



[VIEW PROPERTY VIDEO](#)

2 NORTHPOINT

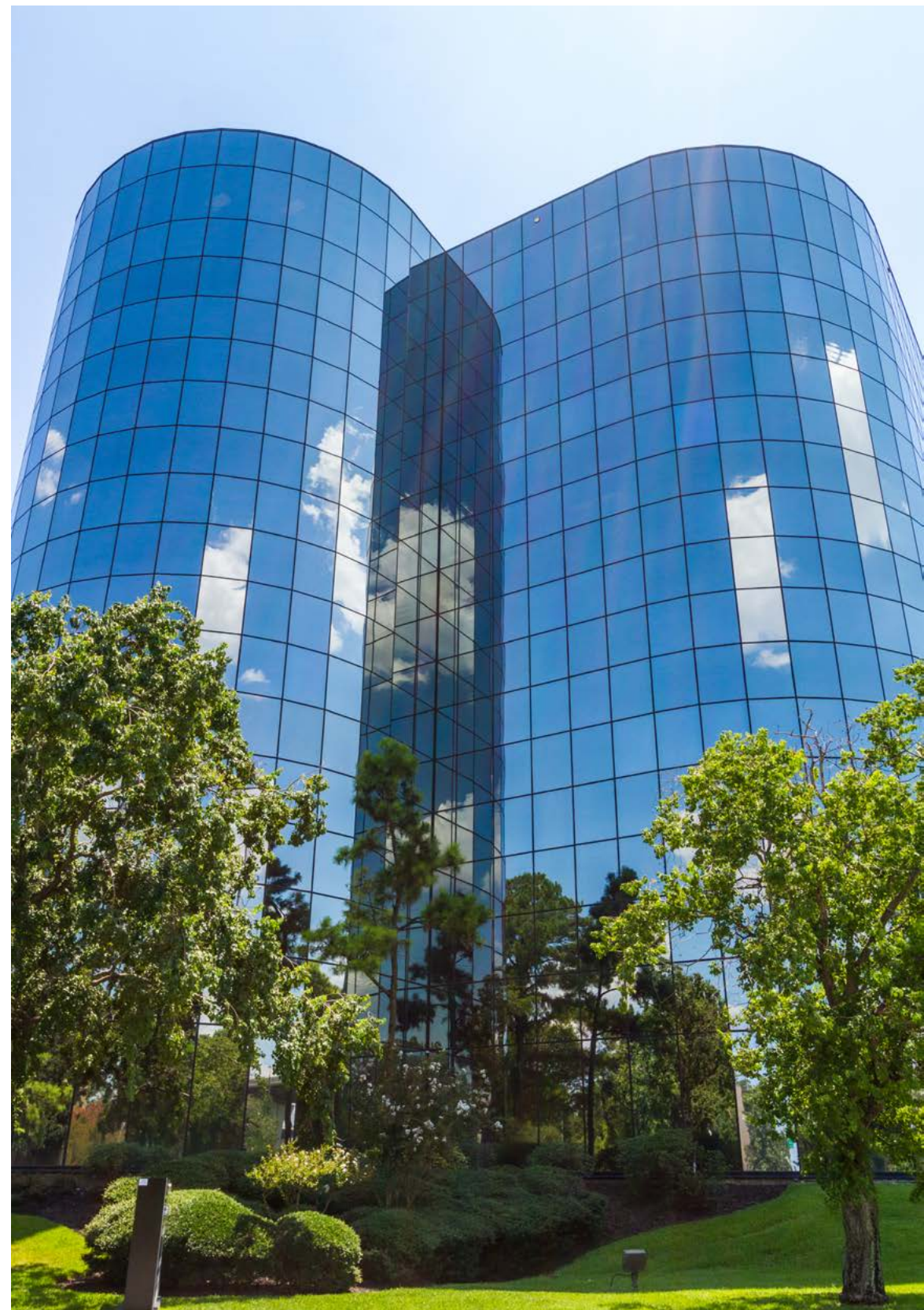
2 NORTHPOINT DR
HOUSTON, TX 77060

2 NORTHPOINT

2 NORTHPOINT DR

Class A office space
in the heart of North
Houston

- » Move-in ready suites available
- » 20,000 SF floor plates (recent white box available)
- » Common areas recently renovated
- » New tenant lounge and fitness center
- » New conference center
- » Deli
- » Secured visitor and employee parking
- » Attached garage parking up to 5/1000
- » 24-hour on-site guard service
- » Building signage available with over 350,000 cars passing per day
- » Free shuttles to airport
- » On-site management staff





CONVENIENCE

Restaurants and hotels at your doorstep...

RESTAURANTS

- 1

IHOP
Rico's Mexican Cafe
Indian Grill
- 2

Monterey's Little Mexico
Cajun Town Cafe
Asiana Garden Restaurant
Chef Lin's Hunan Yuan
- 3

Piazza Cafe
- 4

Anthony's Pizza
- 5

Uncle Tong's Chinese Restaurant
Schlotzsky's Deli
Rising Roll Gourmet
Ichibon Japanese
Tacos Ole
Smoothie King
Jimmy John's
- 6

Prescott Grill - Marriott
North Greenspoint
- 7

Jimmy G's Cajun Seafood Restaurant
- 8

Super Chicken
- 9

East Mesquite Grill
- 10

Waffle House
- 11

Starbucks
- 12

Ostioneria Michoan
El Papaturro
- 13

Denny's
Canton Chinese Restaurant
- 14

Pappas Seafood House
SGorditas Jalisco
- 15

Pho Houston
Chili's Bar and Grill
Jalisco Mexican Food
- 16

China Buffet Restaurant
Mambo Seafood Market
- 17

Maine-ly Sandwiches
- 18

Moon Palace Restaurant
China Border
- 19

Bonfire Wings
- 20

Panda Express
- 21

Tampico Seafood & Cocina Mexicana
- 22

Tacos de Julio III
- 23

Taco Cabana

HOTELS

- 1

Hilton Houston North
- 2

Houston Marriott North
- 3

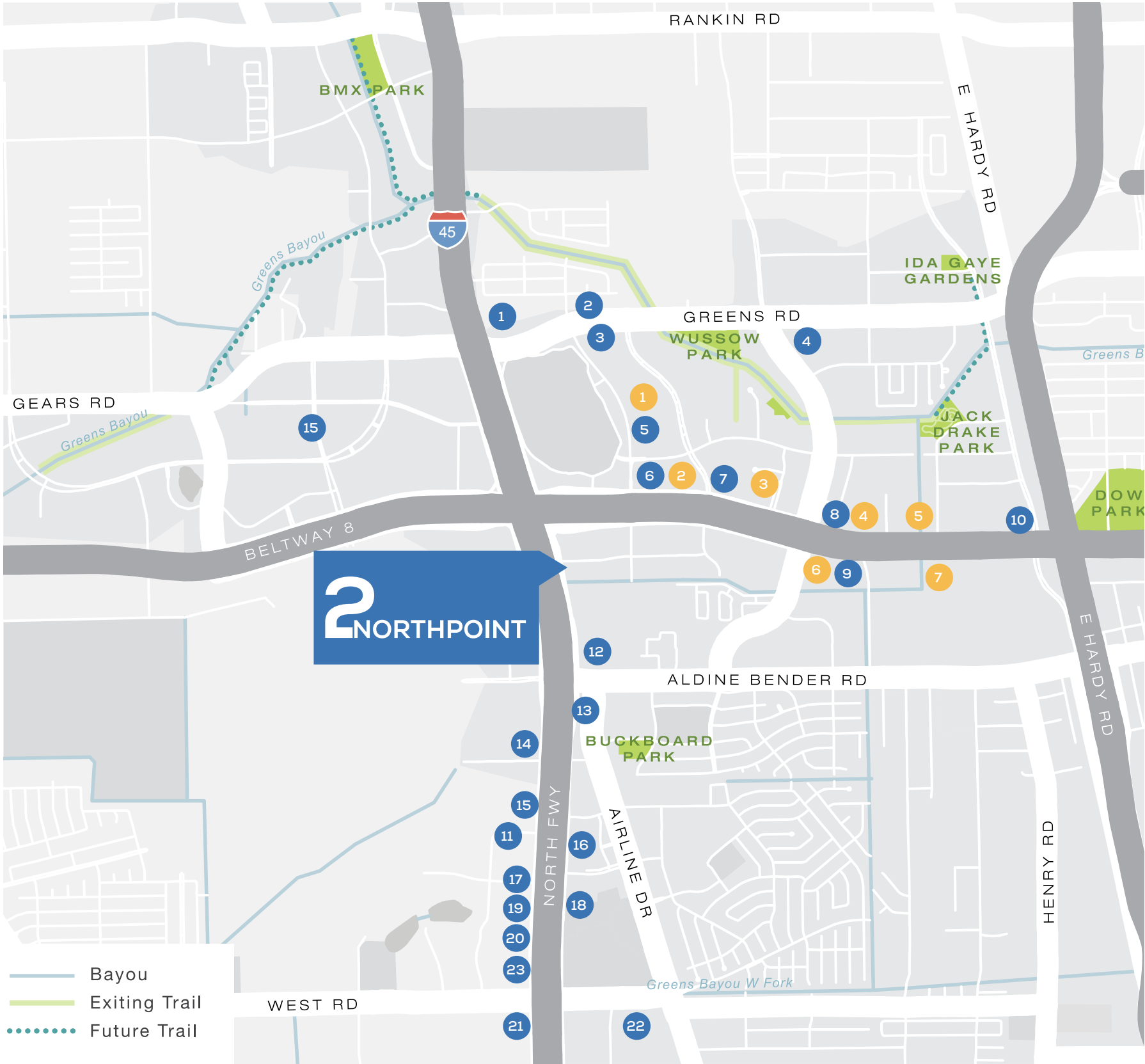
Hyatt Place Bush Intercontinental Airport
- 4

Hyatt North Houston
- 5

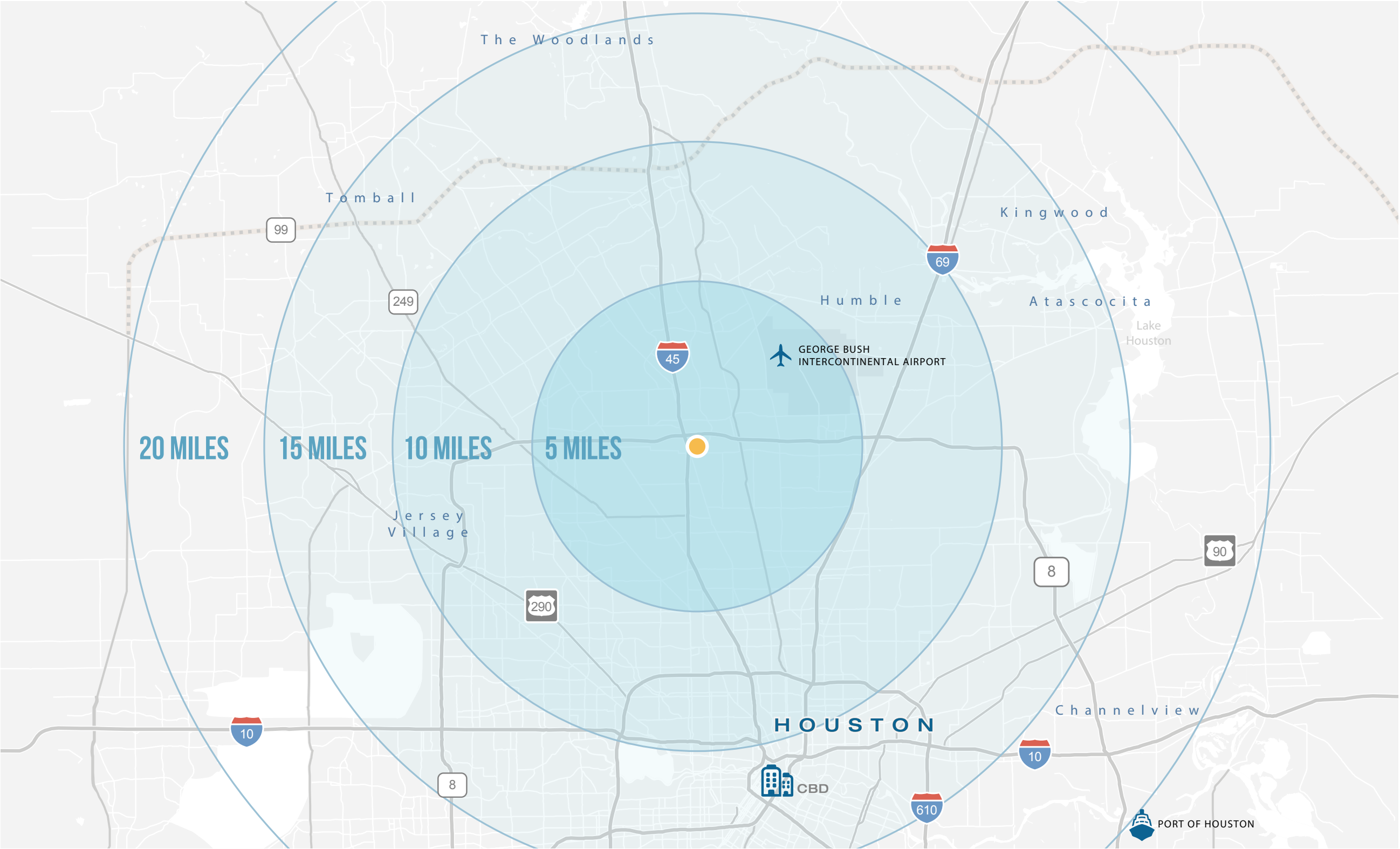
Residence Inn Houston at Intercontinental Airport
- 6

Park Inn by Radisson Baymont Inn & Suites
- 7

Quality Inn & Suites



STRATEGIC LOCATION



2 NORTHPOINT



TRANSWESTERN

REAL ESTATE
SERVICES

Michelle Wogan

713.270.3348 | Michelle.Wogan@transwestern.com



2 NORTHPOINT

Houston, TX 77060

AVAILABILITIES

SUITE	RSF	NOTES
100	2,483	Closed office; high 11' ceilings
110	4,709	Lobby/glass entry exposure; high ceilings (Contig. 13,654 SF)
150	8,945	Closed office; high ceilings (Contig. 13,654 SF)
250	10,366	Closed office space
400	23,682	Closed office; Total contiguous 94,728 sf
500	23,682	Closed office; Total contiguous 94,728 sf
600	23,682	Closed office; Total contiguous 94,728 sf
700	23,682	Total contiguous 94,728 sf
810	8,333	Half floor - open white boxed space (Contig. 14,062 SF)
850	5,729	Closed office; high ceilings (Contig. 14,062 SF)
950	4,184	High 11' ceilings on top floor with great views; Move-in ready - (Contig. 16,547 SF)
975	12,363	High 11' ceilings on top floor with great views; Move-in ready - (Contig. 16,547 SF)

Scan to view brochure
& floor plans:



OWNER	2 Northpoint Drive Holdings LP
TOTAL NRA	180,006 RSF
YEAR BUILT	1983; Renovated 2019
SMALLEST CONTIGUOUS	2,483 RSF
LARGEST CONTIGUOUS	94,728 RSF
START GROSS RENTAL RATE	\$22.50-\$24.00 (Base Year 2025)
PARKING RATIO	3.5/1,000
PARKING RATE	Reserved - Covered \$75.00/mo/space Unreserved - Free
T.I. ALLOWANCE	Negotiable
ADD-ON FACTOR	7% ST 16.834% MT
OPEX	Base Year 2025
BUILDING HOURS	Monday - Friday: 7 am - 6 pm Saturday: 8 am - 1 pm Exclusive of Holidays Overtime HVAC charges: \$65.00/hr
AMENITIES	- New tenant lounge and fitness center - New conference center - Deli - Secured attached garage parking - Secured visitor parking - On-site property management staff - On-site security guard on duty 24/7 - On-site shoe shine service - Outdoor picnic area - Building signage available for 40,000sf+ tenant 10 minutes to Bush Intercontinental Airport - Convenient to restaurants in the area - Cable through Comcast, Road Runner and Southwestern Bell Fiber - High-speed internet - Airband



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SERVICES

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**Vacant
Suite 110**

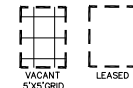
4709 NRA

**Vacant
Suite 150**
8,945 NRA

**Deli Space
Suite 105**
1712 NRA

**Vacant
Suite 100**
2483 NRA

2 NORTHPOINT TRANSWESTERN



DATE:



TRANSWESTERN
The Performance Advantage In Real Estate

Leased By:
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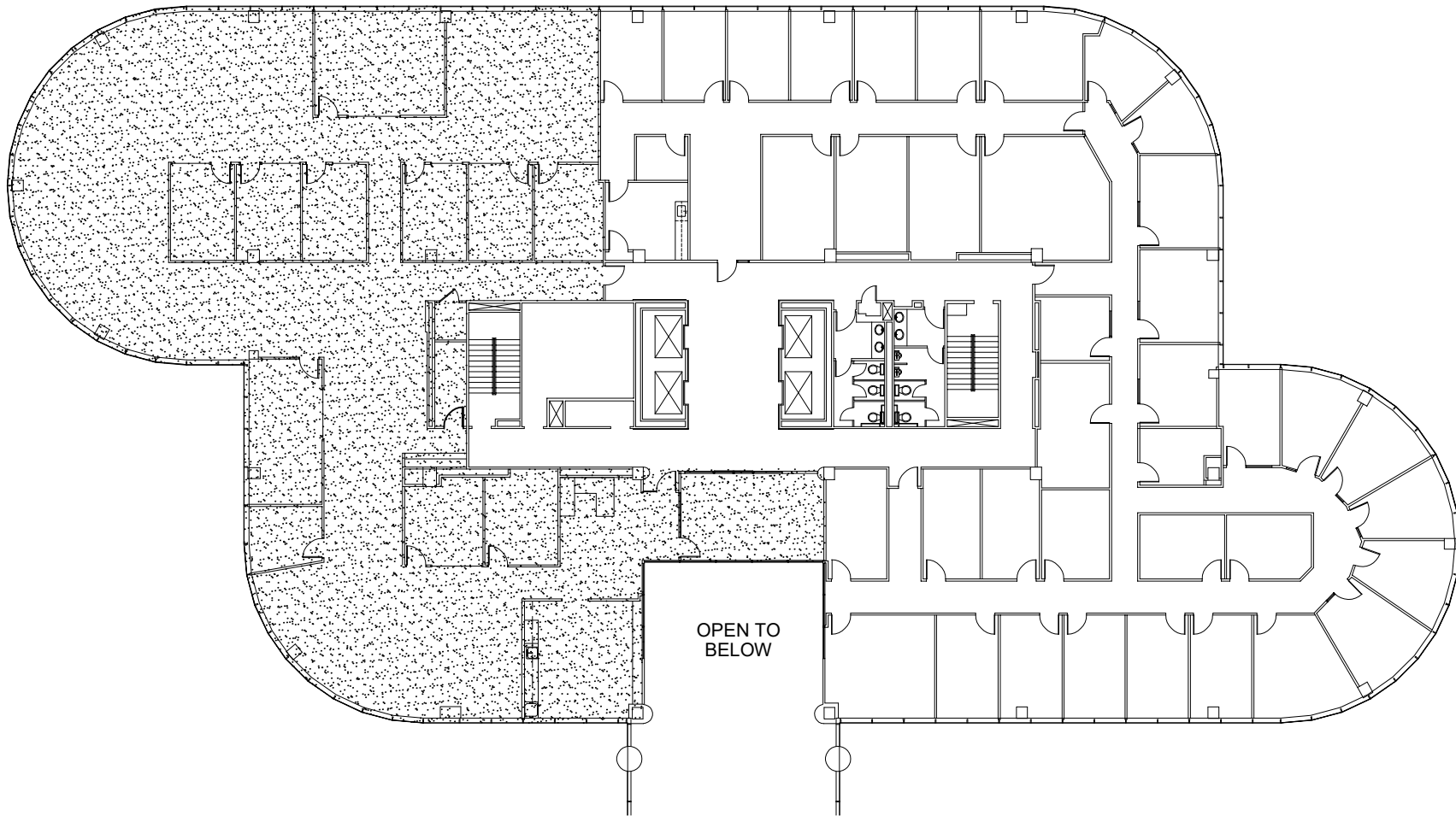


1
FLOOR

2 NORTHPOINT

CONTROL BOOK - FLOOR 02

VACANT
SUITE 250
10,366 NRA



 OCCUPIED  VACANT

 **TRANSWESTERN**

MICHELLE WOGAN / PAULA MUSA
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HOUSTON, TEXAS 77027
TEL: 713-270-7700 FAX: 713-270-6285

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

06/30/25

VACANT
Suite # 400
23,682 - RSF



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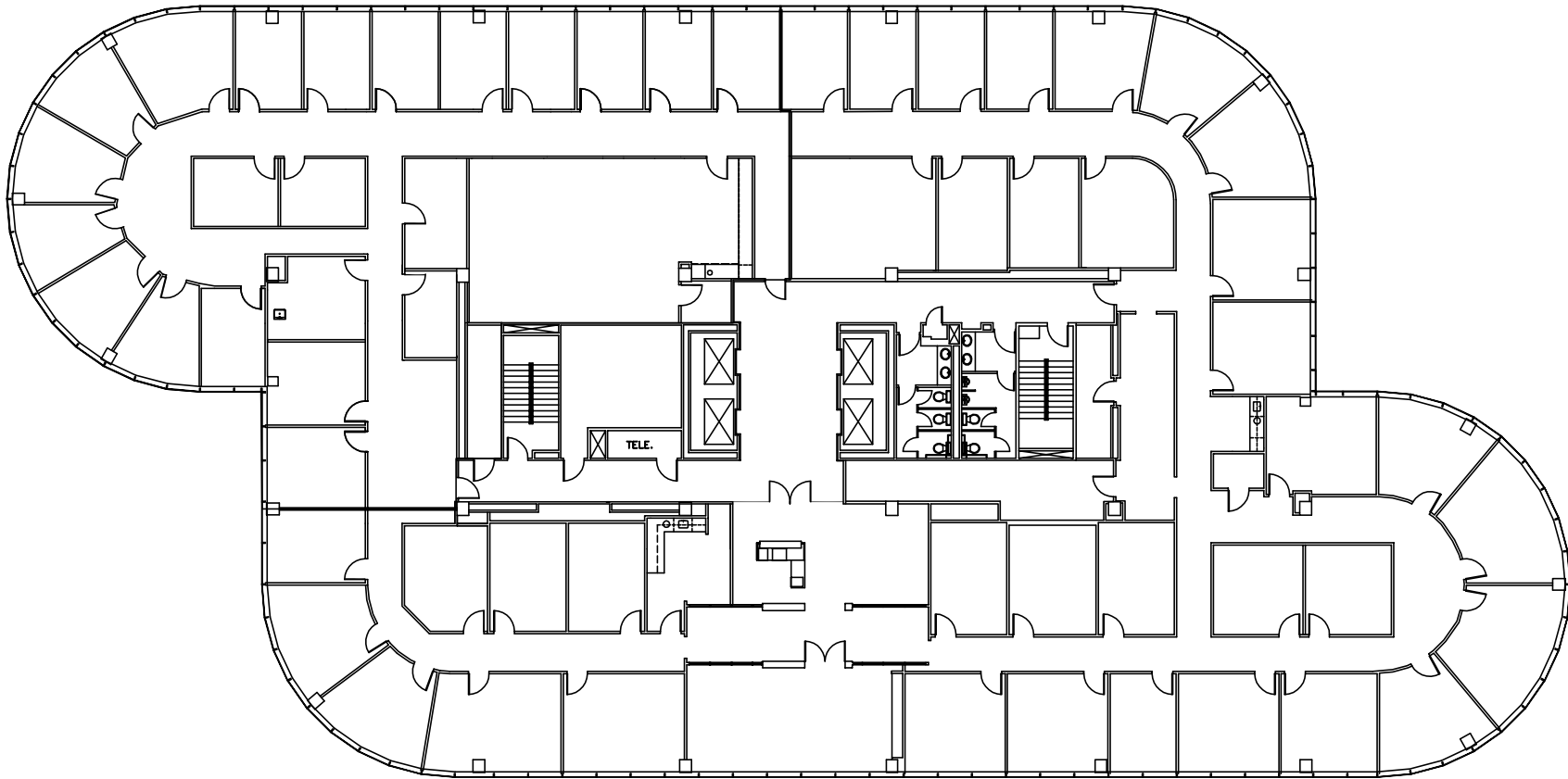
MARKETING PLAN

2 Northpoint Dr. Houston, TX
FLOOR 4



17.143.01
Date Modified: 6/7/19

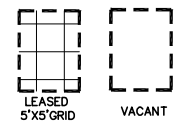




Vacant
Suite 500

23,682 - RSF

2 NORTHPOINT TRANSWESTERN



DATE:



TRANSWESTERN
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5

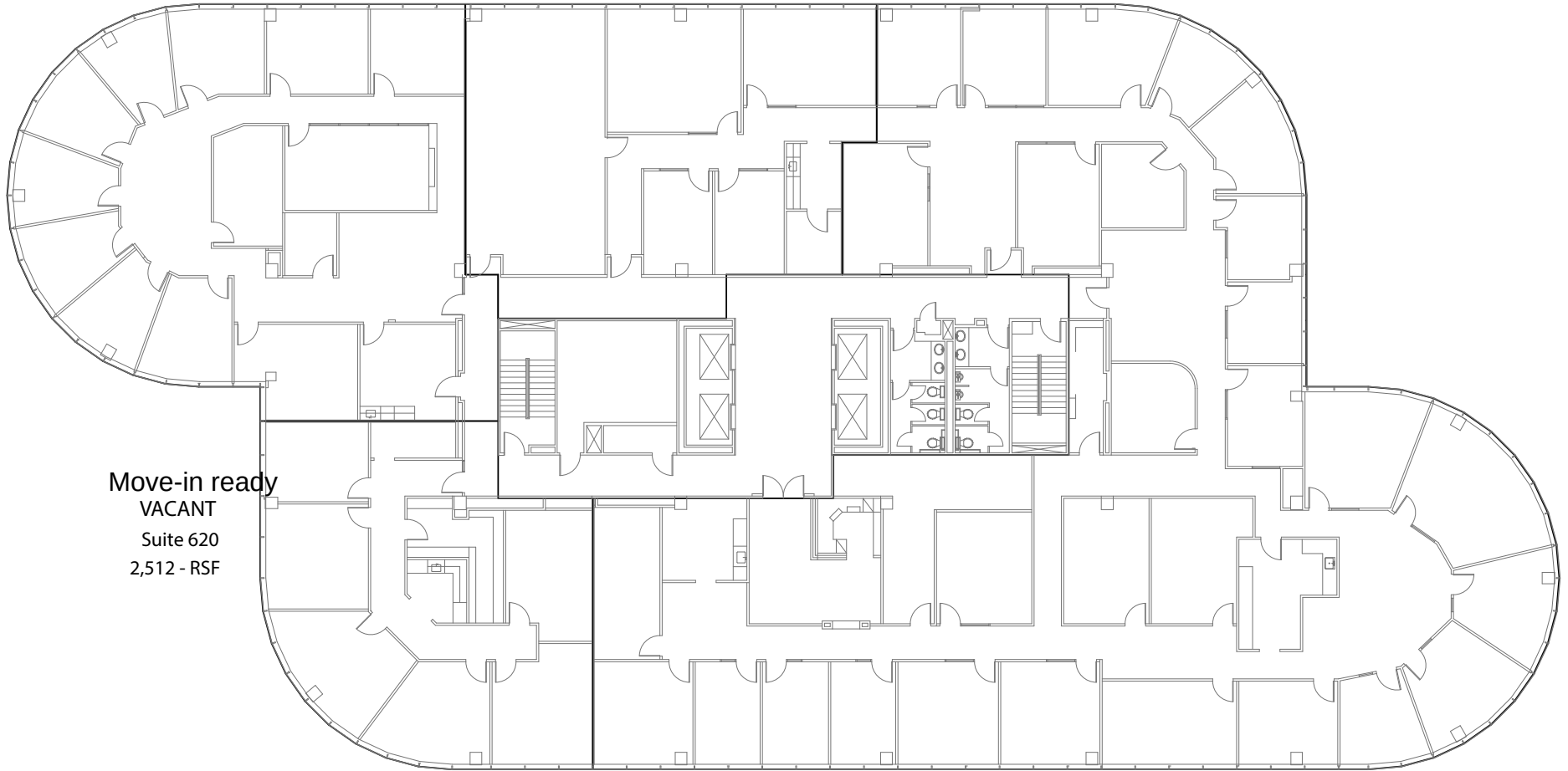
FLOOR

Move-in Ready
VACANT
Suite 660
4,280 - RSF

VACANT
Suite 650
2,921 - RSF

VACANT
Suite 600
10,794 - RSF

Move-in ready
VACANT
Suite 620
2,512 - RSF



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2 Northpoint Drive , Houston, TX



FLOOR 6

IDG Project # 17.143.01
Date Modified: 8/1/18



VACANT
Suite # 600
23,682 - RSF



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MARKETING PLAN

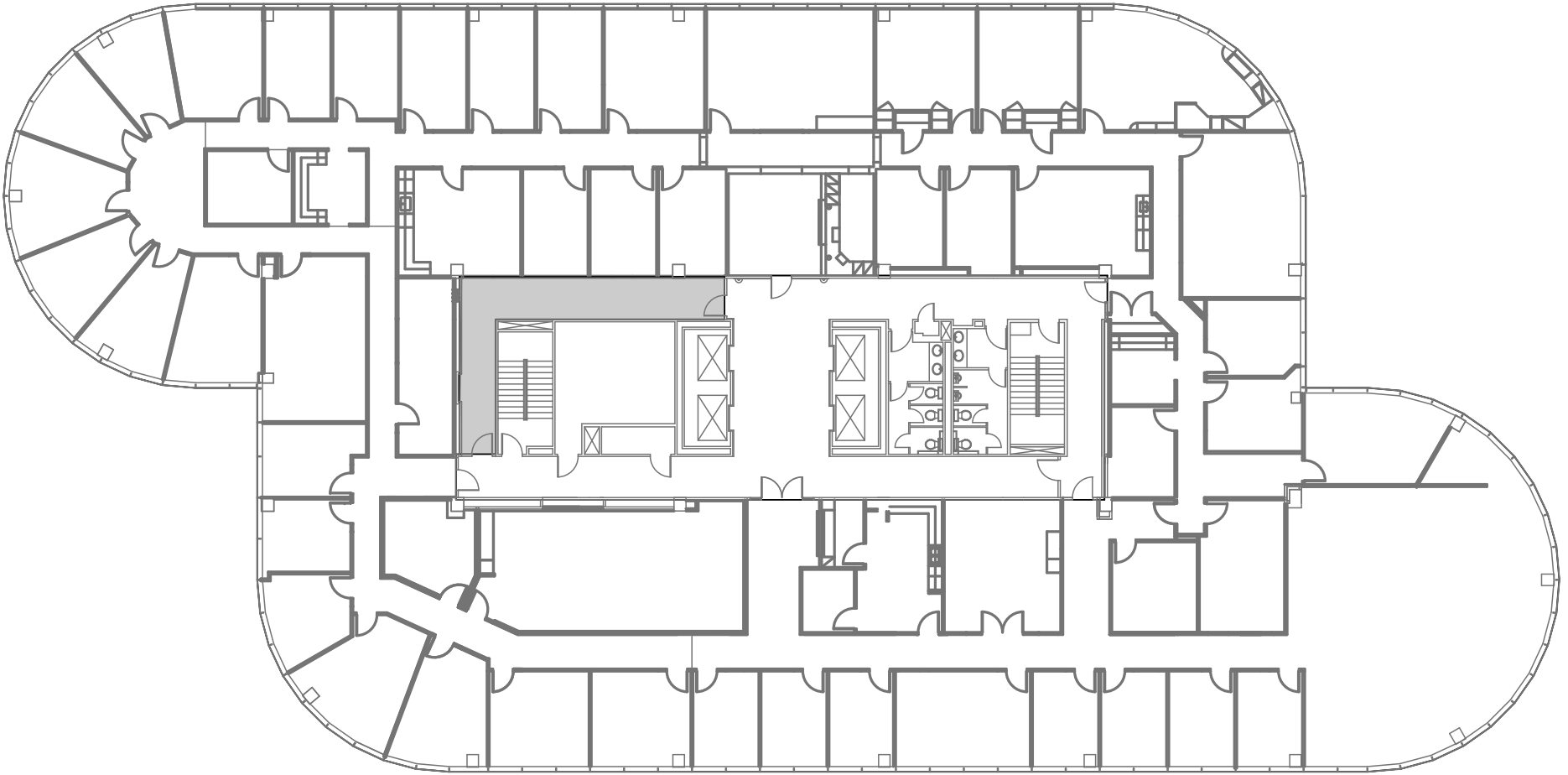
2 Northpoint Dr. Houston, TX
FLOOR 6



17.143.01
Date Modified: 6/10/19



VACANT
Suite 700
23,682 - RSF



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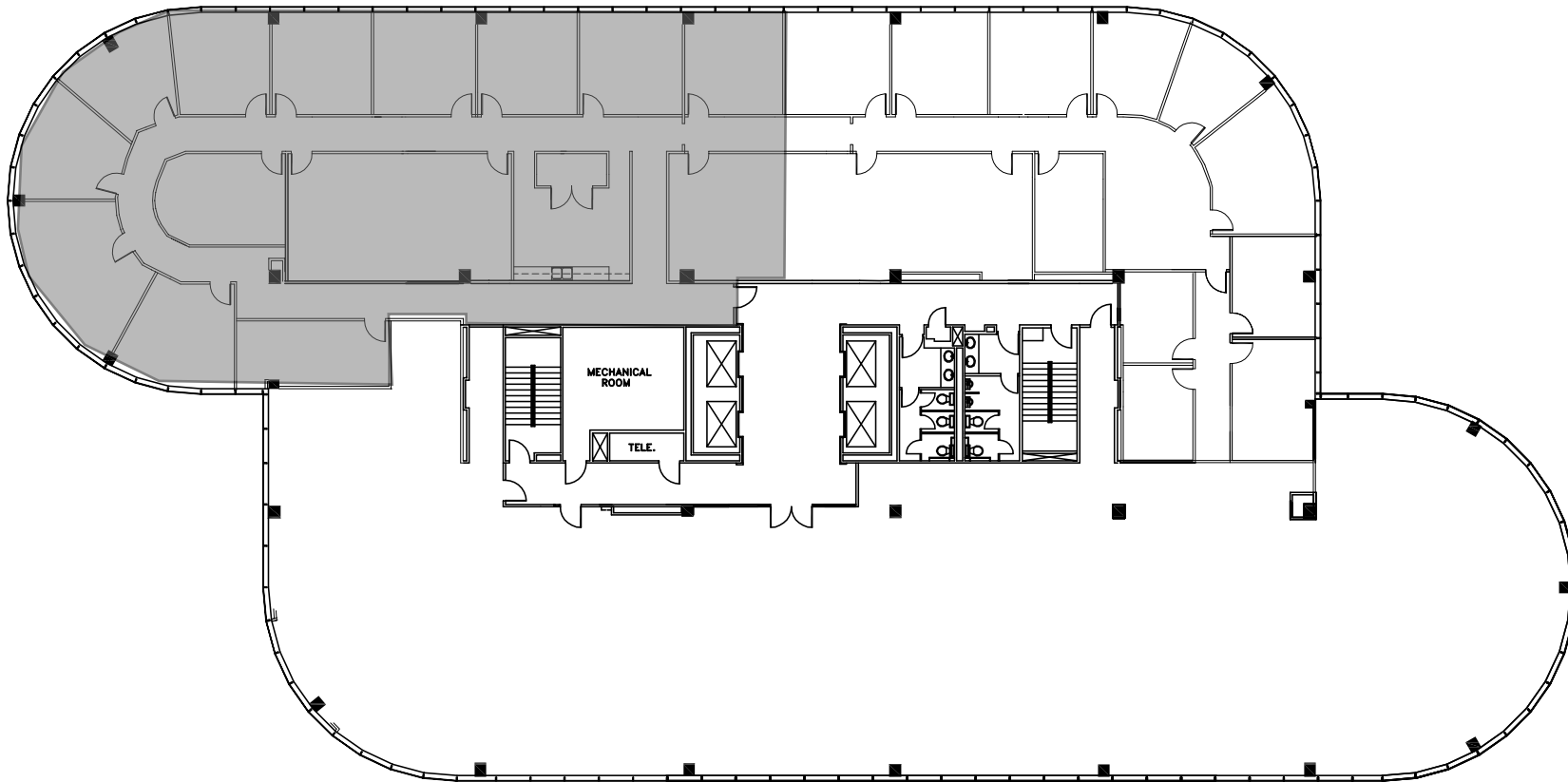


FLOOR 7

IDG Project # 17.143.01
Date Modified: 8/1/18

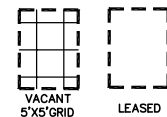


VACANT
Suite 850
5,729 NRA



VACANT
Suite 810
8,333 NRA

2 NORTHPOINT TRANSWESTERN

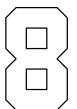


DATE:
10/09



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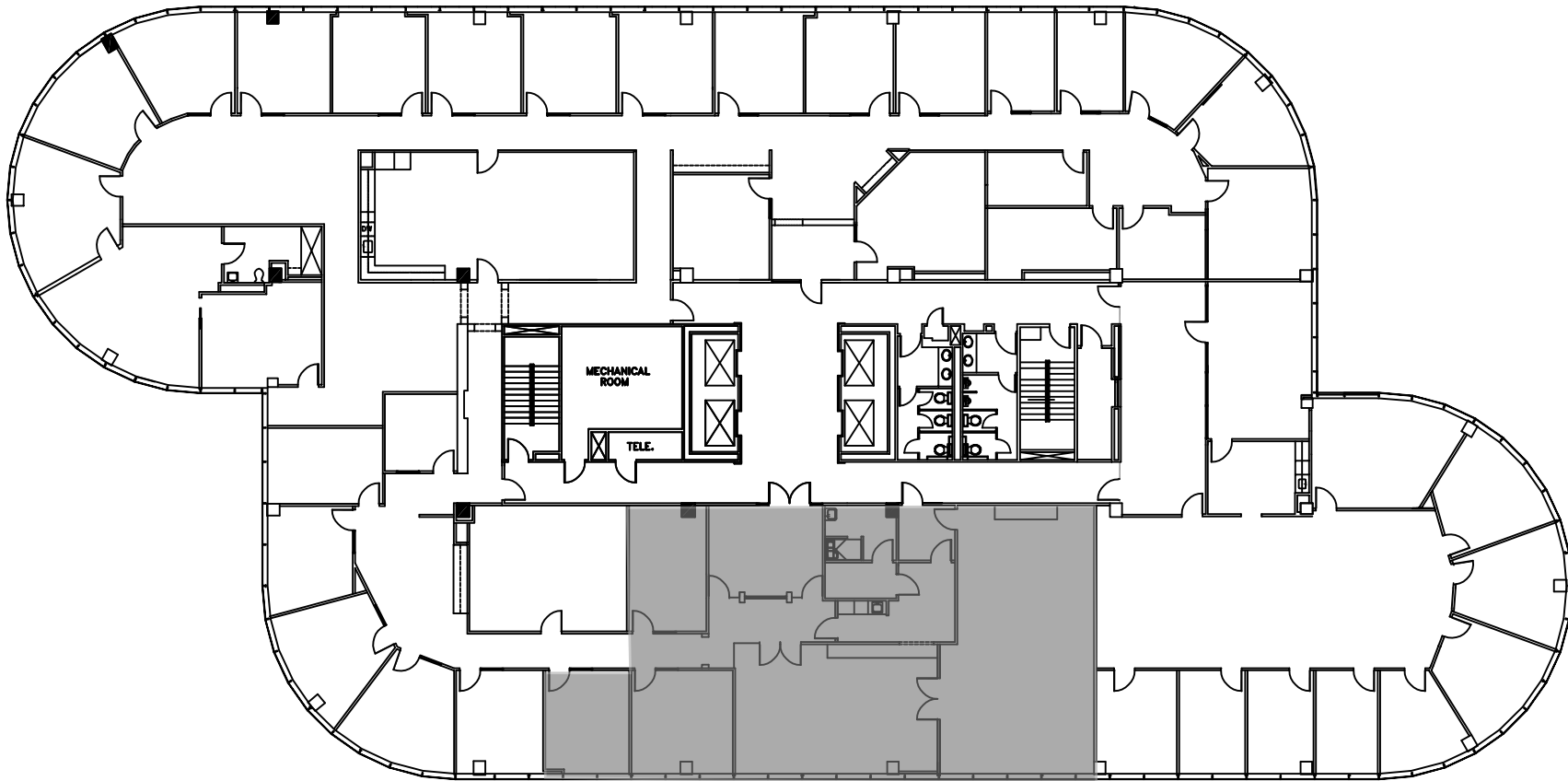


FLOOR

2 NORTHPOINT

CONTROL BOOK - FLOOR 09

VACANT
Suite 975
12,363 RSF



VACANT
Suite 950
4,184 RSF



T TRANSWESTERN

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01/29/24