

An aerial photograph of the CityNorth 5 office building, a modern skyscraper with a glass facade and a curved top. The building is surrounded by greenery and a parking lot. The sky is blue with scattered white clouds.

Colliers

Accelerating success.

FOR SALE

CityNorth 5

17001 Northchase Dr | Houston, TX 77060

Class A Office Excellence

Redefining Professional Standards with Elite Amenities

Institutionally Owned | LEED Certified Gold Level

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Investment Overview

Colliers is pleased to present the exclusive opportunity to acquire CityNorth 5, a class A office building located at 17001 Northchase Drive in Houston, TX (the "Property"). The property was built in 1992 and is situated on 2.81 acres in the North Houston District and features 461,185 square feet of sophisticated office space distributed across nineteen (19) floors. In 2014 the building was awarded LEED certification at the Gold level.

CityNorth 5 offers comprehensive on-site facilities such as a tenant shared conference facility and fitness center, a security system with 24/7 monitoring and controlled building access. The highly amenitized property was originally developed for Anadarko Petroleum (now Occidental Petroleum).

Asset Profile

Name	CityNorth 5
Address	17001 Northchase Dr., Houston, TX 77060
Submarket	North Houston District
RBA	±461,185 SF
Land Area	±2.82 Acres
Number of Stories	19
Parking Ratio	3.0/1,000
Year Built	1992
Building Class	A

Investment Highlights

- **Strategic Location:** Positioned off I-45 and the Central Intersection of Beltway 8. The property is 15 minutes from George Bush Intercontinental Airport, Downtown Houston and desirable residential neighborhoods.
- **Modern Amenities:** The property features amenities including a fitness center, conference rooms, and advanced security systems. Recent renovations have enhanced the building's façade, outdoor areas, and lobby, including the addition of a highly amenitized tenant lounge.
- **Repositioning Potential:** With the current focus on rebranding and redevelopment within the North Houston District, there are substantial opportunities to attract new tenants and reposition the property to meet modern office and industrial needs.
- **Economic Incentives:** Potential access to economic development incentives aimed at revitalizing the area and attracting new businesses.

Sales Price

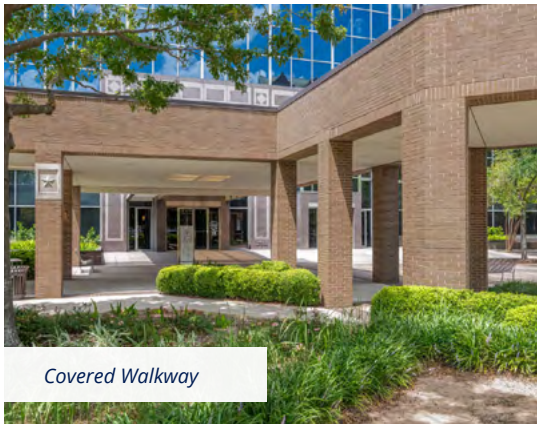
Contact Broker



Main Entrance



Facing North



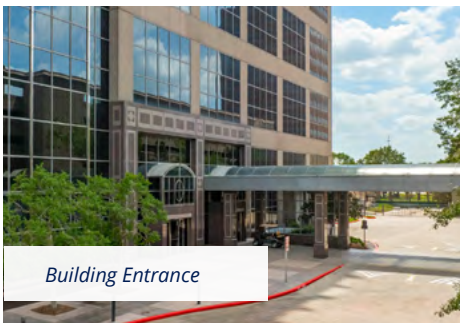
Covered Walkway



Facing South



Elevator Lobby



Building Entrance



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.

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Buyer/Tenant/Seller/Landlord Initials

Date