLAN

### FLOOR I

Total Available  
3,131 SF



*\*This plan is conceptual and is not to be considered exact or to scale.\**

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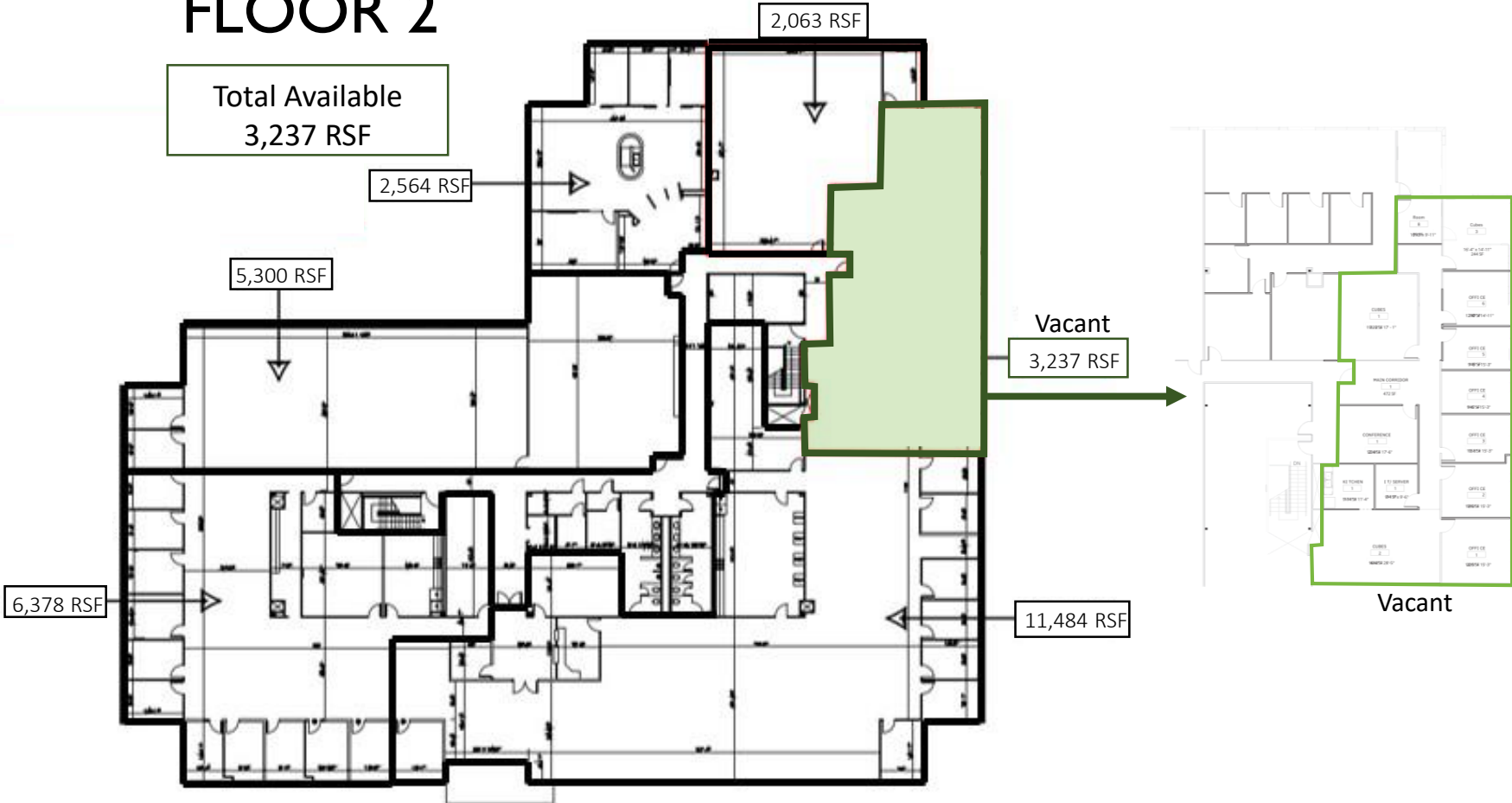


# ONE NORTHGATE

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## FLOOR PLAN

### FLOOR 2



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## PHOTOS



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# ONE NORTHGATE

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AERIAL PHOTO



Springwoods  
Village

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Broker

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# ONE NORTHGATE

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## PROPERTY INFO

Property:	One Northgate Office Building is located in a 26 acre master planned, Class A office park. This 2 story, 59,863 Square foot building is one of the newest buildings being developed in The Woodlands area.
Location:	Northeast corner of the Hardy Toll Road and I-45 North.
Elevator:	One Passenger elevator.
Building Hours:	Monday through Friday, 7:00 am to 6 pm.
After-Hour Access:	The building is accessible to tenants on a 24-hour day, seven day per week basis (except when emergency procedures prohibit). An electronic card-key security system provides access into the building.
HVAC System:	Multi-zone
Tenant Parking:	279 surface 7 ADA surface spaces
Visitor Parking:	Free Visitor parking
Building Security Systems:	Card access to after hours, entire area secured by wrought iron fence and gate as well as 25 cameras.
Miscellaneous:	Sprinklers throughout building. All utilities including fiber are available. Flood control is provided through drainage easements, retention lakes and levies.
Area Amenities:	There are over 50 restaurants and a wide range of hotels within 5 miles of the building.
Exterior and Interior Architecture:	Glass and tilt wall high finish concrete.
Architecture and Construction Credits:	Architecture: Kirksey Architects Construction: Burton Construction/AI Construction Services
Management and Leasing:	One Northgate Office Building is managed by Pinnacle Alliance Fund, Inc.
Ownership:	One Northgate Office Building is 100% owned by Northcross Partners, LP

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11/2/2015



## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Ross Foldetta</b>	<b>514192</b>	<b>ross@foldetta.com</b>	<b>(281)466-2880 X1</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

