

For Sale

Class A Value-Add Office Investment Opportunity

450 Gears Rd
Houston, TX 77067
Paragon Center I

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Property Overview

Colliers International is pleased to present 450 Gears Road, a 180,030 SF Class A office building offering a compelling value-add investment opportunity in North Houston District. Positioned at the intersection of Interstate 45 and Sam Houston Parkway (Beltway 8), the property offers exceptional regional access just 12 miles from Downtown Houston and 8 miles from George Bush Intercontinental Airport (IAH).

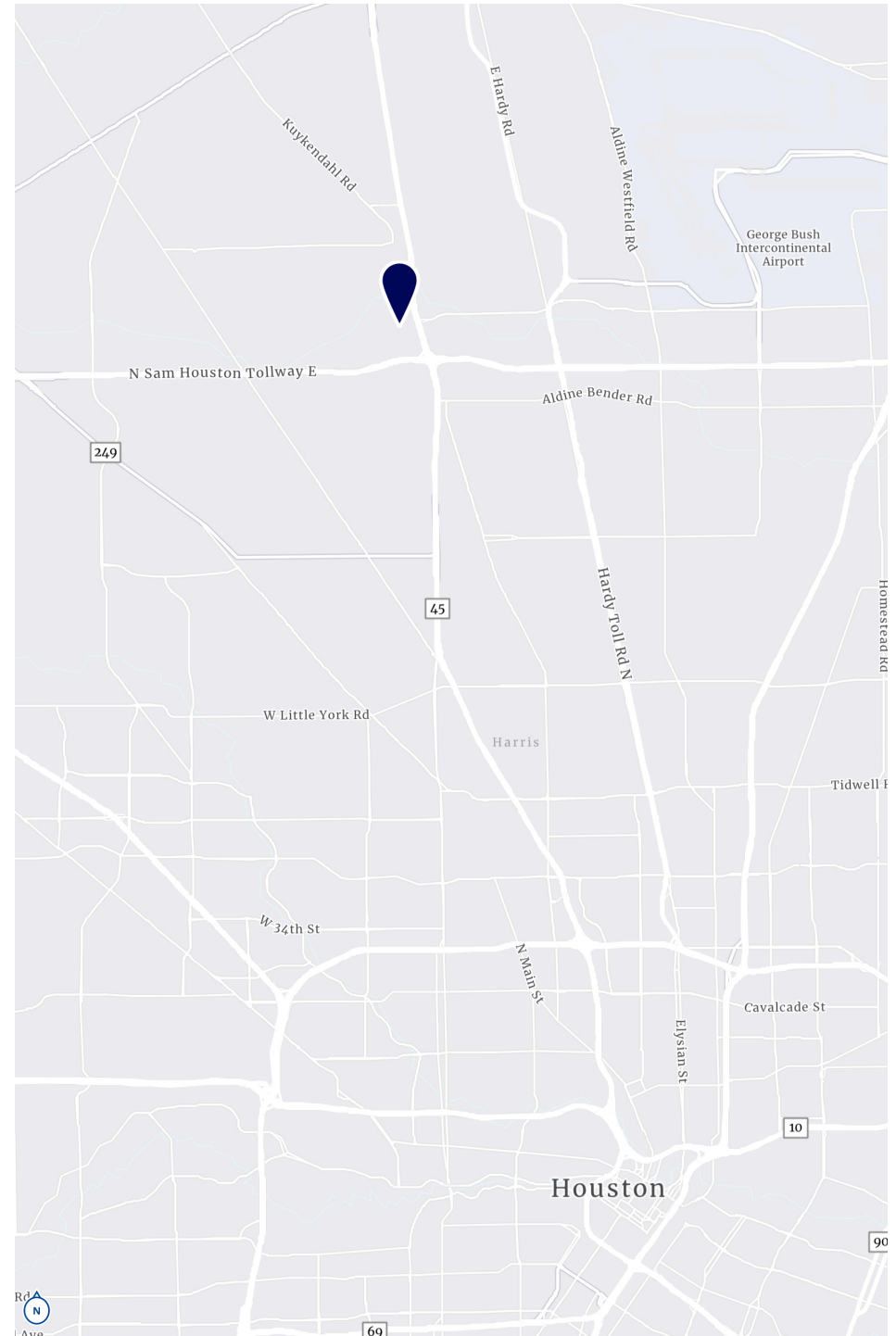
Distinguished by its striking architecture, the building features an interlocking-octagon design with a custom vermilion granite and bronze reflective glass façade, complemented by an open-air arcade and landscaped granite plaza connecting to an adjacent four-level parking garage, a rare combination of design pedigree and functional parking ratio in the North Belt/Greenspoint market.

With current vacancy creating a below-market basis, 450 Gears Road presents a strong opportunity for an experienced investor to execute a lease-up and repositioning strategy, capturing upside as the North Belt/Greenspoint office market continues to stabilize. The offering is well suited to a value-add buyer seeking significant basis discount to replacement cost in a well-located, architecturally distinctive asset.

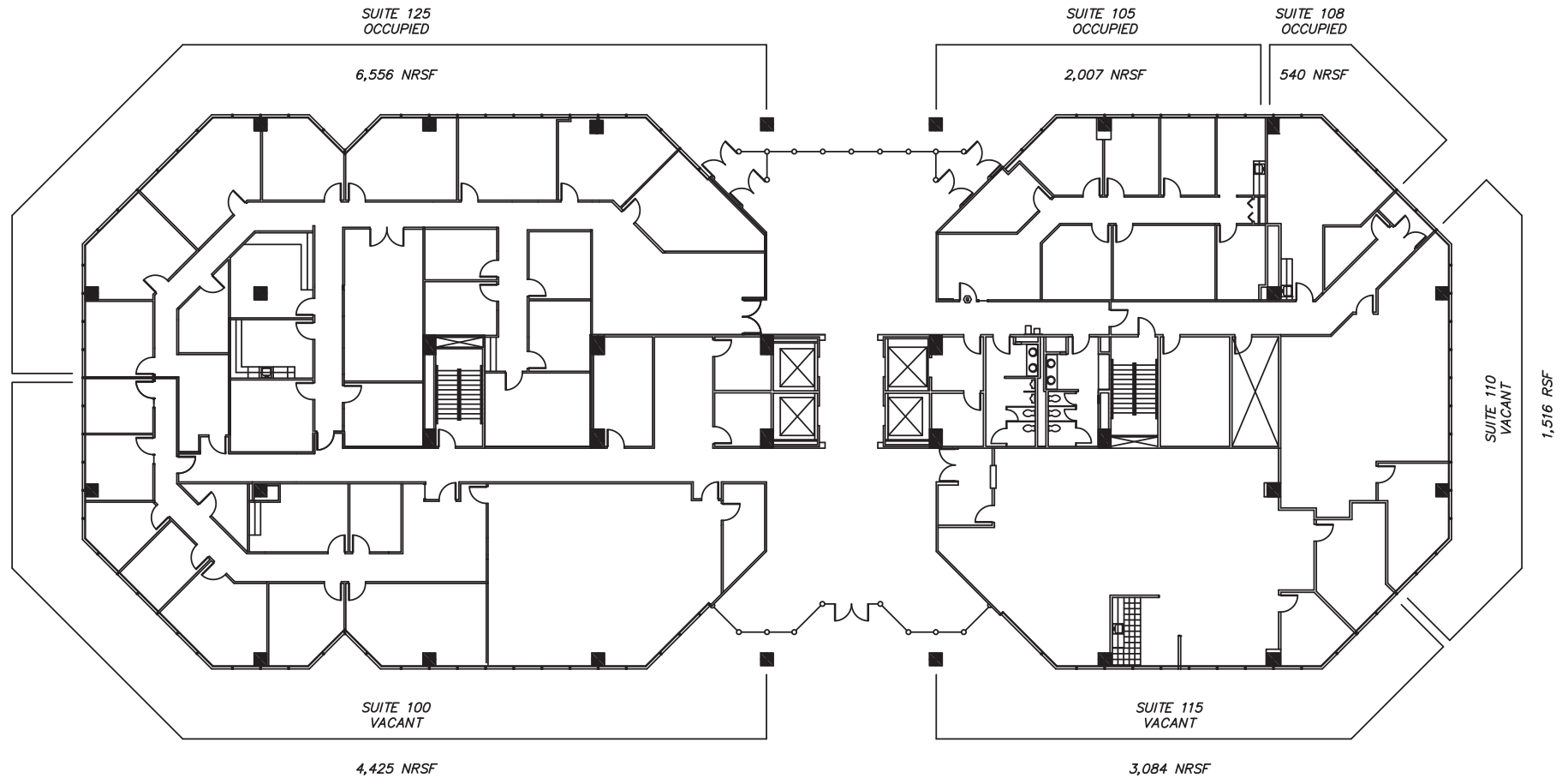
Property Highlights

CALL FOR PRICING

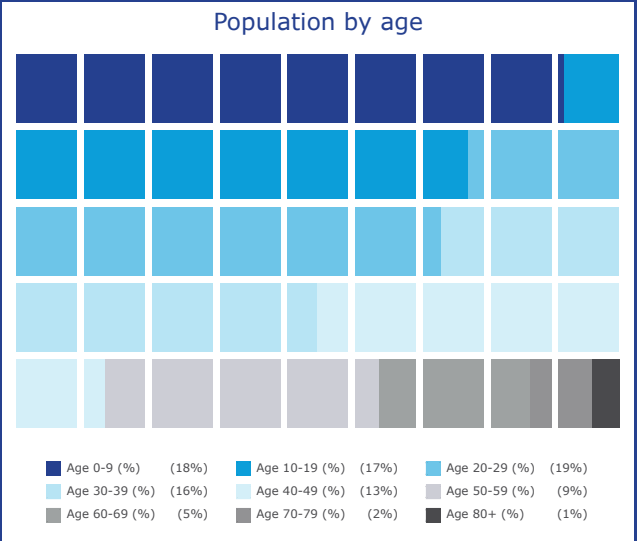
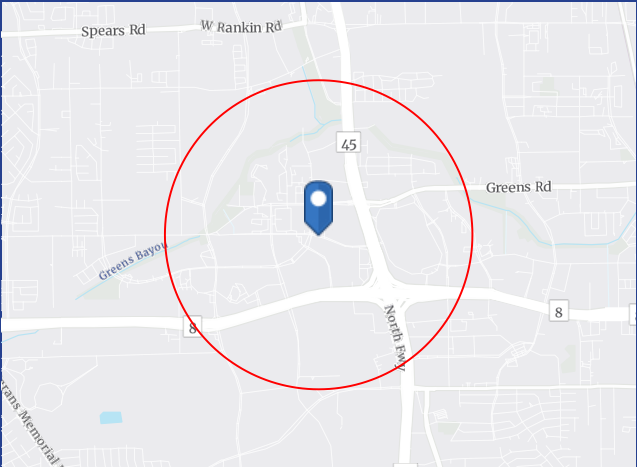
- 180,030 SF Class A office building
Land Size: ±4.51 AC (±196,586 SF)
- Located in North Houston District at I-45 & Beltway 8
- 12 miles to Downtown Houston | 8 miles to IAH
- Distinctive interlocking-octagon architecture
- Vermilion granite & bronze reflective glass exterior
- Adjacent 4-level parking garage
- Open-air arcade and granite plaza
- Significant value-add / lease-up opportunity
- Priced to reflect vacancy and repositioning upside
- Parking ratio of 2.78 / 1,000 in structured garage
- On-site management
- Building card key access and Fiber optic ready



Typical Floorplate



Demographic Report | 1 Mile

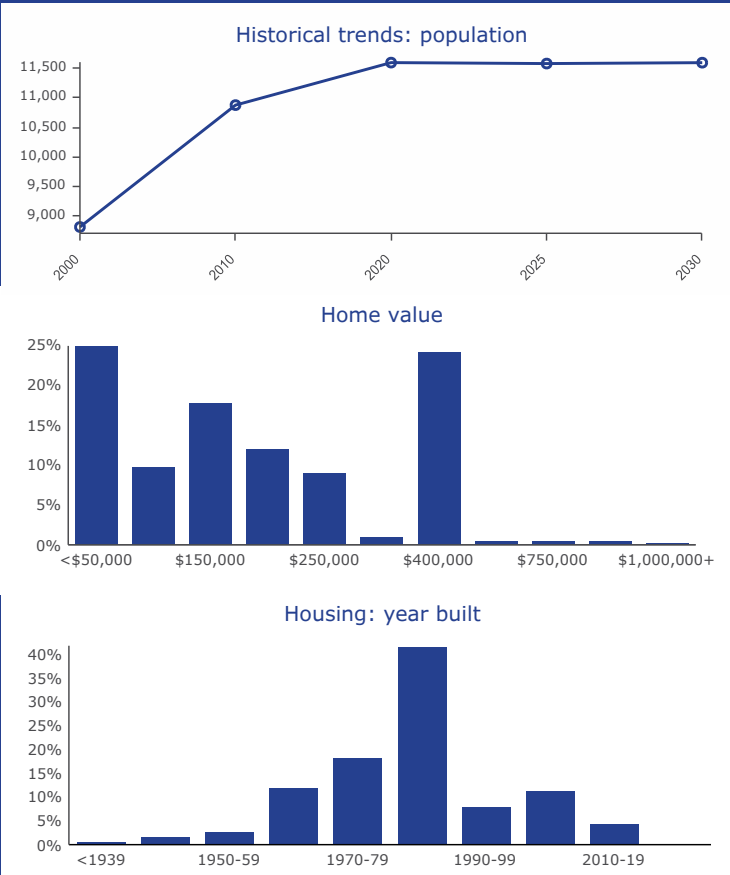
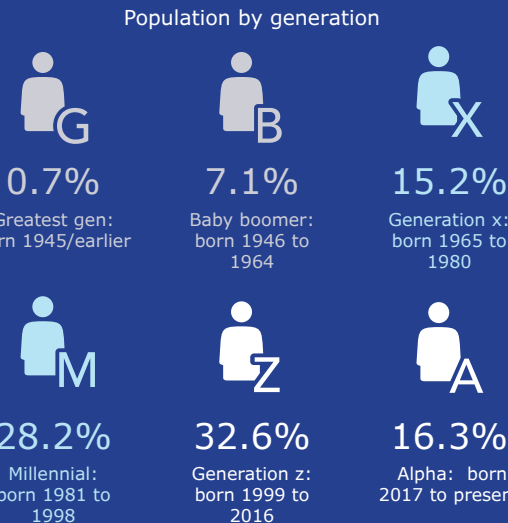
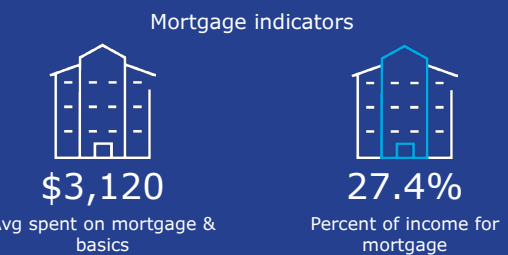


U.S. Census Bureau, Esri forecasts for 2025 and 2030, Esri Vintage 2025 Time Series

Demographic Trends & Key Indicators

450 Gears Rd, Houston, Texas, 77067, 1 mile radius

11,576	4,462	2.59	27.7	\$33,005	\$144,231	20	75	85
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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