



Northgate<sup>II</sup>





Northgate II is a new 6-story Class A office building planned for construction in the Northgate Office Park in Spring, Texas. Presenting an unparalleled location and impressive amenities, this new building is the place to conduct business.

**164,000 SQUARE-FEET**  
**LEED REGISTERED**

# THE NEXT ENERGY CORRIDOR

The Northgate Office Park is conveniently located in the new energy corridor and sub-market of North Houston. Positioned near I-45, the Hardy Toll Road and the new Grand Parkway, this office park provides its tenants quick access to neighboring businesses, airports and the central business district of downtown Houston. Additionally, planned hotels, retail, restaurants and residential neighborhoods will support this robust area.



## DRIVE TIMES

- 1 Minute to ExxonMobil Campus
- 4 Minutes to The Woodlands
- 15 Minutes to IAH Airport
- 25 Minutes to Downtown Houston



Northgate II

Northgate I

Two Quality Hotels  
with 300+/- Rooms  
and Retail.

## AT A GLANCE

- Gated Office Park
- Secure Parking Garage
- Jogging Trail
- 3 Water Features
- Beautiful Landscape



## PARKING SUMMARY

- Surface Parking: 350+
- Garage Parking: 500+
- Ratio: 4.5+/1000 SF Lease



## BUILDING SUMMARY

- Northgate I: 60,000 SF
- Northgate II: 164,000 SF

# II

## EVERY ADVANTAGE

The Northgate Office Park has more amenities than you could imagine. More than most typical office park settings, it is designed as a campus with a beautiful and inviting environment of patios, groves, ponds and fountains. And a jogging trail that spans the entire perimeter. This 3.8 acre campus which is completely surround by a six-foot iron fence.

## BUILT TO IMPRESS

Inspired by offshore oil wells, the creative, modern and forward-thinking design of Northgate II reflects the area's emphasis on the energy industry. However, the warm finishes and architecture incorporated throughout add the inviting personality of the Texas spirit. A concept embodied in the airy, open lobby that rises to the second floor.

### FLOORPLAN HIGHLIGHTS

- 164,000+ rentable square feet
- Multi-tenant configurations
- 14' foot ceilings on main floor
- Covered walkways to adjacent garage
- Specified use of certified green materials
- Maximum energy performance





Ground Floor

# Test-Fit Plan



## Department Legend

- Core
- Circulation
- Executive Offices
- Standard Offices
- Meeting/Huddle
- Break Room
- Print
- Storage/IT

## SECOND FLOOR

(23,421 sf. Leasing Area)



## SIXTH FLOOR

(23,159 sf. Leasing Area)



## THIRD & FOURTH FLOOR

(25,330+/- sf. Leasing Area per Floor)



## FIFTH FLOOR

(25,287 sf. Leasing Area)



### 3-6 FLOOR HIGHLIGHTS

- Versatile floor plates allowing perimeter window offices
- Efficient utilization of space
- 9' ceiling heights
- Level 5 has 1,326 SF of balcony space
- Level 6 has several balcony spaces totaling 2,938 SF

## CONFIGURE IN STYLE

Northgate II offers a modern office environment with a variety of office configurations to choose from. While levels one and two offer the bi-level lobby, levels three through six offer contiguous office space on each floor for a variety of tenant build-out needs. Each level offering window offices and unobstructed views of the surrounding area. Additionally, high quality materials, finishes and landscaping enhance the architectural design of the building.

# THE WHO BEHIND IT ALL

Pinnacle Alliance Fund. Headquartered in Houston, Texas, is more than a distinguished commercial real estate development company. With a specialty in development, tenant services, construction, leasing and property management, Pinnacle Alliance Fund focuses on design-build opportunities involving all types of commercial properties ranging from Class A office buildings like Northgate I & II to quality retail centers, as well as, to industrial parks and build-to-suite projects.

Pinnacle Alliance Fund. Service, experience, knowledge, quality, and integrity. You couldn't ask for more. Ask to find out more about Northgate II.

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