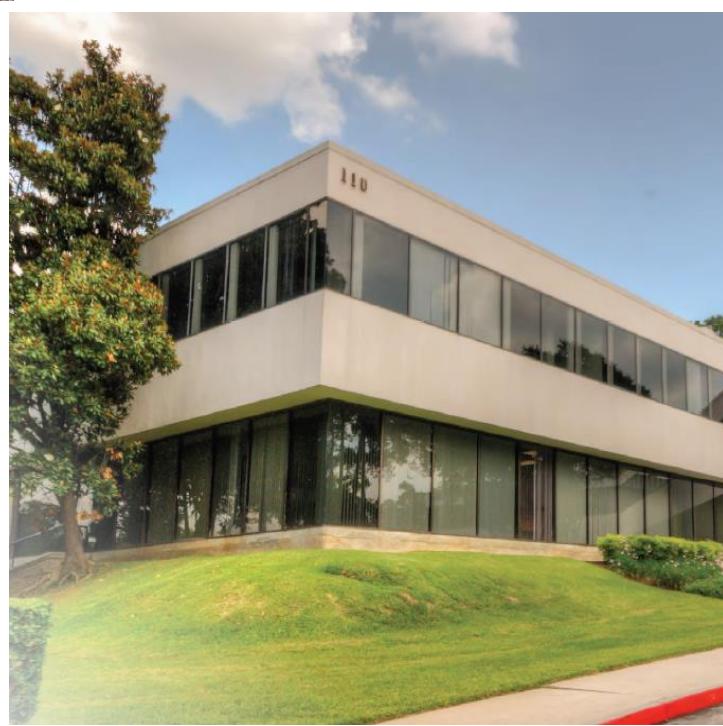




LEASING CONTACT

Carrie Powledge | NW Crossing Management
281-464-8111



WELCOME TO CYPRESS COURT

Cypress Court is a 2-story atrium office building framed by beautiful cypress and pine trees in a quiet setting. The building exhibits a fresh updated professional appearance, multiple skylights creating a brightly lit lobby and provides an array of designer finished move-in ready suites



FACTS

Number of Floor	2
Building Size	95,827 s.f.
Average Floor Size	47,000 s.f.
2018 Operating Expenses	Budgeted \$8.65 p.s.f
Parking Ratio	4.15/1000
Year Built	1980
Renovated	2018
Owner & Manager	NW Crossing Management



BUILDING FEATURES

CONFERENCE CENTER

Complete with whiteboard, abundant seating and adjacent pub style food area. The Center can accommodate board-style conferences or collaboration classroom/lecture style seating and is wired for internet access.

VENDING AREA

Available food service machines and pub area on the second floor offering a variety of drinks, and snacks.

SECURITY

Property security live monitoring surveillance equipped with 18 cameras covering various areas on the exterior and interior common areas. Card-key access is provided for after hours access.

PARKING

The Property offers a liberal parking ratio of 4.15/1,000 with surface parking surrounding the building including some reserved covered parking. Cypress Court's egress/ingress flow is efficiently controlled with three entrances/exits into the Property; one via the feeder road of North Freeway (Interstate 45) and two via Cypress Station Dr. Unreserved parking free and reserved at \$40 per space.

MONUMENT SIGNAGE

Tenant location identity signage is available on the new tenant monument marker located to the south of the building at the first entrance off Cypress Station Drive leading into the property.

OWNER MANAGED

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. Our reputation is built on the service we provide at our buildings and our motto is Tenants first!

PREMIER LOCATION



POINTS OF INTEREST

1 The Woodlands	4 Chase Bank	9 Chick-fil-A
2 Grand Parkway	6 Gringo's Mexican Kitchen	10 Starbucks
3 ExxonMobil Campus	7 Topgolf	11 Houston Northwest Medical Center
8 Hampton Inn & Suites	8 Fairfield Inn & Suites	12 George Bush Intercontinental Airport



FOR LEASING INFORMATION CONTACT

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