



Development Activity

With over 18-million-square-feet of office, retail and industrial space, Greenspoint is a key player in Houston's economy. Greenspoint's growth is showcased by development activity and an expanding corporate family of local and multi-national companies representing various industries. To report new development or leasing activity, please send information to tstephens@greenspoint.org.

Development Updates:

Q4 2015

[Champions Pipe & Supply](#) leased 19,000 square feet at Four Greenspoint Place, located at 16945 Northchase Drive. [Colvill's](#) Damon Thames, Richard Barbles and Tripp Pruet represented landlord Hines, and [CBRE's](#) Kevin Saxe, Jerrod McQuain and Nick Bockhorn represented the tenant.

Q3 2015

[Montco](#) sold a 73,314 square foot space at 550 Greens Parkway.

[Sysco](#) leased 60,000 square feet at 10565 Greens Crossing Road.

[GEA Heat Exchangers](#) leased 40,000 square feet at 10565 Greens Crossing Road.

Several companies took space at 654 North Sam Houston Parkway E. [Advanced International Services](#) renewed its lease, Harper Brothers Construction, LLC tool 2,453 square feet, [Prime Energy Services, LLC](#) leased 6,866 square feet and [Pinnacle Medical Management Group](#) renewed its lease of 5,160 square feet.

[Green Tree Servicing, LLC](#) leased 2,222 square feet at 652 North Sam Houston Parkway E.

Two companies have recently leased space at 650 North Sam Houston Parkway E. An undisclosed company tool 5,613 square feet and [Cusic Law Firm, PC](#) leased 1,874 square feet.

A transportation equipment and services company has leased 1,500 square feet at 450 Gears Road.

A large governmental entity recently leased over 5,000 square feet of space at 340 and 350 North Sam Houston Parkway E. [Boxer's](#) Diana Boswell, Gary Rothe and Christine Guerra negotiated the deal.



[Avant Media Institute](#) recently leased 5,300 square feet at 256 North Sam Houston Parkway E.

US Security recently leased 10,000 square feet.

Several companies have recently leased space at 11811 North Freeway. Adel Karas took 2,185 square feet, [Fred Loya](#) leased 15,179, Radiology Facilities Co. took 3,567 square feet, Sang Joo leased 554 square feet, AG Doctors leased 1,606 square feet, Maldonado Brothers took 909 square feet, [Hermes Aviation](#) took 759 square feet, Juan R Valdez leased 253 square feet, Leidy Ramos leased 813 square feet, and [Eagle American Insurance Agency](#) leased 834 square feet.

[Horizon Outreach](#) has leased 3,500 square feet at 256 North Sam Houston Parkway E, Suite 115.

Q2 2015

Hartman 400 North Belt LLC purchased the 400 North Belt office building.

[St. Hope Foundation](#) has opened a new 11,000 square foot facility at 255 Northpoint, Suite 101.

An energy company has leased 9,806 square feet in 4 Greenspoint place, located at 16945 Northchase Drive.

AMPCO leased 6,500 square feet at 16945 Northchase Drive.

[National Trench Safety](#) leased 17,000 square feet at 260 North Sam Houston Parkway E. [NAI Partners'](#) Ami Figg represented the landlord, Dr. Zev Munk.

[FMC Technologies](#) has leased 158,789 square feet at 12707 North Freeway.

Q1 2015

[Atlantic Pacific Cos](#) purchased the Villas at West Road, a 240-unit multifamily community. The company will handle leasing in-house.

Brunel Y Sucar leased 15,000 square feet at 15864 W. Hardy Road. [Cypressbrook's](#) Joyce Sterling represented the tenant while [Warehouse Associates'](#) Lee Paris represented the landlord.

[Stag Industrial Holdings](#) purchased a 185,000 square foot manufacturing facility at 1020 Rankin Road. [NAI Partners'](#) John Ferruzzo and Clay Pritchett represented the buyer, and [CBRE's](#) Bill Rudolf represented the seller, Texas Best Land.

[Red the Uniform Tailor](#) leased 18,000 square feet for a new showroom at 71 Esplanade Drive. [NAI Partners'](#) Lane Morgan represented the tenant.

[Columbus McKinnon](#) recently leased 45,000 square feet at 845 Greens Parkway. [NAI Partners'](#) Chris Kugle represented the tenant, and [Jones Lang Lasalle's](#) Richard Quarles and Mark Nicholas represented the landlord, DCT Greens Parkway.

[Swift Energy Co.](#) relocated its headquarters from Two Greenspoint Place to Five Greenspoint Place, leasing 145,000 square feet in the new location. Garrold Parratt and Chad Baker with [Jones Lang Lasalle](#) represented the tenant while Damon Thames, Tripp Pruet and Chip Colvill from [Colvill Office Properties](#) represented [Hines](#) who owns and manages the Greenspoint Place block of properties.

[HealthHelp LLC](#) has leased 40,000 square feet at Four Greenspoint Place, located at 16945 Northchase Drive to relocate its headquarters. Sam Pouns and Anthony Fritsche with [Fritsche Realty Partners](#) represented HealthHelp in this transaction while Damon Thames and Chip Colvill with [Colvill Office Properties](#) represented the building's owner, which a partnership between [Hines](#) and the General Motors Pension Fund.

An oilfield services company has leased 9,436 square feet at 519 North Sam Houston Parkway E.

[Alfa Laval](#) has leased 105,000 square feet at Pinto Business Park. [Jones Lang Lasalle's](#) Jarret Venghaus and Jeff Venghaus represented the tenant and [NAI's](#) John Simons represented the landlord, Hines Interest LP.

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