


Flex Building

For Sale or Lease

78,895 SF Available



Reserve at Greens Crossing



THE RESERVE AT
GREENS CROSSING

820 Gears Road



THE RESERVE AT **GREENS CROSSING**

820 Gears Road

The Reserve at Greens Crossing is located in the North Houston District at the corner of Greens Crossing Boulevard and Gears Road, and is part of a deed-restricted commercial park. The building features limestone-colored concrete tilt-wall with architectural reveals, steel frame construction and high-performance, reflective glass. Additional features include extensive landscaping, and colored pavers at entries.

BUILDING SPECS

- Single story flex building
- 11'3" ceiling height | 17'8" deck height
- Furniture available - 350 workstations
- Building fully sprinklered
- Back-up generator and UPS
- 26 roof-top HVAC units
- Dedicated server room with two Liebert Units
- 11 watts of power per square foot
- Redundant fiber optic feeds
- Tenant controlled HVAC

LAND SIZE

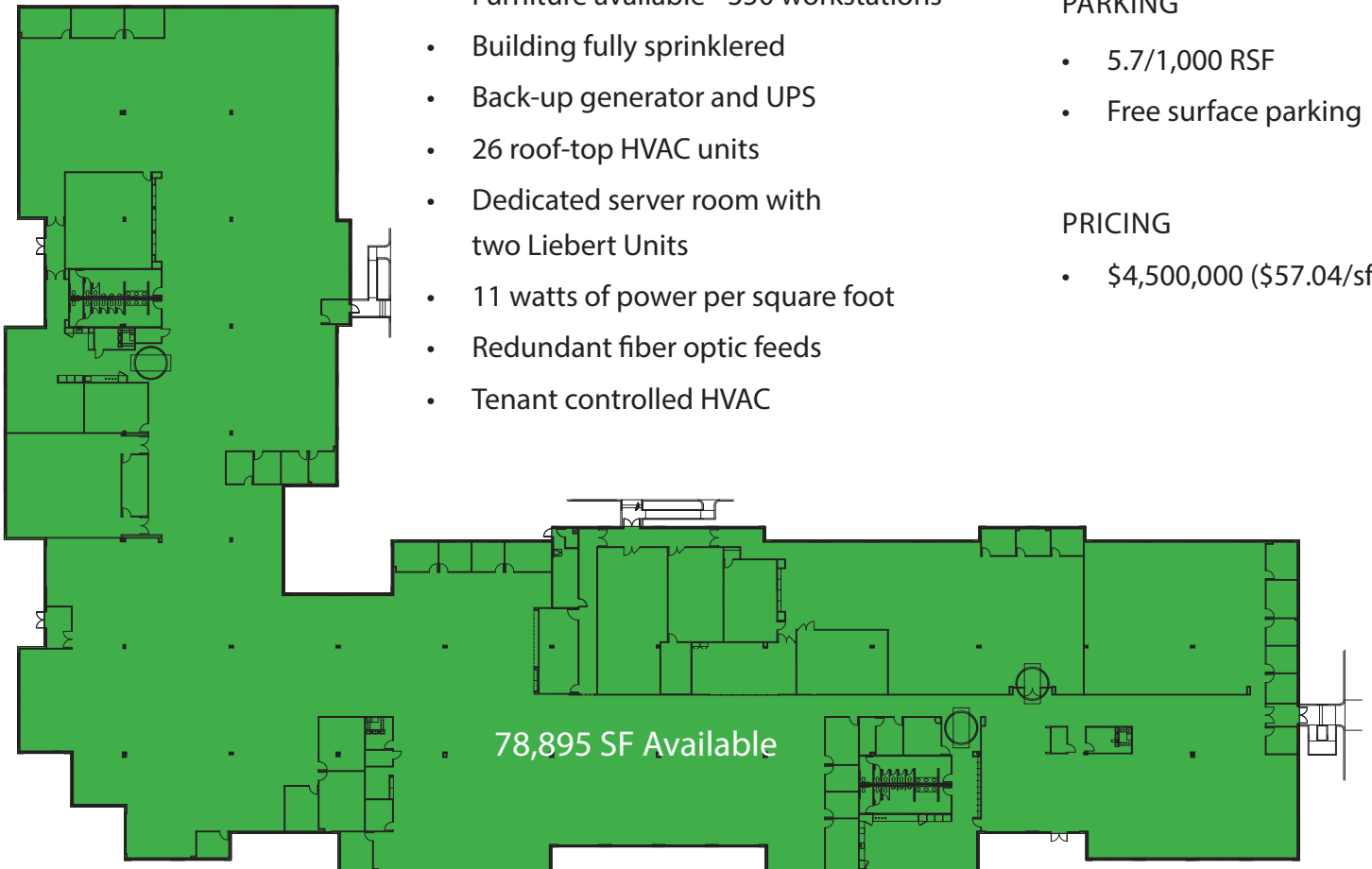
±8.4 acres

PARKING

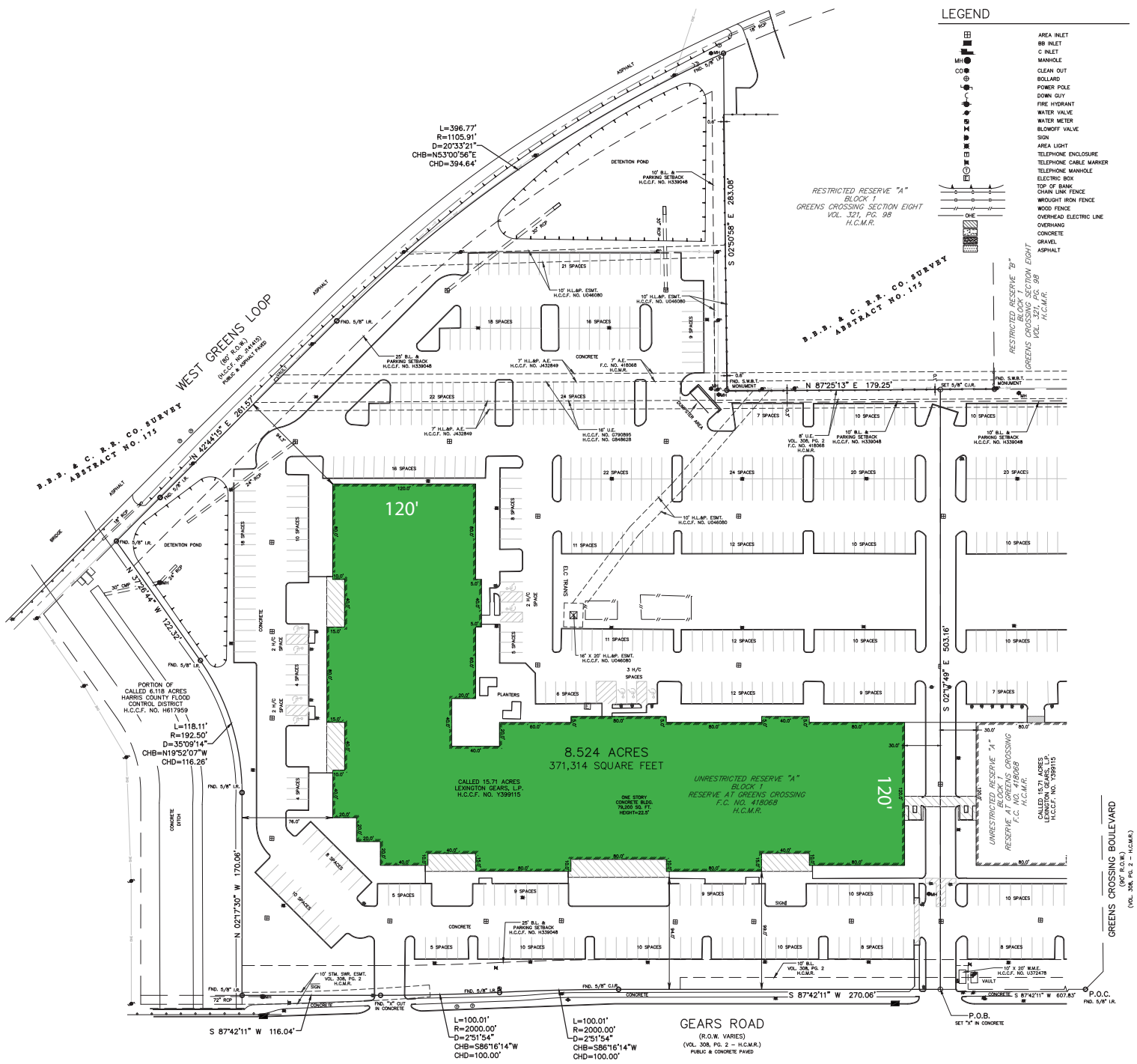
- 5.7/1,000 RSF
- Free surface parking

PRICING

- \$4,500,000 (\$57.04/sf)



820 GEARS ROAD PROPERTY SURVEY



LEGEND

	AREA INLET
	88 INLET
	C INLET
	MANHOLE
	CLEAN OUT
	BOLLARD
	POWER POLE
	DOWN GULLY
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	BLOWOFF VALVE
	SIGN
	AREA LIGHT
	TELEPHONE ENCLOSURE
	TELEPHONE CABLE MARKER
	TELEPHONE MANHOLE
	ELECTRIC BOX
	TOP OF BANK
	CHAIN LINK FENCE
	WROUGHT IRON FENCE
	WOOD FENCE
	OVERHEAD ELECTRIC LINE
	OVERHAND
	CONCRETE
	GRAVEL
	ASPHALT

L=396.77'
R=1105.91'
CHB=N53°00'56"E
CHD=304.64'

RESTRICTED RESERVE "A"
BLOCK 1
GREENS CROSSING SECTION EIGHT
VOL. 321, PG. 98
H.C.M.R.

B.D.B. & C.R.B. CO. SURVEY
ABSTRACT NO. 175

RESTRICTED RESERVE "B"
GREENS CROSSING SECTION EIGHT
VOL. 321, PG. 98
H.C.M.R.

PORTION OF
CALLED 6.119 ACRES
HARRIS COUNTY FLOOD
CONTROL DISTRICT
H.C.C.F. NO. H617959

L=118.11'
R=192.50'
D=35°09'14"
CHB=N19°52'07"W
CHD=116.28'

8.524 ACRES
371,314 SQUARE FEET

UNRESTRICTED RESERVE "A"
RESERVE AT GREENS CROSSING
F.C. NO. 418068
H.C.M.R.

UNRESTRICTED RESERVE "A"
RESERVE AT GREENS CROSSING
BLOCK 1
F.C. NO. 418068
H.C.M.R.

CALLLED 15.71 ACRES
LEXINGTON GEARS, L.P.
H.C.C.F. NO. Y399115

GEARS ROAD
(R.O.W. VARIES)
(VOL. 308, PG. 2 - H.C.M.R.)
PUBLIC & CONCRETE PAVED

GREENS CROSSING BOULEVARD
(80' R.O.W. - H.C.M.R.)

S 87°42'11" W 116.04'

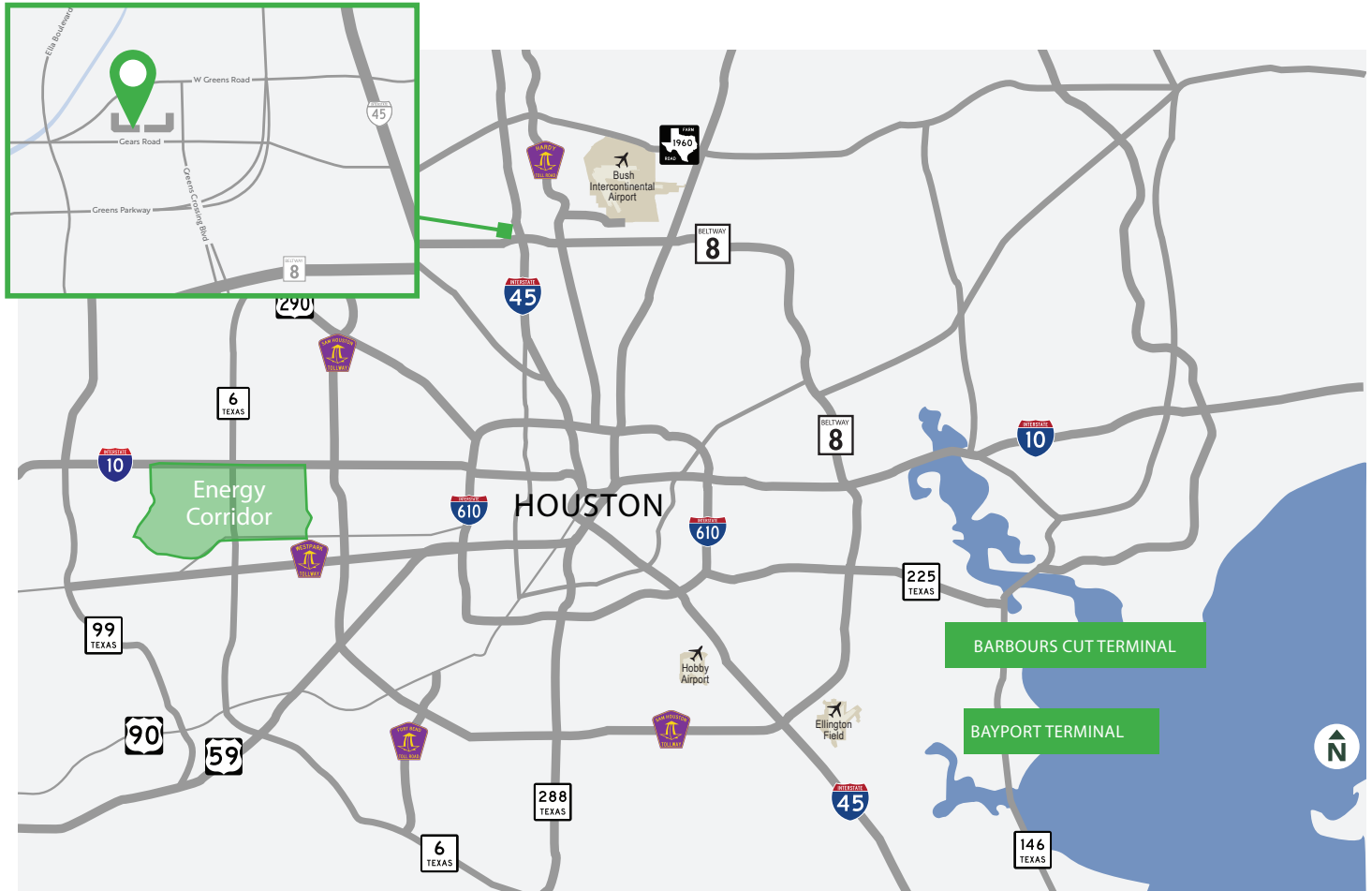
L=100.01'
R=2000.00'
D=2°51'54"
CHB=S86°16'14"W
CHD=100.00'

L=100.01'
R=2000.00'
D=2°51'54"
CHB=S86°16'14"W
CHD=100.00'

P.O.C.
SET 7" IN CONCRETE

STRATEGIC LOCATION

The site is centrally located at the northwest corner of North I-45 and Beltway 8 in the heart of the North submarket. With multiple ingress and egress points, the property offers immediate access to I-45 and Beltway 8. Tenants will benefit from the strong logistical location and connectivity to all areas of Houston. Additionally, both I-45 and Beltway 8 are major thoroughfares connecting the site to DFW, Austin, San Antonio and the Port of Houston.



APPROXIMATE DRIVE TIMES

Beltway 8	Immediate Access	Downtown	20 minutes
Interstate 45	Immediate Access	Port of Houston	25 minutes
Bush International Airport	12 minutes	Hobby Airport	35 minutes
Grand Parkway	12 minutes	Energy Corridor	25 minutes
The Woodlands	12 minutes	Barbours Cut Terminal	30 minutes
Interstate 10	15 minutes	Bayport Terminal	35 minutes

Hotels

1. SpringHill Suites
2. Hilton Houston North
3. Travelodge Houston
4. Houston Marriott North
5. Hyatt Place Houston
6. Hyatt Regency North Houston
7. Residence Inn Houston North
8. Holiday Inn Express & Suites

Restaurants

1. Taco Bell
2. Olive Garden
3. Lupe Tortilla
4. Saltgrass Steak House
5. China Bear
6. Pizza Hut
7. Popeye's
8. Whataburger
9. Cracker Barrel
10. Sonic Drive-In
11. Shipley's Do-Nuts
12. McDonald's
13. Just Juice
14. Luby's
15. IHOP
16. Wendy's
17. Fuddrucker's
18. Burger King
19. Murphy's Deli
20. Subway
21. Alonti Cafe & Catering
22. Ostioneria Michoacan
23. Pappas Seafood House
24. Denny's
25. Chili's Grill & Bar
26. Maine-ly Sandwiches
27. Pizza Hut
28. Starbucks
29. Taco Cabana
30. Panda Express
31. Tampico Seafood



For more information on leasing, contact:

John Pruitt, SIOR	Jessica Ochoa
713 425 5850	713 425 5844
john.pruitt@am.jll.com	jessica.ochoa@am.jll.com

For more information on purchasing, contact:

Mark Nicholas, SIOR	Richard Quarles, SIOR
713 888 4024	713 888 4019
mark.nicholas@am.jll.com	richard.quarles@am.jll.com





For more information on leasing, contact:

John Pruitt, SIOR

713 425 5850

john.pruitt@am.jll.com

Jessica Ochoa

713 425 5844

jessica.ochoa@am.jll.com

For more information on purchasing, contact:

Mark Nicholas, SIOR

713 888 4024

mark.nicholas@am.jll.com

Richard Quarles, SIOR

713 888 4019

richard.quarles@am.jll.com

