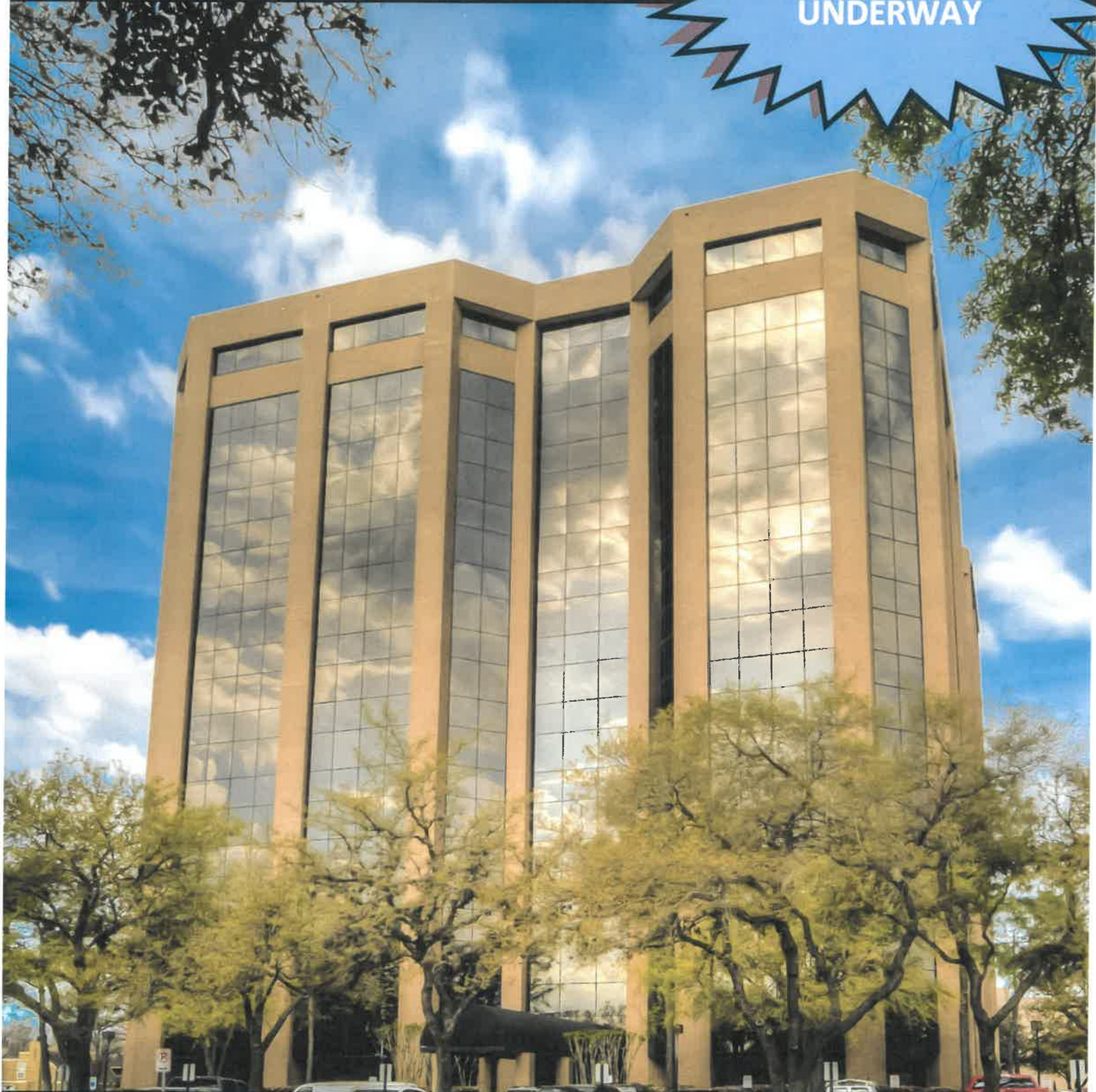


NORTHWEST CROSSING III

13105 Northwest Freeway, Houston, TX 77040

EXCITING
RENOVATIONS
UNDERWAY



LEASING CONTACT

Carrie Powledge | NW Crossing Management
281-464-8111



WELCOME TO NORTHWEST CROSSING III

Northwest Crossing III is a 12-story atrium office building with extensive interior landscape. The atrium is lavished with a ceiling mounted contemporary art sculpture bringing color to the lobby along with guest seating areas. The atrium includes four high speed glass-backed elevators with exterior views.

FACTS

Number of Floor	12
Building Size	305,242 s.f.
Average Floor Size	27,000 s.f.
2017 Operating Expenses	Estimated \$9.03 p.s.f
Parking Garage	882
Surface Lot	82
Year Built	1983
Owner & Manager	NW Crossing Management



BUILDING FEATURES

Fitness Center

Recently renovated fitness center available to tenants of the building with the latest cardio-fitness equipment, treadmills, elliptical machines and recumbent bikes. The center also includes weight and resistance training equipment, free hand weights, television monitors, showers and lockers.

Conference Center

Complete with whiteboard, projector screen, and prep kitchen with sink, ice machine and microwave. The Center can accommodate board-style conferences or classroom/lecture style seating and is wired for internet access.

Deli

Open for breakfast and lunch between the hours of 7:00 a.m. – 2:30 p.m. offering a variety of drinks, cold and hot sandwiches, salad bar, pastries, kolaches and weekly hot plate specials.

Parking

964 total spaces, 882 garage spaces within the seven levels of secured parking and 82 surface. 3.5/1000 USF ratio with unreserved free of charge and reserved at a rate of \$40.00 per stall plus tax. Visitor parking located on lot and in designated garage locations.

Security

24-hour on-site manned security force, exterior and interior video surveillance cameras. Computer controlled card access system

Owner/ Management

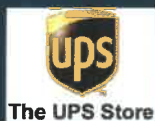
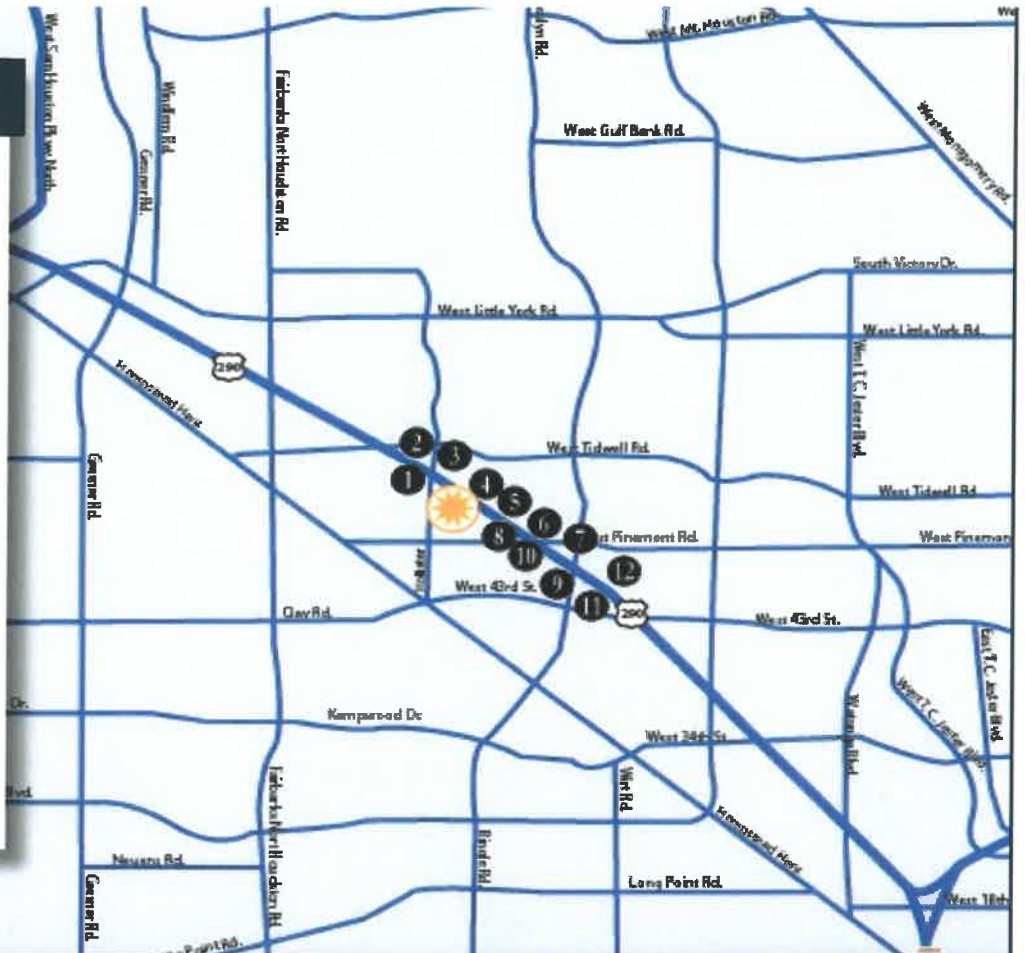
Owned and managed by NW Crossing Management LLC providing on-site professional management and onsite leasing services. NW Crossing Management strongly believes in onsite management with a personal touch. With NW Crossing Management, the Tenant always comes first and there is no compromise on quality.



LOCATION

LOCAL AMENITIES

- 1 Wells Fargo Bank
- 2 Panera Bread Company
- 3 Northwest Health Center
- 4 Target
- 5 Starbucks
- 6 Red Lobster
- 7 Tri-Star Credit Union
- 8 Hampton Inn and Suites
- 9 Remingtons
- 10 Crowne Plaza Hotel
- 11 Luxury Inn and Suites
- 12 Greater Texas Federal Credit Union



FOR LEASING INFORMATION CONTACT

Carrie Powledge

281-464-8111

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