



For Lease



CREEKRIDGE II

140 CYPRESS STATION DR
HOUSTON, TX 77090

Partnership. Performance.

PROPERTY OVERVIEW

Located in North Houston, Creekridge II is a three-story, 163,010 SF atrium office building nestled in a serene wooded, park-like setting. Multiple skylights create a brightly lit lobby with atrium views and balconies. Common area renovations with designer finishes were completed in 2018. The building is adjacent to Lents Family Park East that includes a 1.5 mile walking trail, playground, and splash pad.



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member

PROPERTY AMENITIES

- BUILDING GENERATOR** (3) back-up generators available for full floor user
- MARKET DELI** Located on Level 2, Ave C Micro-Market Deli offers a variety of drinks and snacks through food service machines
- SECURITY** On-site 24 hour courtesy officer
Live monitoring surveillance
After hour card-key access
- PARKING** 6.0/1,000 surface parking
Free unreserved parking
\$40.00 reserved covered parking
- MONUMENT SIGNAGE** Tenant location identity signage available on monument marker
- OWNER MANAGED** On-site professional management by NW Crossing Management



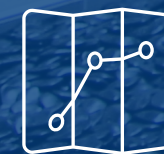
PREMIER NORTH HOUSTON LOCATION



Freeway visibility with direct freeway access to Interstate 45



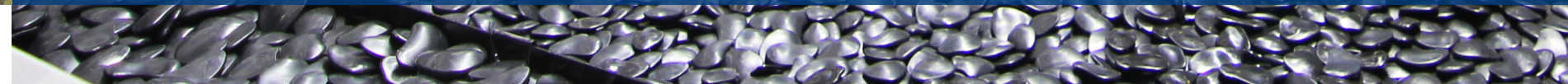
Just minutes from Grand Parkway which links directly in front of the new ExxonMobil campus



Convenient access to Sam Houston Tollway, Hardy Toll Road, and Highway 59



Excellent proximity to IAH, The Woodlands, Northwest Medical Center and surrounded by an abundance of hotels, retail and dining options



Jonathan Cohen | 713.993.7180
jon.cohen@avisonyoung.com

Sam Hansen | 713.993.7174
sam.hansen@avisonyoung.com

Doug Pack | 713.993.7173
doug.pack@avisonyoung.com

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