

FOR LEASE

# Northwest Freeway Portfolio

Houston, TX 77040

Colliers



**13100**  
Northwest Freeway

**13105**  
Northwest Freeway



**13101**  
Northwest Freeway



Contact us:

## Doug Pack

Principal  
+1 713 835 0050  
doug.pack@colliers.com

## Sam Hansen

Principal  
+1 713 835 0050  
sam.hansen@colliers.com

Colliers

1233 West Loop South, Suite 900  
Houston, TX 77027  
P: +1 713 222 2111  
colliers.com/Houston



Northwest Portfolio, Houston, TX 77040

**GALLERIA**

**13105 NORTHWEST FREEWAY**

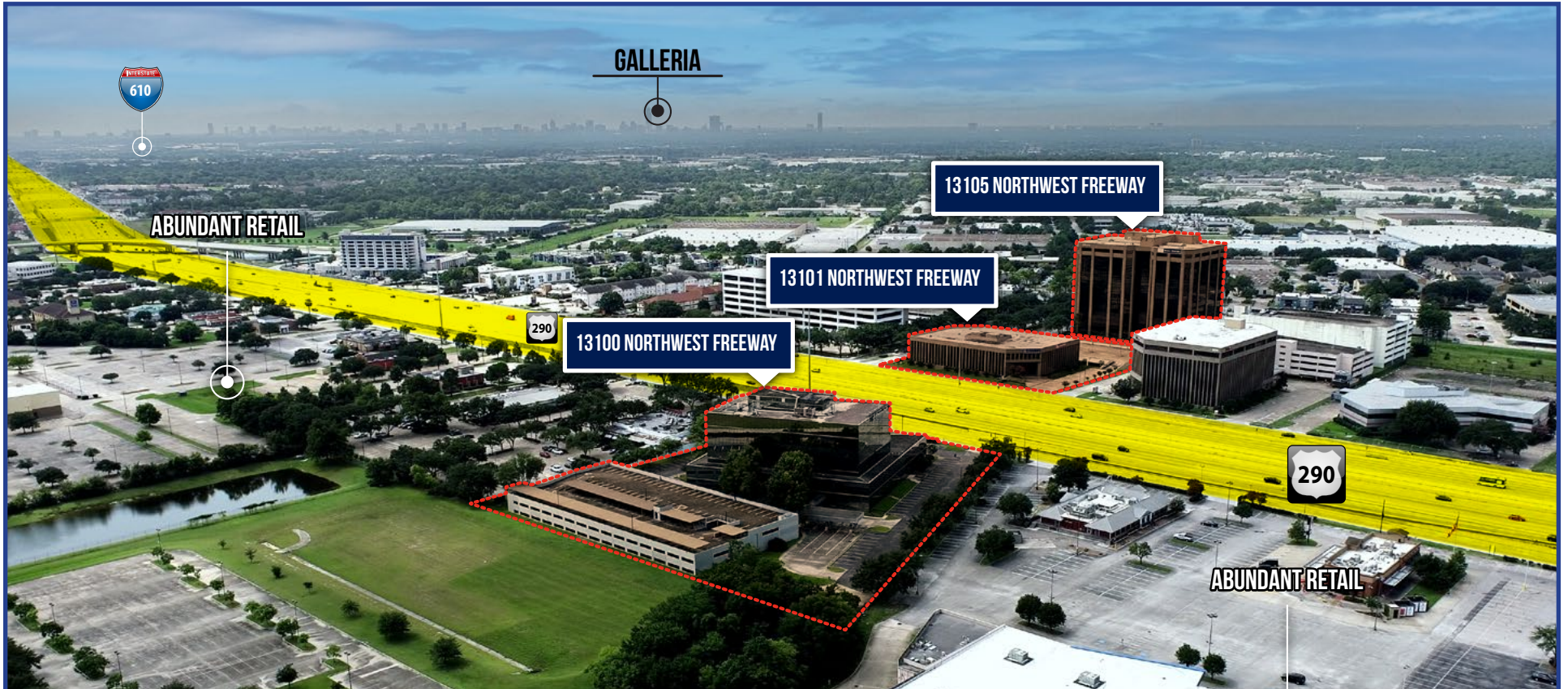
**13101 NORTHWEST FREEWAY**

**13100 NORTHWEST FREEWAY**

**ABUNDANT RETAIL**

**290**

**ABUNDANT RETAIL**



# Property Aerial

Northwest Portfolio, Houston, TX 77040

W. Little York

Northwest Portfolio

Tanner Rd.

Gessner Dr.

Blalock Rd.

Clay Rd.

Antoine Dr.

290

Kempwood Dr.

Hammerly Blvd.

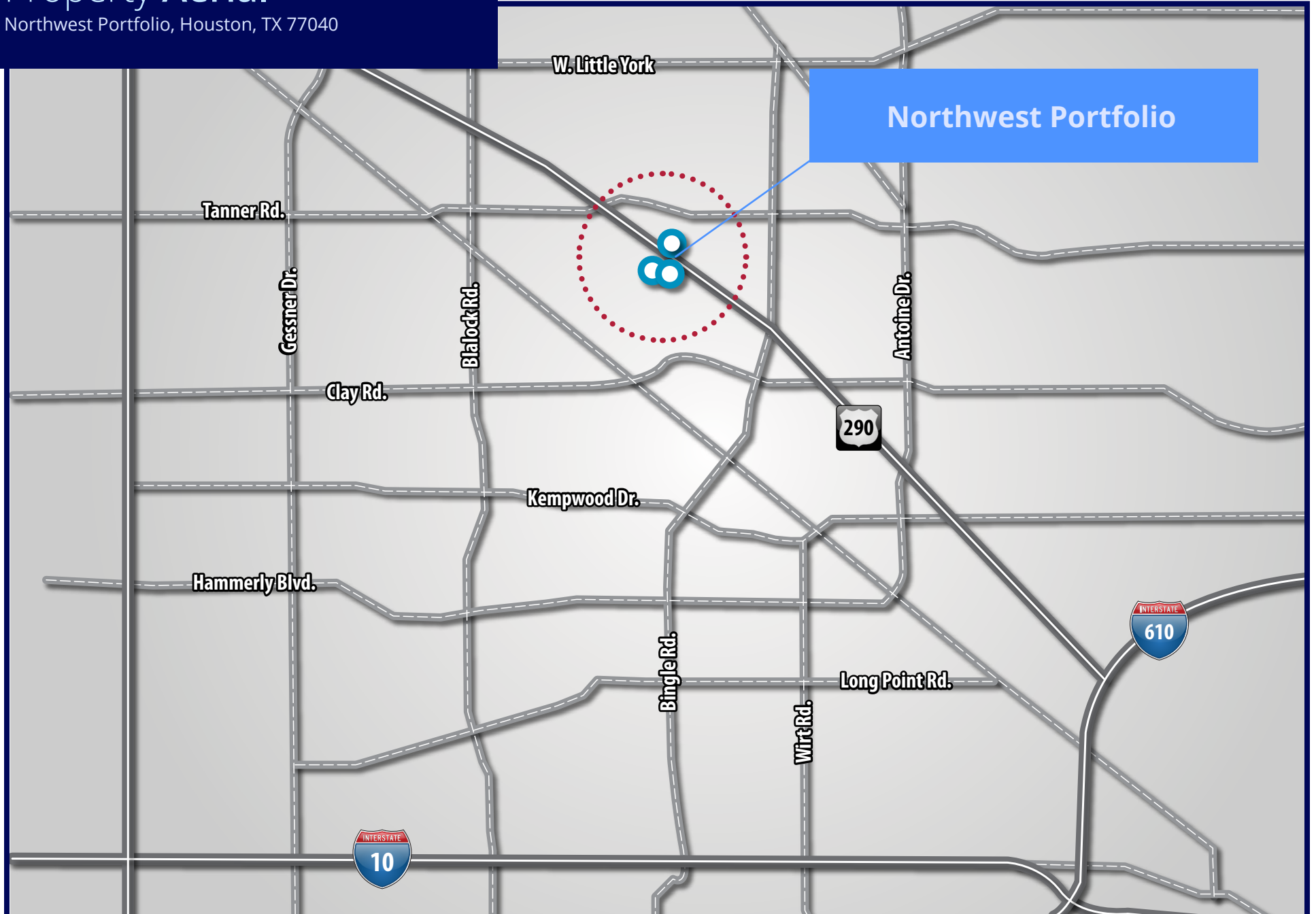
Bingle Rd.

Wirt Rd.

Long Point Rd.

INTERSTATE  
610

INTERSTATE  
10





# Building Overview

13100 Northwest Freeway, Houston, TX 77040

**FOR LEASE**

## Property Overview

Located along the north side of Highway 290, Northwest One offers excellent visibility opportunities and easy access to tenants and their employees. Numerous dining, shopping, banking and fitness options are nearby making errands and lunch meetings convenient and enjoyable during the workday. There is even a bank on-site.

The building offers plentiful parking, responsive on-site management and engineering as well as multiple security features such as card-key access and a courtesy officer.

## Property Details:

- Located seven minutes from the Galleria submarket
- Six story building with a two-story atrium style lobby
- 3.5/1,000 SF parking - surface and garage; reserved parking available
- Courtesy officer, card key access system and cameras on the premises
- On-site property management & engineering staff
- Restaurants, hotels & shopping conveniently located within walking distance of the building



# Building Overview

13101 Northwest Freeway, Houston, TX 77040

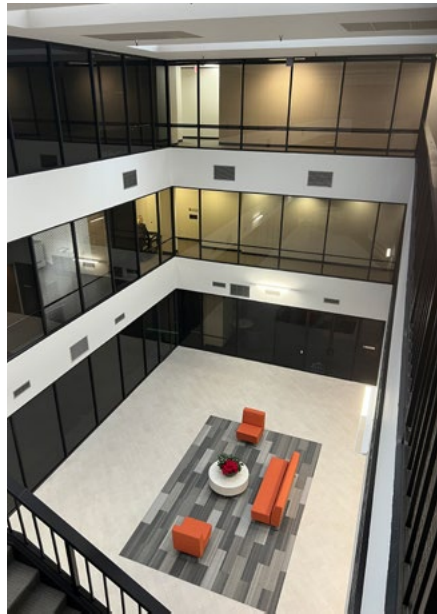
FOR LEASE

## Property Overview

Northwest Crossing I is a 3-story atrium office building with extensive interior landscaping. The building has excellent highway visibility. Nearby dining and shopping options are plentiful for a quick bite out of the office or running errands. The recently renovated building includes a conference and training facility.

## Property Details:

- Conference and Training Facilities
- Flexible space layouts
- Competitive, full-service rates
- Landscaped interior atrium
- Surveillance system
- After-hours card access
- On-site security and management
- Highway visibility
- Monument signage available
- Easy access to Highway 290, Loop 610 and Sam Houston Parkway





# Building Overview

13105 Northwest Freeway, Houston, TX 77040

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## Property Overview

Northwest Crossing III is a 12-story atrium office building which has recently completed extensive interior renovations. The atrium is adorned with a hanging contemporary art sculpture, bringing color and vibrancy to the lobby. The atrium includes four high speed glass-backed elevators and the common spaces include a full deli, fitness room, and conference centers.



## Property Details:

- Recent lobby renovations
- Recent elevator modernization
- Fitness Center
- Conference Center
- Deli
- After-hours card access
- On-site security and management
- Highway visibility
- Building and monument signage available





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Principal  
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### Sam Hansen

Principal  
+1 713 835 0050  
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colliers.com/Houston



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## Information About Brokerage Services

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

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Designated Broker of Firm	License No.

danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
--	-------------

Email	Phone

Douglas Pack	444440
Sales Agent/Associate's Name	License No.

doug.pack@colliers.com	+1 713 835 0041
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date