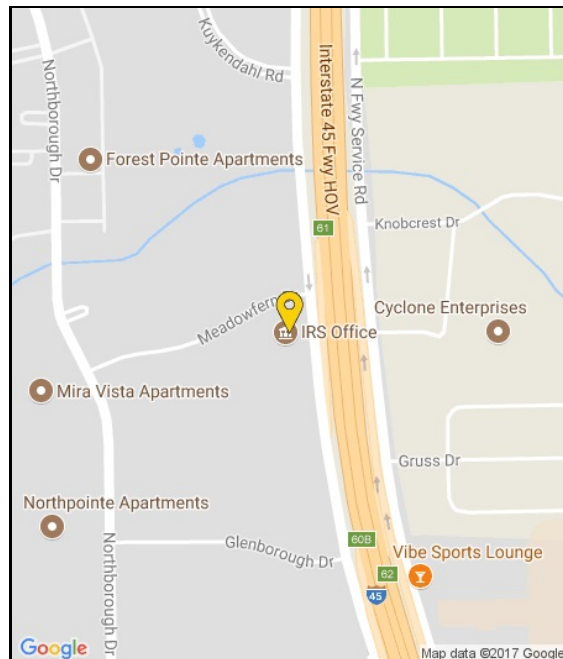


WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060



PROPERTY DETAILS

BUILDING DETAILS

- Property Size: 173,908 SF
- Greenspoint, North Beltway 8, North Houston Submarket
- On-Site Deli
- On-Site Bank: Wells Fargo
- Spacious Atrium Lobby
- Covered & Reserved Parking
- 24-Hour Secure Key Card Access
- Security Cameras, Video Surveillance & Exterior Lighting System
- On-Site Maintenance

THE BOXER ADVANTAGE

- Maintenance & janitorial services included in rent
- Competitive rental rates
- Flexible lease terms
- Short & simple lease
- Free in-house space planning services
- Tenant tools available via website & mobile app

AREA AMENITIES

- Many restaurants and retailers in the vicinity
- Easy access to I-45 and Beltway 8

DIRECTIONS [\(Map\)](#)

From downtown on I-45 North, exit Rankin Rd & make a U-turn property will be on the right after Meadowfern Dr



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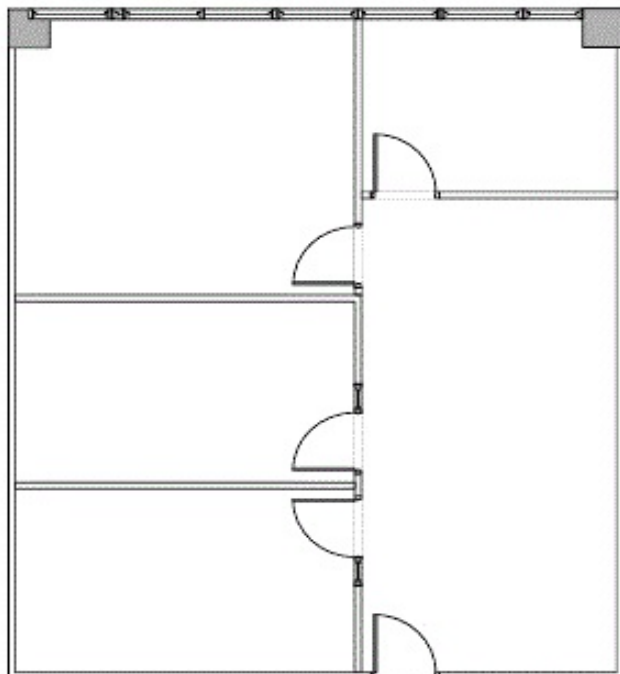
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 102

RSF: 1,187



SUITE FEATURES:

Large reception

1 window office and 2 interior offices with sidelights

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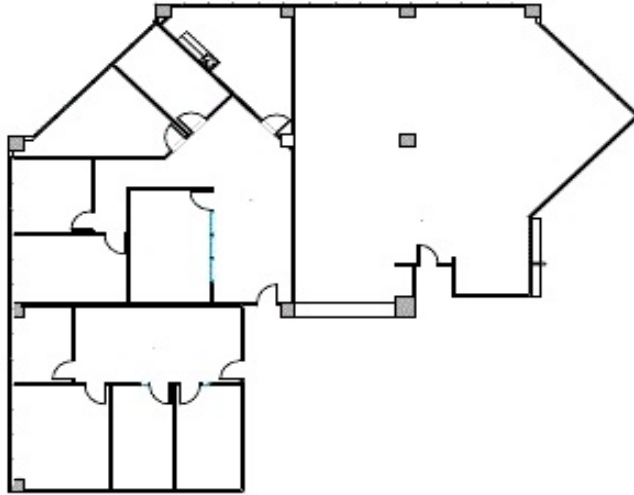
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 102.02

RSF: 5,462



SUITE FEATURES:

- 6 Window Offices
- 3 Interior Offices
- 1 Bullpen
- 3 Entrances

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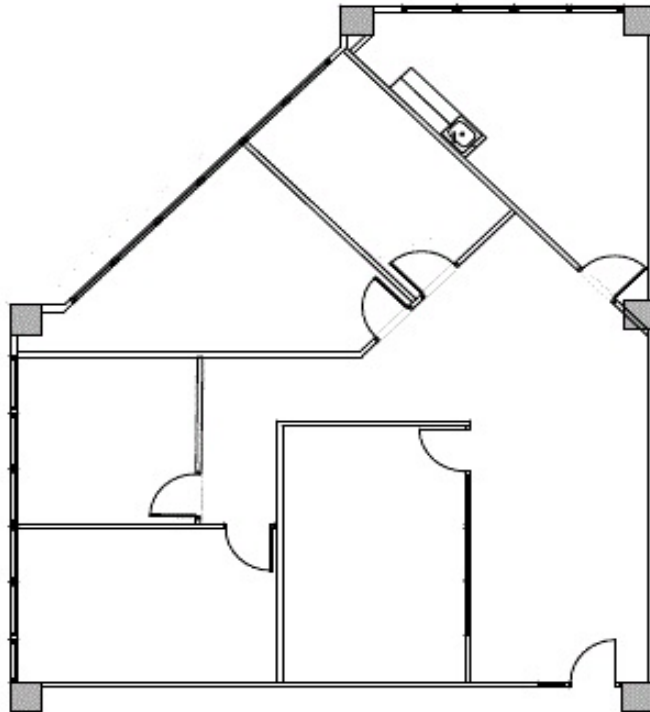
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 104

RSF: 2,009



SUITE FEATURES:

Large reception area

4 window offices

conference room with sidelight

and break area with sink and countertop

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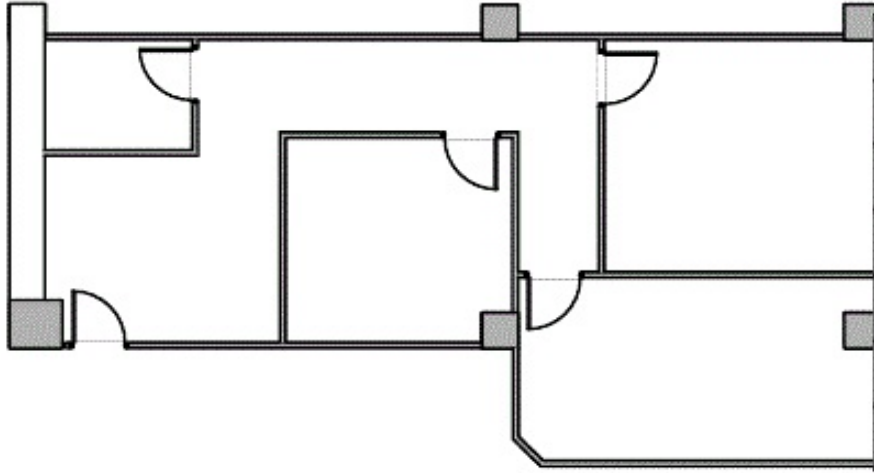
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 106

RSF: 2,266



SUITE FEATURES:

Reception
Two Window office
one interior office
& workroom

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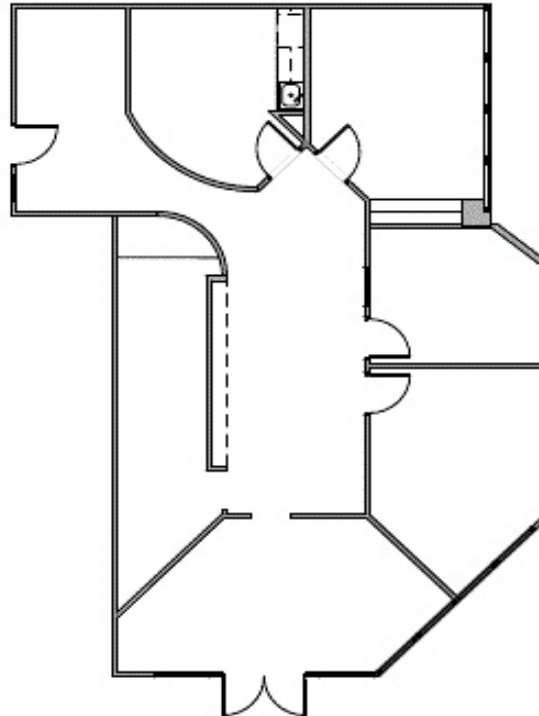
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 109

RSF: 1,862



SUITE FEATURES:

- Reception
- 3 window offices
- 1 interior offices
- 1 bullpen
- 1 break room & storage closets

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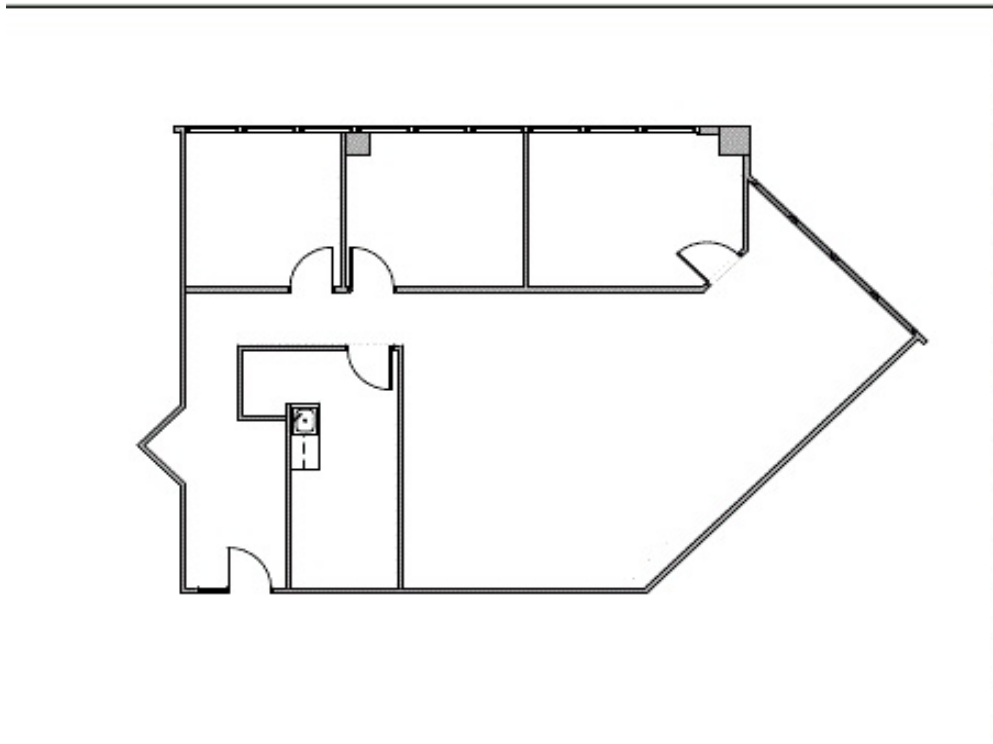
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 204

RSF: 1,737



SUITE FEATURES:

Reception w/ sidelight

3 window offices

large bullpen w/ windows
& breakroom

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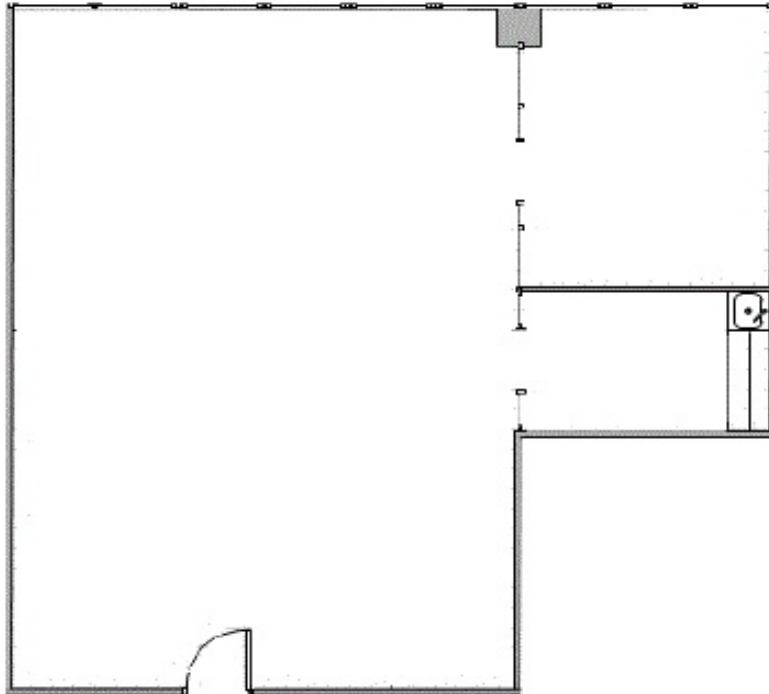
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 221

RSF: 1,272



SUITE FEATURES:

1 window office
bullpen
& break room w/ sink

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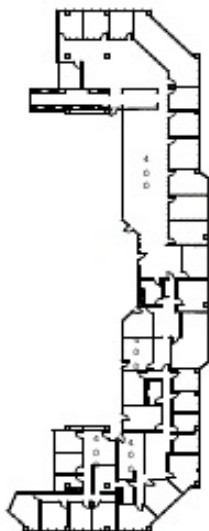
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 400

RSF: 13,156



SUITE FEATURES:

Reception
18 offices
conference

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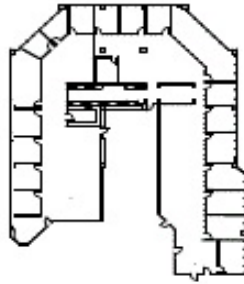
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 400.02

RSF: 17,474



SUITE FEATURES:

- 17 Window Offices
- 1 Interior Office
- 2 Conference Rooms
- 2 Bullpens
- 2 Entrances

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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 401

RSF: 4,318



SUITE FEATURES:

Reception with 2 bullpens

7 window offices

large conference room
and break room

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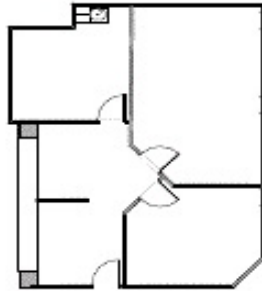
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12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 418

RSF: 1,028



SUITE FEATURES:

Waiting room

2 atrium view offices

1 interior office w/ wetbar

& work area

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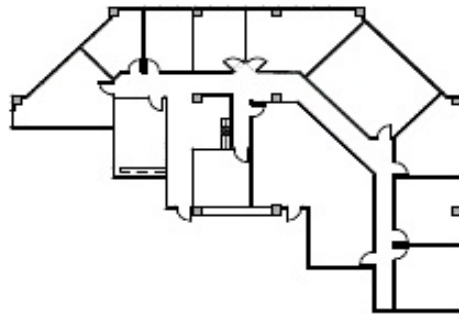
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 515

RSF: 5,065



SUITE FEATURES:

- Large bullpen with 2 exits
- 9 window offices
- 1 conference room
- 1 interior office and breakroom

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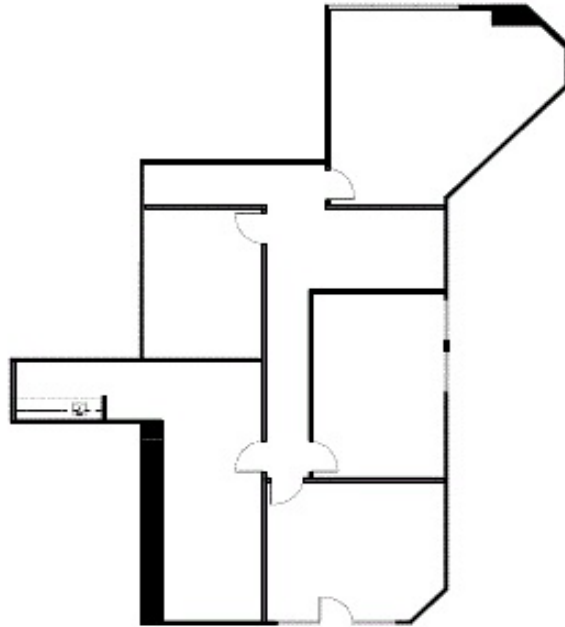
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 520

RSF: 1,802



SUITE FEATURES:

Reception

2 interior office

2 window offices and a break room

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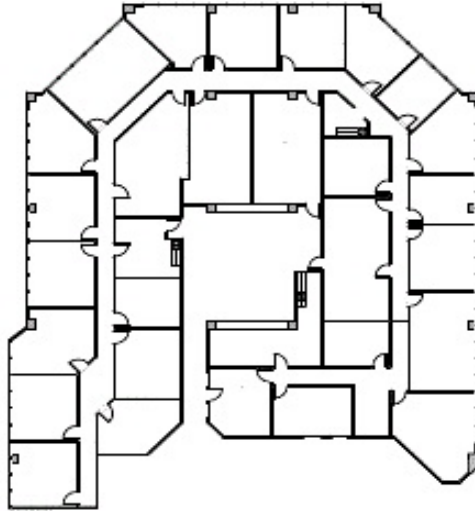
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 520.02

RSF: 10,827



SUITE FEATURES:

17 Window Offices

8 Interior Offices

3 Entrances

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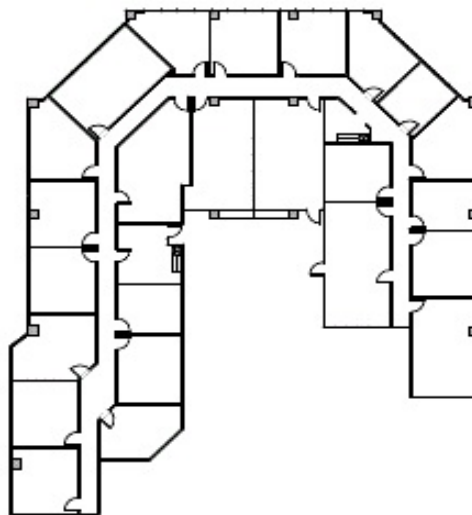
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 560

RSF: 9,025



SUITE FEATURES:

- Large reception
- 15 window offices
- 8 interior offices
- 2 break areas.

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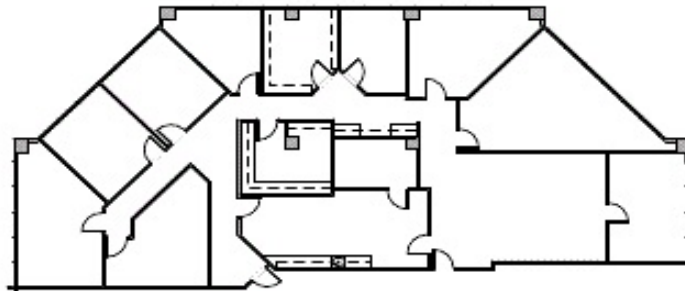
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 605

RSF: 4,307



SUITE FEATURES:

Large reception
1 conference room
8 window offices
1 interior office
workroom
breakroom & storage room

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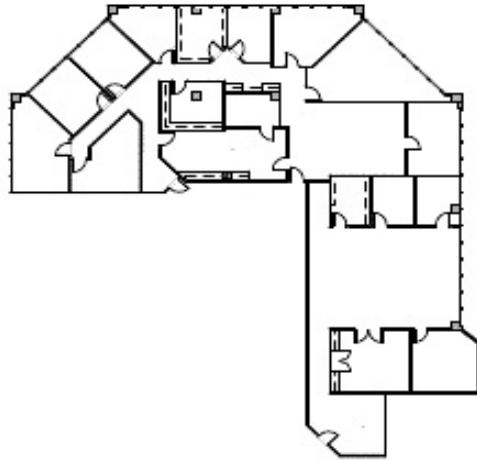
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 605.02

RSF: 6,734



SUITE FEATURES:

- 10 Window Offices
- 5 Interior Offices
- 1 Conference Room
- 1 Closets
- 3 Entrances

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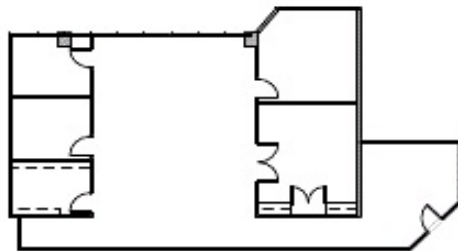
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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 609

RSF: 2,427



SUITE FEATURES:

Reception
10 window offices
2 interior offices
large break room with sink
IT closet
2 conference rooms
2 bullpens
& built in countertops.

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WELLS FARGO BANK OFFICE BUILDING

12941 NORTH FREEWAY, HOUSTON, TX 77060

SUITE: 700, 710, 733

RSF: 22,577



SUITE FEATURES:

Full Floor

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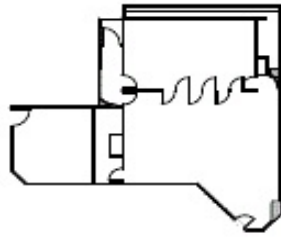
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SUITE: 860

RSF: 2,578



SUITE FEATURES:

Large Bullpen

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