View Drone Video

16651 RONAN RD

HOUSTON, TX 77060



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www.cortinascre.com | 4808 Gibson St 3rd Floor, Houston, TX 77007

CORTINAS
Commercial
Real Estate

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16651 RONAN ROAD

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CORTINAS Commercial Real Estate

THE OFFERING



SECTION

01

16651

RONAN ROAD

SECTION 01

THE OFFERING

Cortinas CRE is pleased to present 16651 Ronan Road, a ±23,138 SF institutional office headquarters situated on approximately 5.07 acres in Houston, Texas. Constructed in 2011, the three-story building features distinctive brick architecture, professional office finishes, executive offices, conference rooms, spacious common areas, and approximately 95 striped parking spaces, providing a parking ratio of 4.11 spaces per 1,000 square feet. Previously operated by Moran Shipping Agencies, a company founded in 1937 in Providence, Rhode Island, that grew to become North America's largest independent, family-owned steamship agency.

Strategically located in North Houston District, the property offers an established office setting with convenient access to surrounding commercial developments and major transportation corridors. Its attractive architecture, landscaped grounds, and functional interior layout create a professional environment suitable for corporate headquarters, institutional organizations, professional services, and other office users.

Offered for sale, 16651 Ronan Road presents an exceptional opportunity for owner-users seeking a well-appointed, move-in-ready headquarters with substantial adjacent acreage. The combination of existing improvements, generous land area, and potential for future expansion or additional development provides flexibility for organizations seeking to establish or expand their operations in the North Houston market.



Building Size

±23,138*



Land Size

Tract A w/Building ±2.23 AC
Tract B Excess Land ±2.84 AC
Total ±5.07 AC

Price Guidance

Please Email

*Per Building Plans

SECTION 02

PROPERTY DETAILS



SECTION

02

16651

RONAN ROAD

SECTION 02

PROPERTY DETAILS

Address (Link to Directions)	16651 Ronan Rd, Houston, TX 77060
For Sale	Please Email for Price Guidance
Building Size	±23,138 SF*
Building Type	Premier Institutional Grade Office Headquarters
Land Size	Tract A w/Building ±2.23 AC Tract B Excess Land ±2.84 AC Total ±5.07 AC
Property Tax Account	114-584-000-0004
Topography	Flood Zone AE
Total Parking	4.11 Spaces per 1,000 SF (±95 Striped)

PROPERTY HIGHLIGHTS

Building Size
±23,138 SF*

Land Size
Tract A: ±2.23 AC
Tract B: ±2.84 AC
Total: ±5.07 AC

Total Parking
±95

Year Built
2011

Condition
Ready for Occupancy*

For Sale
Please Email for Price Guidance

LAND BREAKDOWN



TOTAL
±5.07 AC

Tract A w/Building
±2.23 AC

Tract B Excess Land
±2.84 AC

*Some areas may need minor painting and new carpeting

*Per Building Plans

SECTION 03

FLOOR PLAN



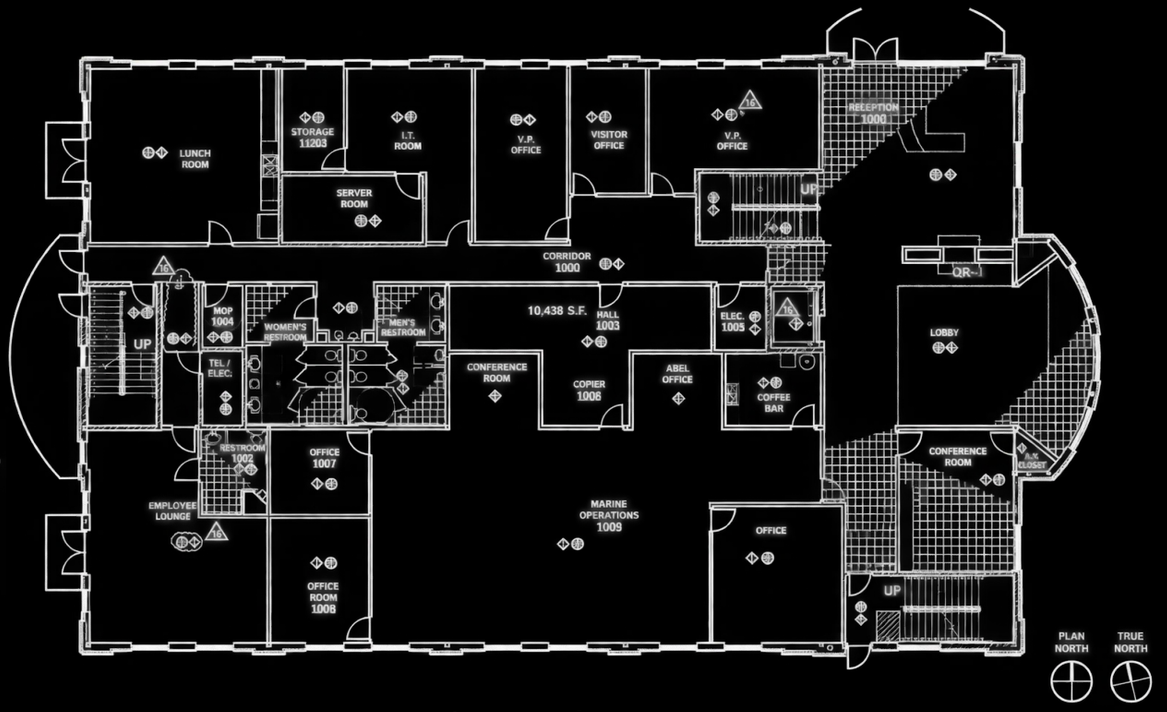
16651 RONAN ROAD

SECTION 03

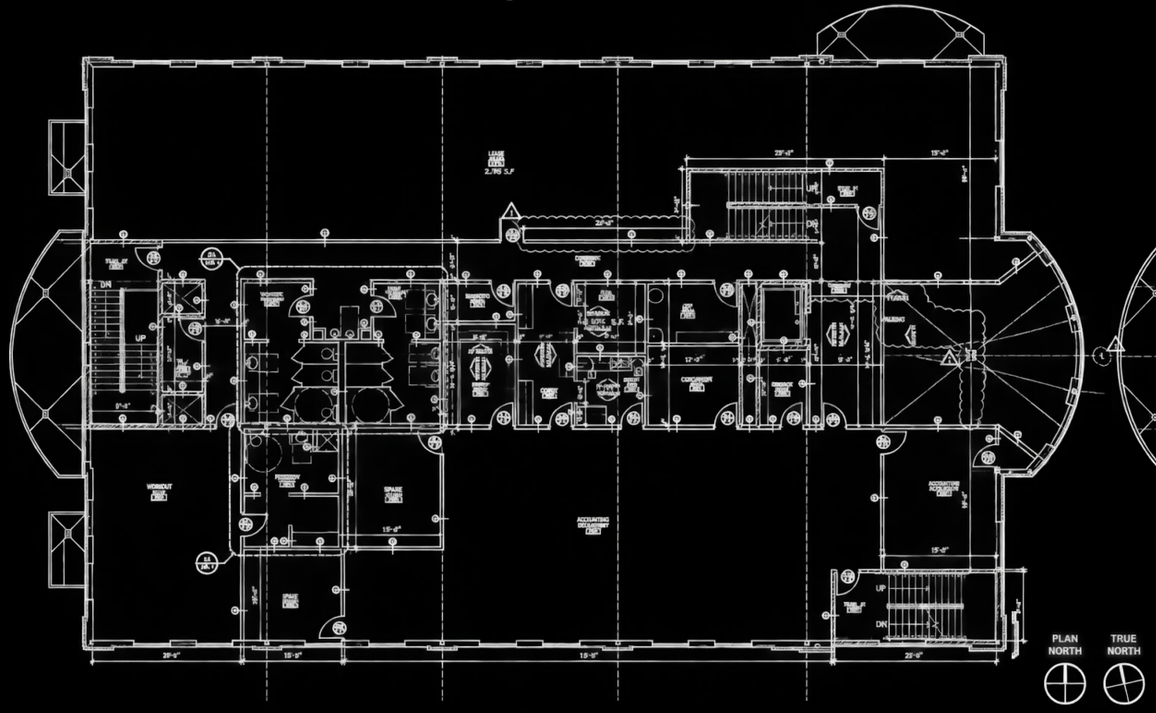
SECTION 03



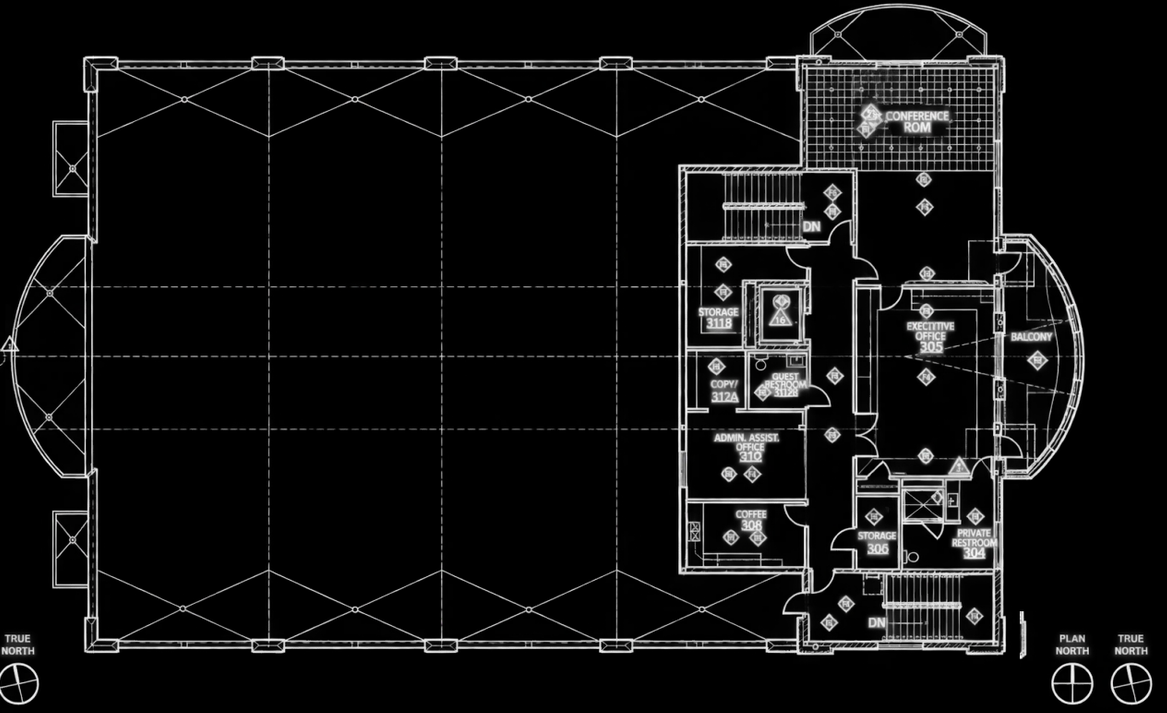
Total Building Size | ±23,138 SF



First Floor | ±10,438 SF



Second Floor | ±9,875 SF

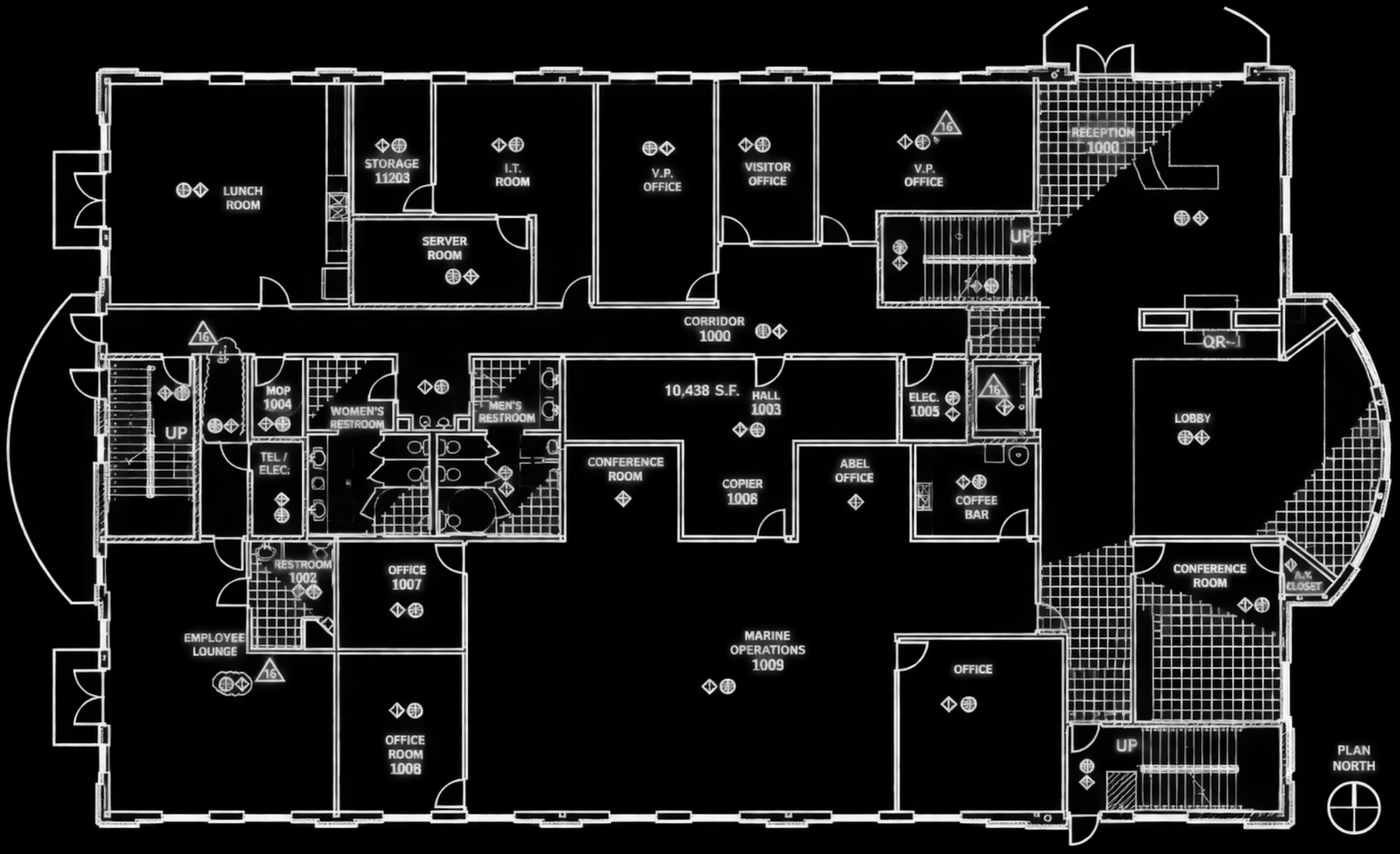


Third Floor | ±2,825 SF

SECTION 03

FIRST FLOOR

±10,438
SQUARE FEET

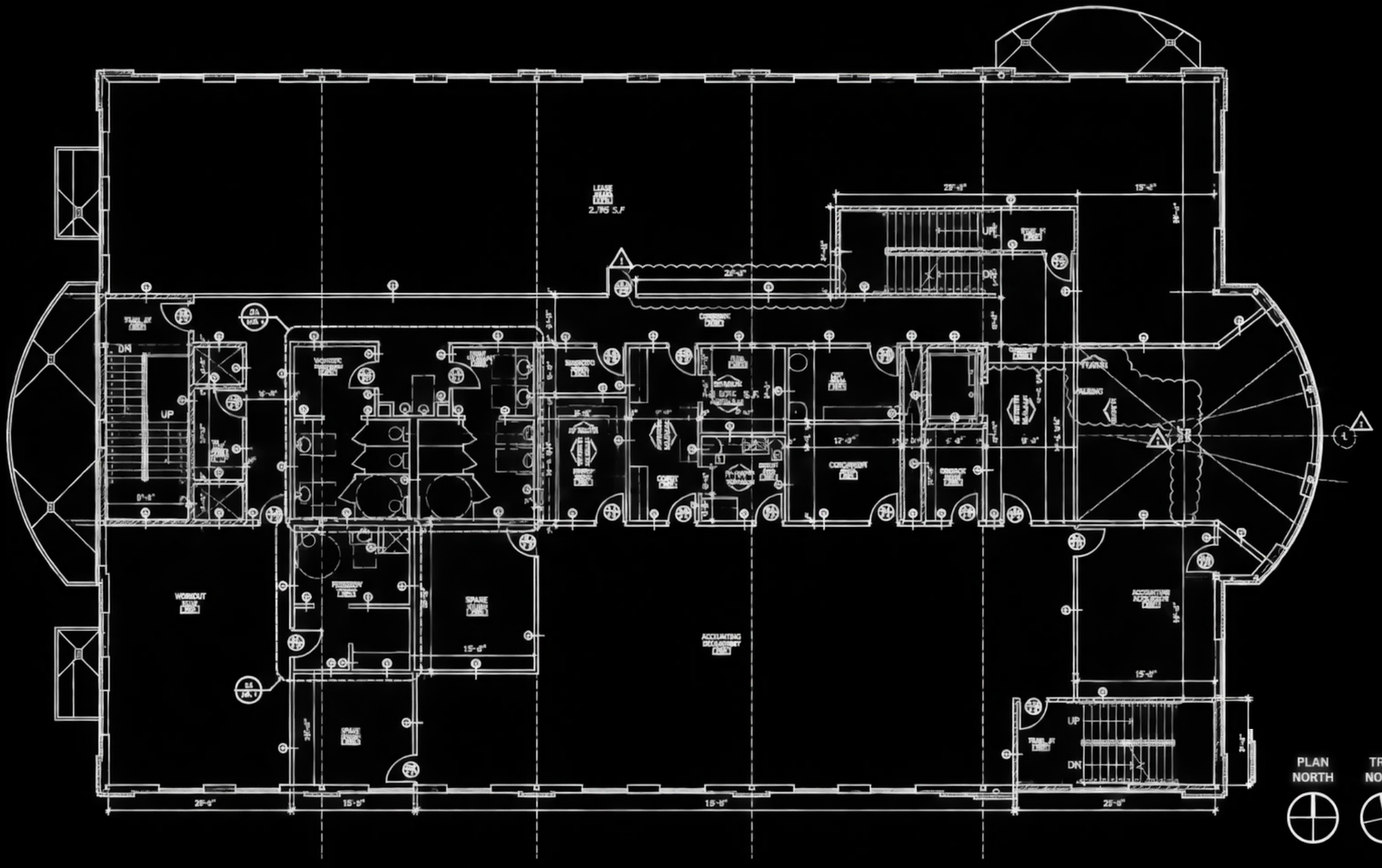


Please Click Above for Full Building Plans

SECTION 03

SECOND FLOOR

± 9,875
SQUARE FEET



PLAN NORTH

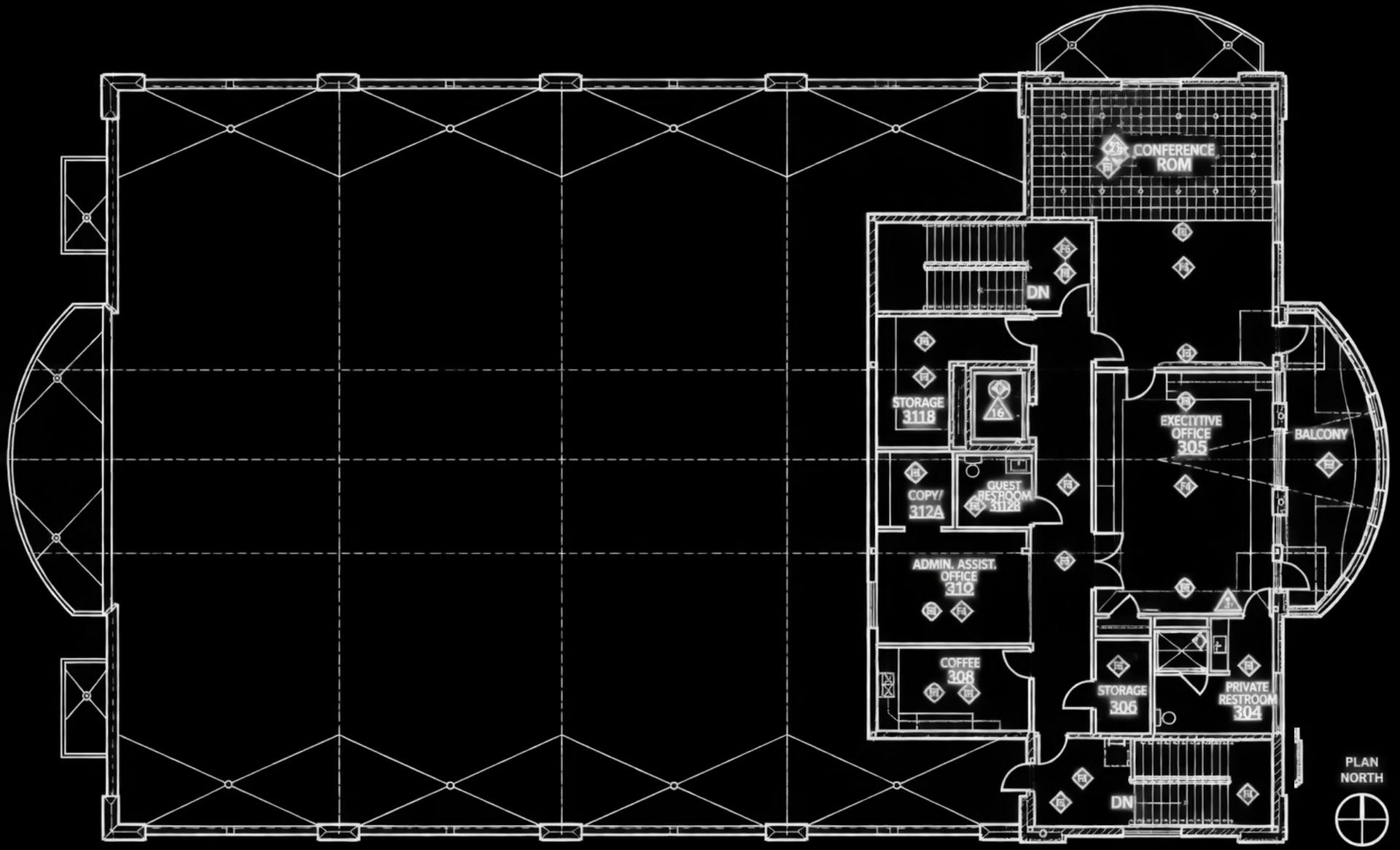
TRUE NORTH

Please Click Above for full Building Plans

SECTION 03

THIRD FLOOR

± 2,825
SQUARE FEET

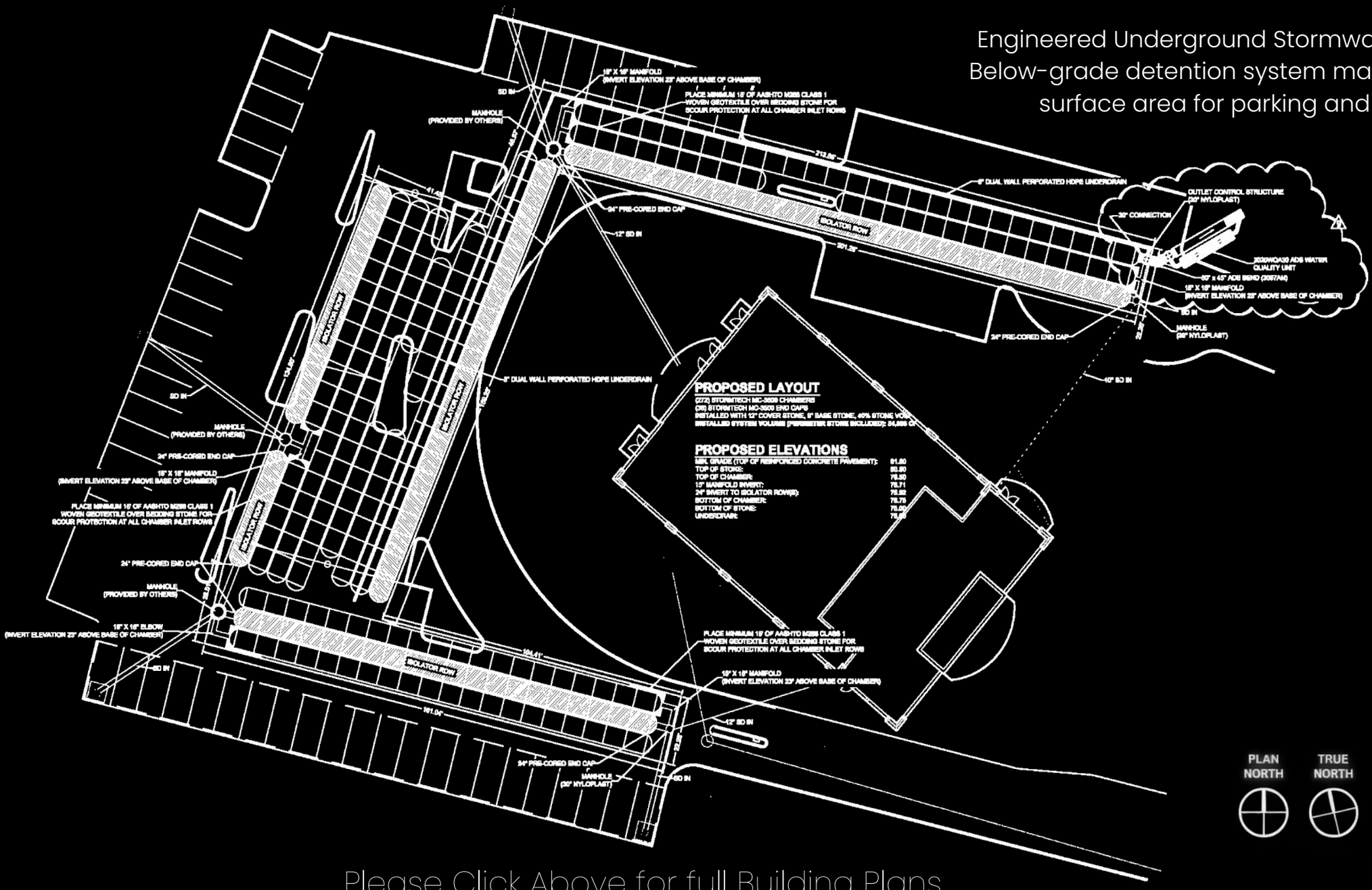


Please Click Above for full Building Plans

SECTION 03

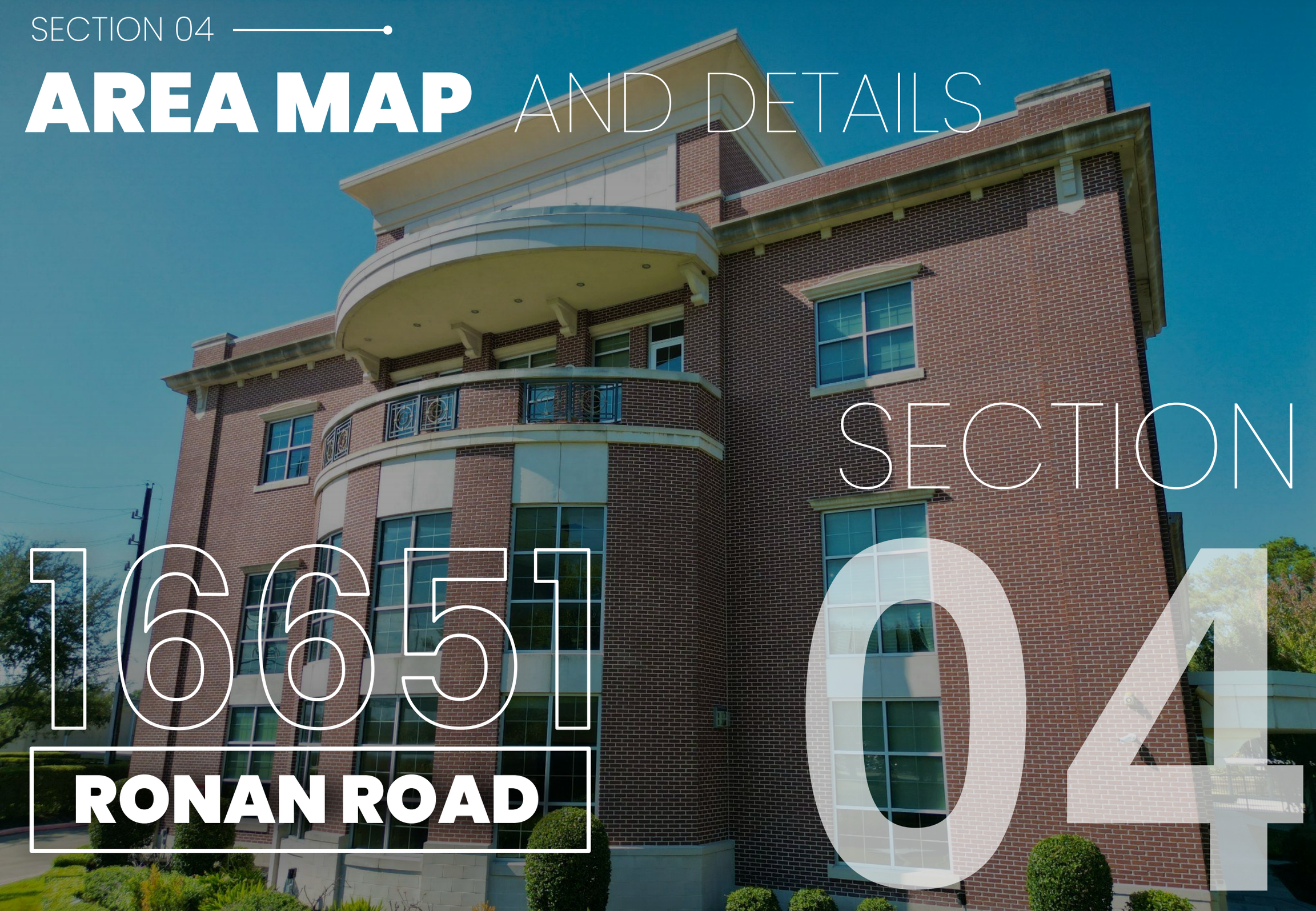
UNDERGROUND STORMWATER DETENTION

Engineered Underground Stormwater Detention – Below-grade detention system maximizing usable surface area for parking and site operations



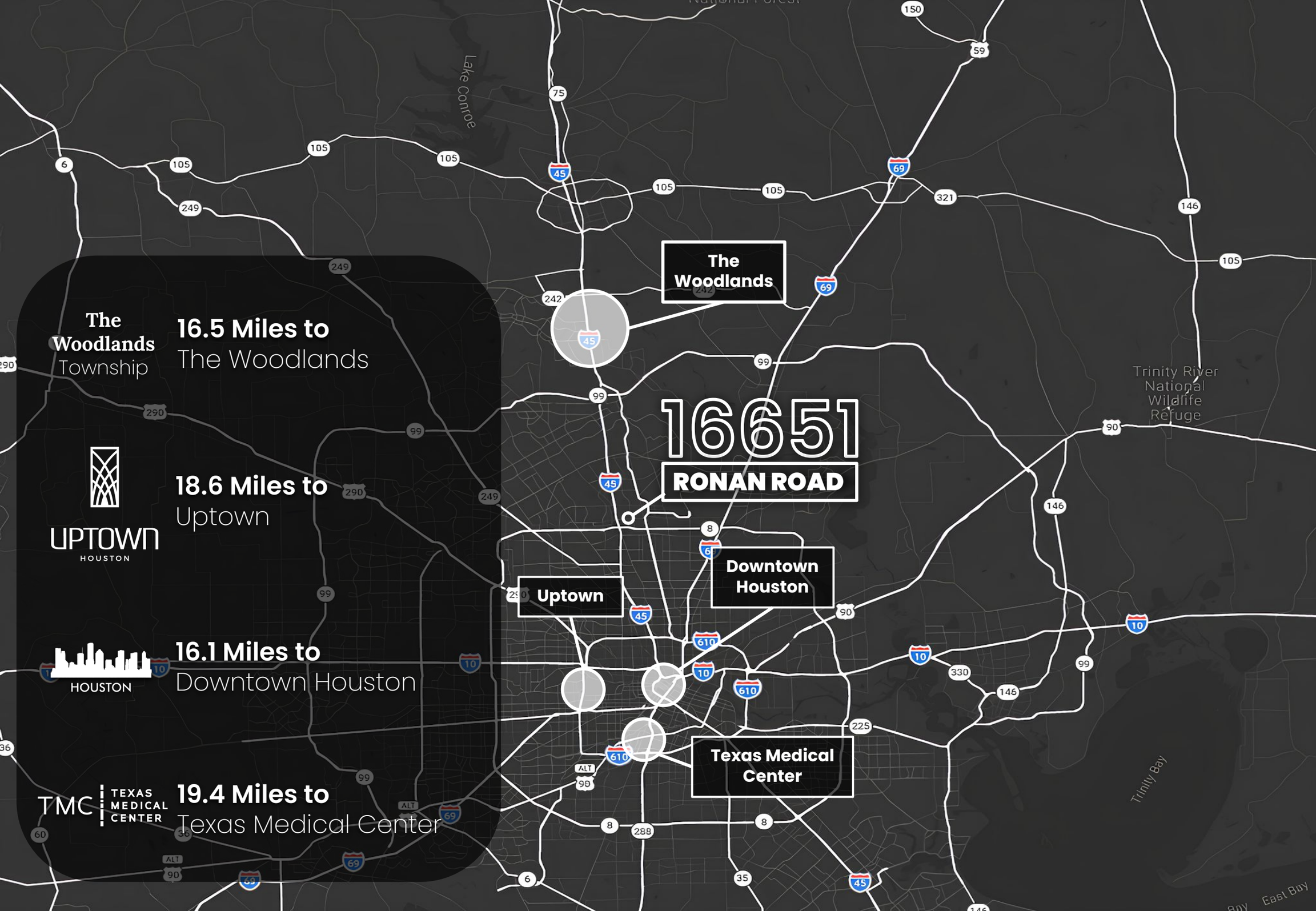
Please Click Above for full Building Plans

AREA MAP AND DETAILS



SECTION 04

16651 RONAN ROAD


The Woodlands Township
16.5 Miles to The Woodlands
UPTOWN HOUSTON
18.6 Miles to Uptown
HOUSTON
16.1 Miles to Downtown Houston
TMC TEXAS MEDICAL CENTER
19.4 Miles to Texas Medical Center
The Woodlands
16651
RONAN ROAD
Uptown
Downtown Houston
Texas Medical Center
Lake Conroe
Trinity River National Wildlife Refuge
Trinity Bay
East Bay

SECTION 04

AREA DETAILS

THE NORTH HOUSTON DISTRICT

CITYNORTH
INDUSTRIAL PARK

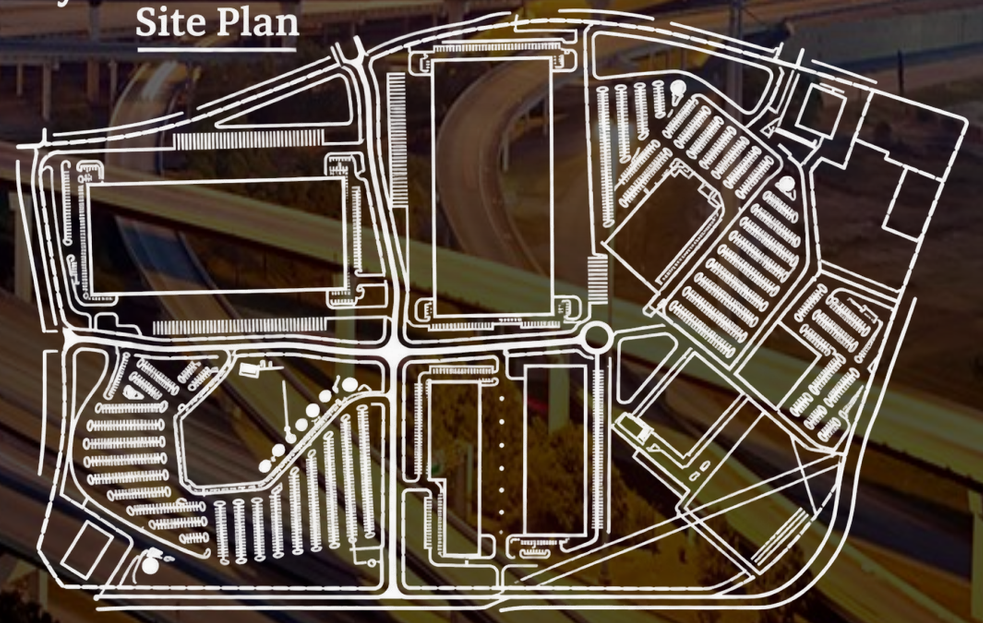
REDEVELOPMENT BY
LINCOLN PROPERTY COMPANY
IN PARTNERSHIP WITH
NEW YORK LIFE INVESTMENT MANAGEMENT



Project Highlights

A $150M REDEVELOPMENT
OF THE FORMER GREENSPOINT MALL INTO A MODERN
INDUSTRIAL AND COMMERCIAL
DEVELOPMENT

CityNorth Industrial Park
Site Plan



SECTION 05

PROPERTY PHOTOS & OUTLINE



SECTION

05

16651

RONAN ROAD


MORAN
Shipping Agencies Inc.


MORAN
Shipping Agencies Inc.


363




±474′
±232′
Tract A w/Building
±2.23 AC
Tract B Excess Land
±2.84 AC
±532′
±35′
±150′
±542′



First Floor | Receptionist Lobby



First Floor | Lobby



First Floor | Waiting Room



First Floor | Conference Room



First Floor | Bullpen



First Floor | Executive Office



First Floor | Copy Room



First Floor | Recreation Room



First Floor | Lunchroom



First Floor | Restroom
(All restrooms mimic this quality)



Second Floor | Shell Space Storage



Second Floor | Gym



Third Floor | Executive Office



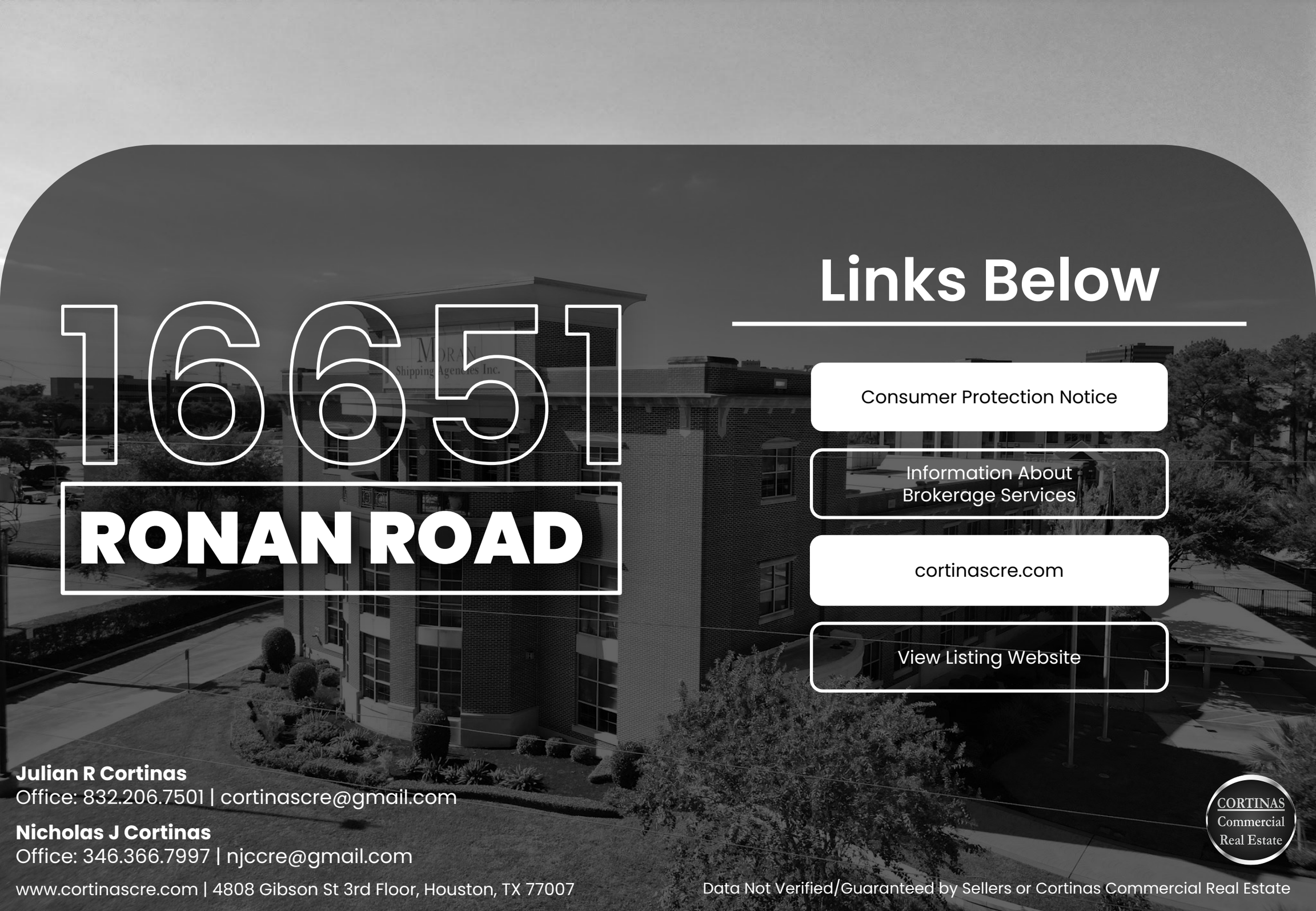
Third Floor | Executive Office



Third Floor | Secretary Office



Third Floor | Private Kitchen



16651 RONAN ROAD

Links Below

Consumer Protection Notice

Information About Brokerage Services

cortinascre.com

View Listing Website

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Data Not Verified/Guaranteed by Sellers or Cortinas Commercial Real Estate