



NOW LEASING

521 N. SAM HOUSTON PARKWAY EAST
HOUSTON TX 77060

Leasing information for 521 N. Sam Houston Pkwy. East and other properties in our portfolio is available upon request.

Management and Leasing Office:
525 N. Sam Houston Pkwy. East
Suite 174
Houston, TX 77060

281.44.LEASE
www.milbankRE.com

ATRIUM NORTH BELT COLLECTION



Milbank Real Estate

LOCATION: Greenspoint. Minutes from George Bush Intercontinental Airport and Greenspoint Mall. Conveniently located on Sam Houston Parkway with immediate access to Interstate 45/North Freeway, the Sam Houston Toll Road/Beltway 8 and the Hardy Toll Road.

BUILDING TYPE: Full-service, 6-story, recently renovated commercial office building.

PARKING: Ample surface lot and covered parking consisting of 242 parking spaces.

SURROUNDING AMENITIES: Greenspoint Mall, City View Park, The Woodlands and Kingwood.

BUILDING SERVICES: Dedicated local management and leasing, 24-hour recorded video surveillance and 24-hour programmable access.

The Atrium North Belt Collection consists of three properties in Greenspoint – North Houston’s leading suburban office submarket. Extensively renovated in 2003, the building is beautifully landscaped and features open, balcony-style hallways that overlook a central atrium and entry lobby, traversed by exposed glass elevators.

Beginning in 2008, the Greenspoint area is scheduled for two major enhancements:

- Greenspoint Mall and its surrounding area will be redeveloped into a \$32 million, 15 acre entertainment, retail, dining and recreation venue, dubbed “The Renaissance.”
- Implementation of a major streetscape program consisting of public plazas, pedestrian walkways, landscaping and public art. The streetscape improvement program will begin along the Benmar Drive and Greenspoint Drive corridor and phase into other corridors throughout the area.

Contact Milbank Real Estate to tour this professionally managed property and for a listing of suites currently available.

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Approx. office size:
From 500 to 5,000 sq. ft.

Parking spaces:
3.1 spaces per 1,000 sq. ft.

Year built:
1979

DISTANCES FROM PROPERTY

Greenspoint Mall	1.5 miles
George Bush Intercontinental Airport (IAH)	6 miles
Kingwood	15 miles
Downtown	15 miles
The Woodlands	17 miles
Texas Medical Center	20 miles
The Galleria	20 miles
William P. Hobby Airport (HOU)	20 miles

