

AVISON
YOUNG

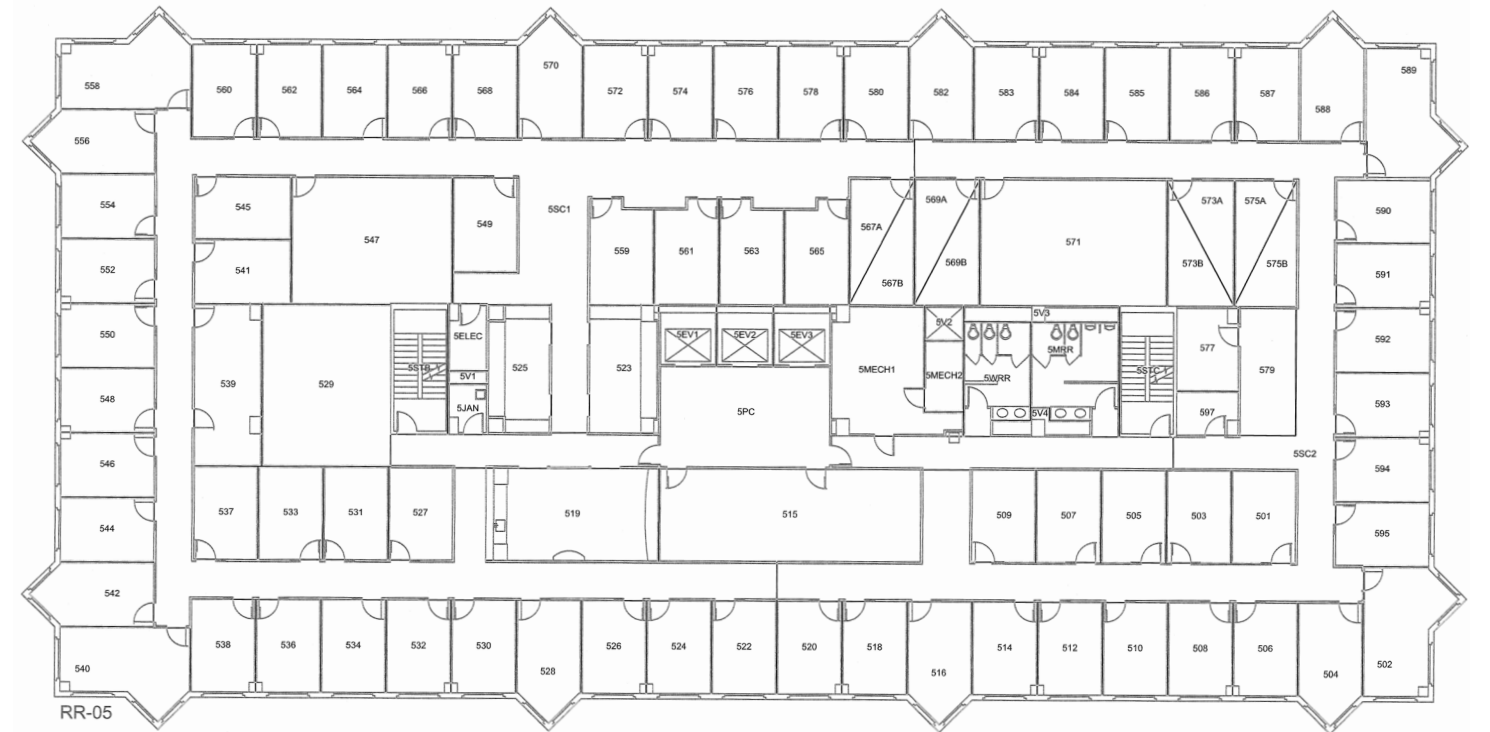


PLUG & PLAY OPPORTUNITY!

13401
NORTH
FREEWAY



TYPICAL FLOORPLATE - 21,096 SF



**66 OFFICES • 4 EXECUTIVE OFFICES • 4 CONFERENCE ROOMS
3 COPY/STORAGE ROOMS • BREAK ROOM**



PROPERTY HIGHLIGHTS:

- 143,410 SF building available in move-in ready condition
- Prominent freeway signage opportunity
- Plug and play, move-in ready space
- Operational cafeteria space available
- Energy Star certified
- Structured, secured parking
- Parking ratio of 5.0/1,000 SF
- Strategic corporate location
- Existing vault and drive-thru tellers; perfect for corporate and retail banking tenants







EASY ACCESS

Great access to I-45, Sam Houston Tollway, and Hardy Toll Road



BUSH INTERCONTINENTAL AIRPORT

14 minutes to IAH



CLOSE PROXIMITY TO POPULOUS SUBURBS

11 minutes to Spring; 16 minutes to The Woodlands



SIGNAGE OPPORTUNITY

High visibility signage opportunity along I-45

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