



2350 NORTH BELT TOWER

2350 N SAM HOUSTON PARKWAY E
HOUSTON, TEXAS 77032



**2350
NORTH
BELT
TOWER**

SUPERIOR LOCATION

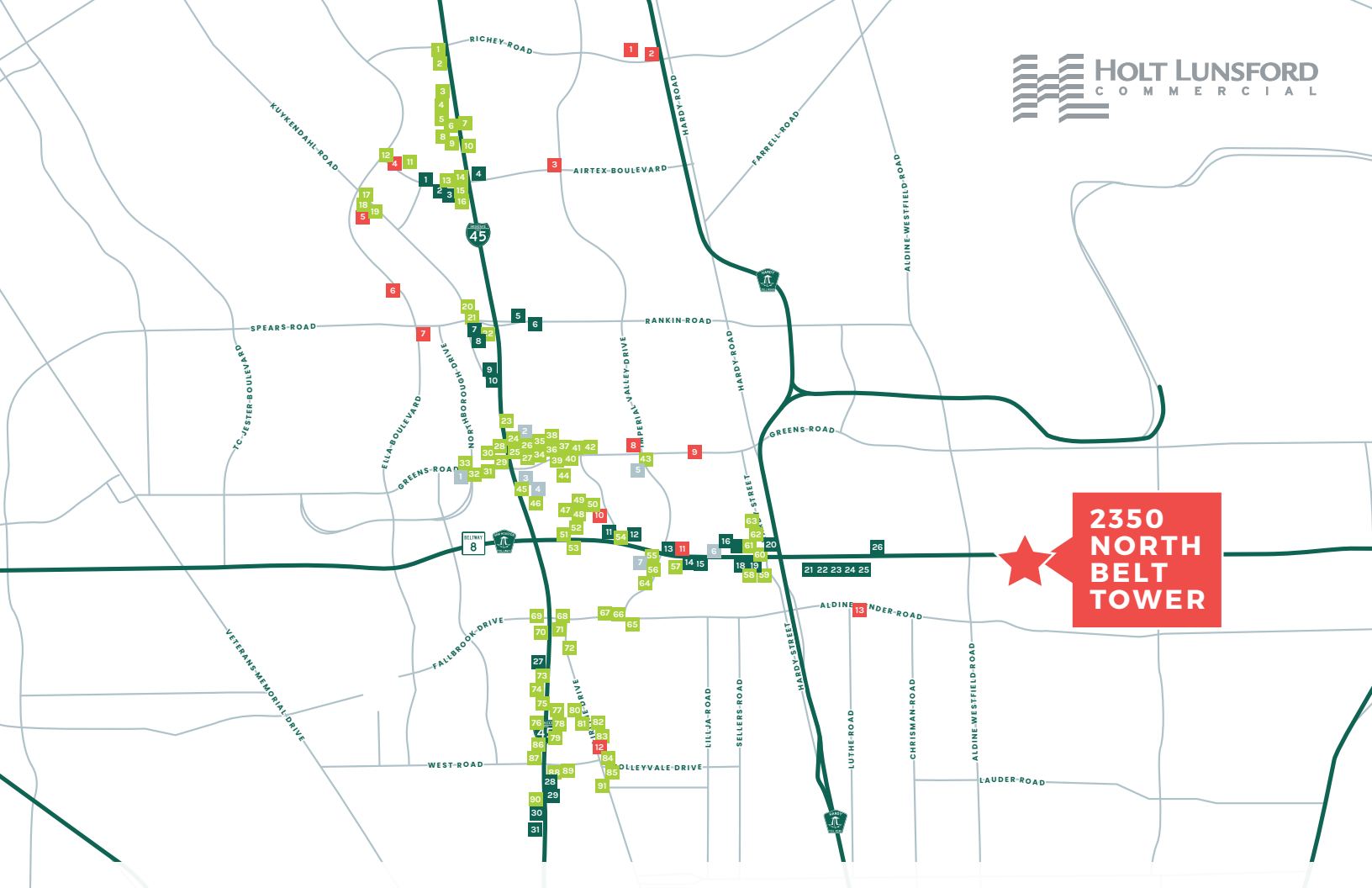
2350 NORTH BELT TOWER is a ten-story, 165K square foot office building located in North Houston. The property is located directly on the Sam Houston Tollway and is situated less than five miles from George Bush Intercontinental Airport. The property boasts superior access to major highways including Interstate 45, Interstate 69, and the Hardy Toll Road.



PROPERTY HIGHLIGHTS

- 165,094 SF Class A Office Building
- 607 SF up to 125,000 SF Contiguous Available
- Recently Renovated Lobby
- Easy Access to Interstate 45, Sam Houston Parkway, the Hardy Toll Road, and Interstate 69
- Less than 10 Minutes to George Bush Intercontinental Airport
- Building and Monument Signage Available
- 24/7 On-site Security
- Building Conference Center
- 3.6/1,000 SF Parking Ratio





**2350
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TOWER**

AMENITIES

RESTAURANTS

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|------------------------------------|-------------------------------------|-----------------------------|
| 1. Taj Indian Restaurant | 28. Pho Tung Hai | 54. Jimmy G's Cajun Seafood |
| 2. Movie Tavern | 29. Luby's | 55. McDonald's |
| 3. Mamacita's | 30. Rocky's Subs | 56. Popeyes |
| 4. Lupe Tortilla | 31. Subway | 57. Eats Mesquite Grill |
| 5. Wings 'N More | 32. Panda's Chinese | 58. Green Briar Buffeteria |
| 6. Zio's Italian Kitchen | 33. Just Juice | 59. Subway |
| 7. Pappasito's Cantina | 34. Asiana Garden Restaurant II | 60. Waffle House |
| 8. Saltgrass Steak House | 35. Wendy's | 61. Church's Chicken |
| 9. Joe's Crab Shack | 36. Jack in the Box | 62. Jack in the Box |
| 10. China Bear | 37. McDonald's | 63. Burger World |
| 11. Pacific Seafoods | 38. Monterey's Tex Mex Cafe | 64. Little Caesars Pizza |
| 12. Pizza Hut | 39. Cajun Town Cafe | 65. Subway |
| 13. Popeye's | 40. Zero's Sandwich Shop | 66. Taquerias Michoaca |
| 14. Whataburger | 41. Chef Lins Hunan Yuan | 67. El Pollo De Oro |
| 15. Jack in the Box | 42. Fuddruckers | 68. Osteria Michoaca |
| 16. Cracker Barrel | 43. Anthony's Pizza | 69. Taqueria El Dorado |
| 17. Division I Sports Bar & Grill | 44. Piazza Cafe & Catering | 70. Pappas Seafood House |
| 18. Classic Pizza | 45. Thirsty's | 71. Denny's |
| 19. House of Gumbo | 46. Luna's Mexican Restaurant | 72. Casa Linda |
| 20. Sonic Drive-In | 47. Schlotzsky's | 73. Pho Houston |
| 21. Capt. Benny's Seafood | 48. Uncle Tong's Chinese Restaurant | 74. Chili's |
| 22. McDonald's | 49. Alonti Cafe & Catering | 75. Jalisco's Mexican Grill |
| 23. Las Hamacas Restaurant | 50. Ichibon Japanese Restaurant | 76. Papa John's Pizza |
| 24. Vincenzo's Italian Grill & Bar | 51. Whataburger | 77. Mambo Seafood |
| 25. Indian Grill Restaurant | 52. Taco Bell | 78. Burger King |
| 26. Imperial Dragon Chinese | 53. Clayton's Restaurant & Club | 79. China Border Restaurant |
| 27. IHOP Restaurant | | 80. Hartz |
| | | 81. Las Banderas Carniceria |
| | | 82. Jack in the Box |
| | | 83. La Posada |

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| 84. Taqueria Los Altos De Jalisco | 13. Hyatt North Houston |
| 85. Asadero Mexicano | 14. Park Inn by Radisson Hotel & Conference Center |
| 86. Wendy's | 15. Baymont Inn and Suites Houston |
| 87. Taco Cabana | 16. Courtyard Houston Intercontinental Airport |
| 88. Long John Silver's | 17. Residence Inn Houston Intercontinental Airport |
| 89. McDonald's | 18. Americas Best Value Inn & Suites |
| 90. Tampico Seafood Restaurant | 19. InTown Suites |
| 91. Tacos De Julio | 20. Regency Suites |

HOTELS

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| 1. Sleep Inn & Suites I-45 / Airtex | 21. Super 8 IAH West/Greenspoint |
| 2. Holiday Inn Express Hotel Houston | 22. Wingate by Wyndham Houston Bush Intercontinental Airport IAH |
| 3. Best Western Plus North Houston Inn & Suites | 23. Homewood Suites by Hilton |
| 4. Value Place | 24. Comfort Suites |
| 5. Best Classic Inn & Suites | 25. Candlewood Suites Houston IAH / Beltway 8 |
| 6. Scottish Inn & Suites | 26. Quality Suites Intercontinental Airport West |
| 7. Extended Stay America | 27. Americas Best Value Platinum Inn & Suites |
| 8. Studio Plus | 28. Days Inn and Suites HoustonH Airport |
| 9. Palace Inn Greenspoint | 29. Inn and Suites Houston North |
| 10. Sun Suites of Houston-Intercontinental | |
| 11. Houston Marriott North | |
| 12. Hyatt Place Bush Intercontinental Airport | |

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| 30. Quality Inn |
| 31. American Inn & Suites Houston |

FITNESS

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| 1. Total Body Fitness |
| 2. Phat Body Gym |
| 3. Ultra Body Fitness |
| 4. Fitness Connection |
| 5. Houston Mud Run Boot Camp |
| 6. L & W Fitness |
| 7. Katfire Fitness |

CHILD CARE

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| 1. Nu Generation of Kids Learning |
| 2. Elite Day Care & Learning Center |
| 3. Houston Kidz Center |
| 4. Elite City Kids Childcare |
| 5. Canbrook Learning Connection |
| 6. Ms Linda's Daycare |
| 7. Allstars Afterschool Club |
| 8. Learning Place |
| 9. All Stars Day Care & Preschool |
| 10. La Petite Academy |
| 11. Eagle Learning Center |
| 12. Unity Child Development |
| 13. Stay & Play Day Care Center |



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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.

11-2-2015



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.

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.

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

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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date