



LARGE BLOCK OPPORTUNITY

BUILDING FEATURES

- Up to 57,285 SF of contiguous space available on the first and second floors
- Top of building signage available
- Nestled in a serene, park-like campus setting
- Energy Star designation
- 1/4 mile jogging trail surrounding lake feature
- Mature landscaping
- Extensive renovations recently completed
- Recently renovated lobby and common areas with modern, Class A finishes throughout

PROFILE

SUBMARKET	The Woodlands
BUILDING SIZE	147,753 SF
FLOOR PLATE	30,000 SF
STORIES	5
PARKING RATIO	3.5 / 1,000 SF
ELEVATORS	3
OFFICE SITE	8.1 acres



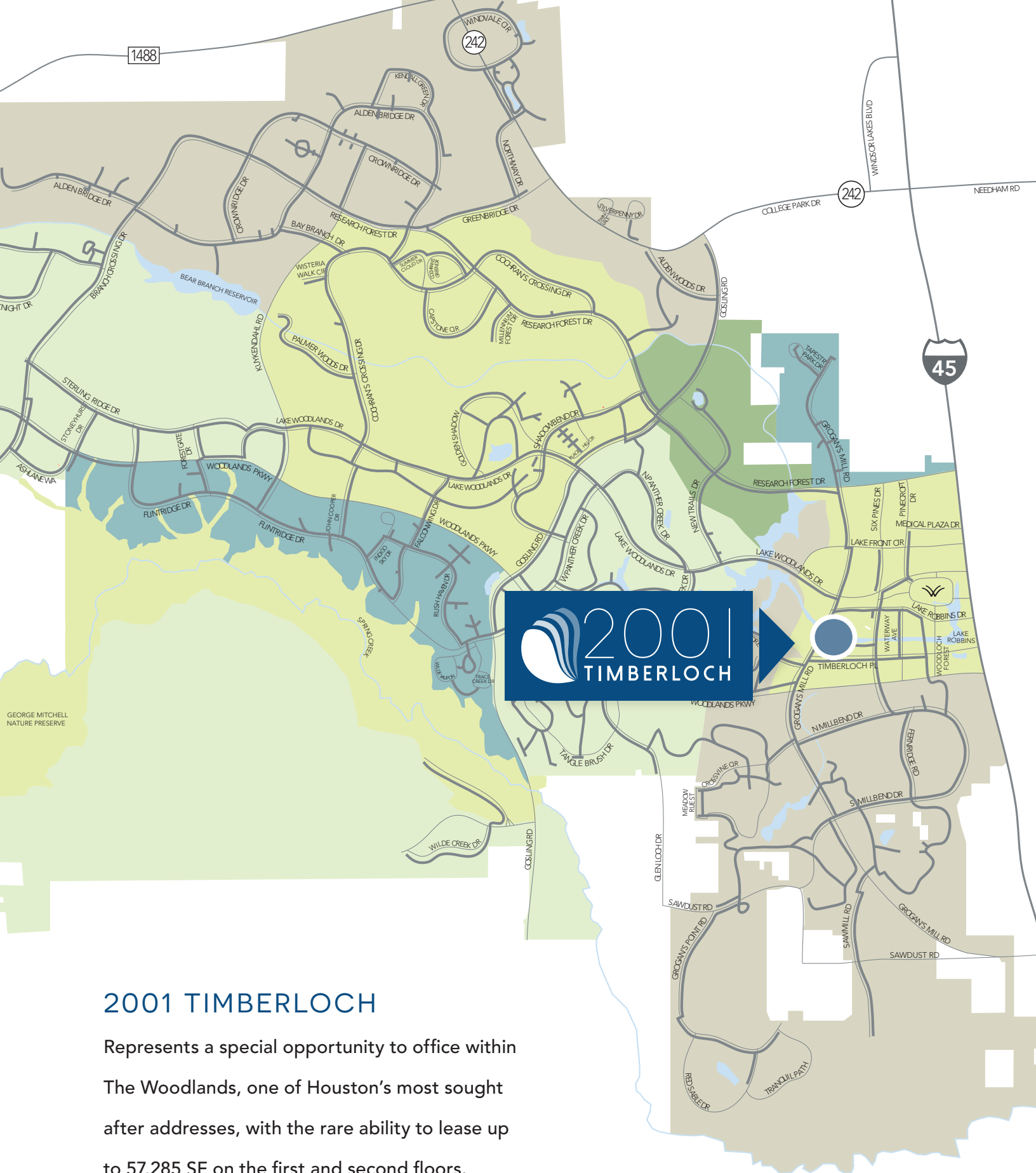




A UNIQUELY GREEN LOCATION

Is encompassed by a distinctive mix of mature landscaping, pine trees and lake feature.

The building's quarter-mile jogging trail connects to over 160 miles of pathways for tenants to bike, walk or run in The Woodlands.



2001 TIMBERLOCH

Represents a special opportunity to office within The Woodlands, one of Houston’s most sought after addresses, with the rare ability to lease up to 57,285 SF on the first and second floors.

NEARBY AMENITIES

RESTAURANTS:

Americas
Baja Gril I Berry Hill
California Pizza Kitchen
Cru Food & Wine Bar
Cyclone Anaya's
Del Frisco's Grille
Escalante's
Fleming's
Grimaldi's Pizzeria
Grotto Ristorante
Hubbell & Hudson
Jasper's
Kirby's Prime Steakhouse
Kona Grill
La Madeleine
Landry's Seafood House
Local Pour
Mi Cocina
Perry's Streakhouse
Schilleci's
Tommy Bahama
Truluck's
Uni Sushi
Whole Foods
Zoe's Kitchen

SHOPPING:

Allen Edmonds
Eddie Bauer
Francesca's
Hemline
J. Crew
Kendra Scott
Lululemon Athletica
Orvis
Sur La Table
Tommy Bahama
Vineyard Vines

ENTERTAINMENT:

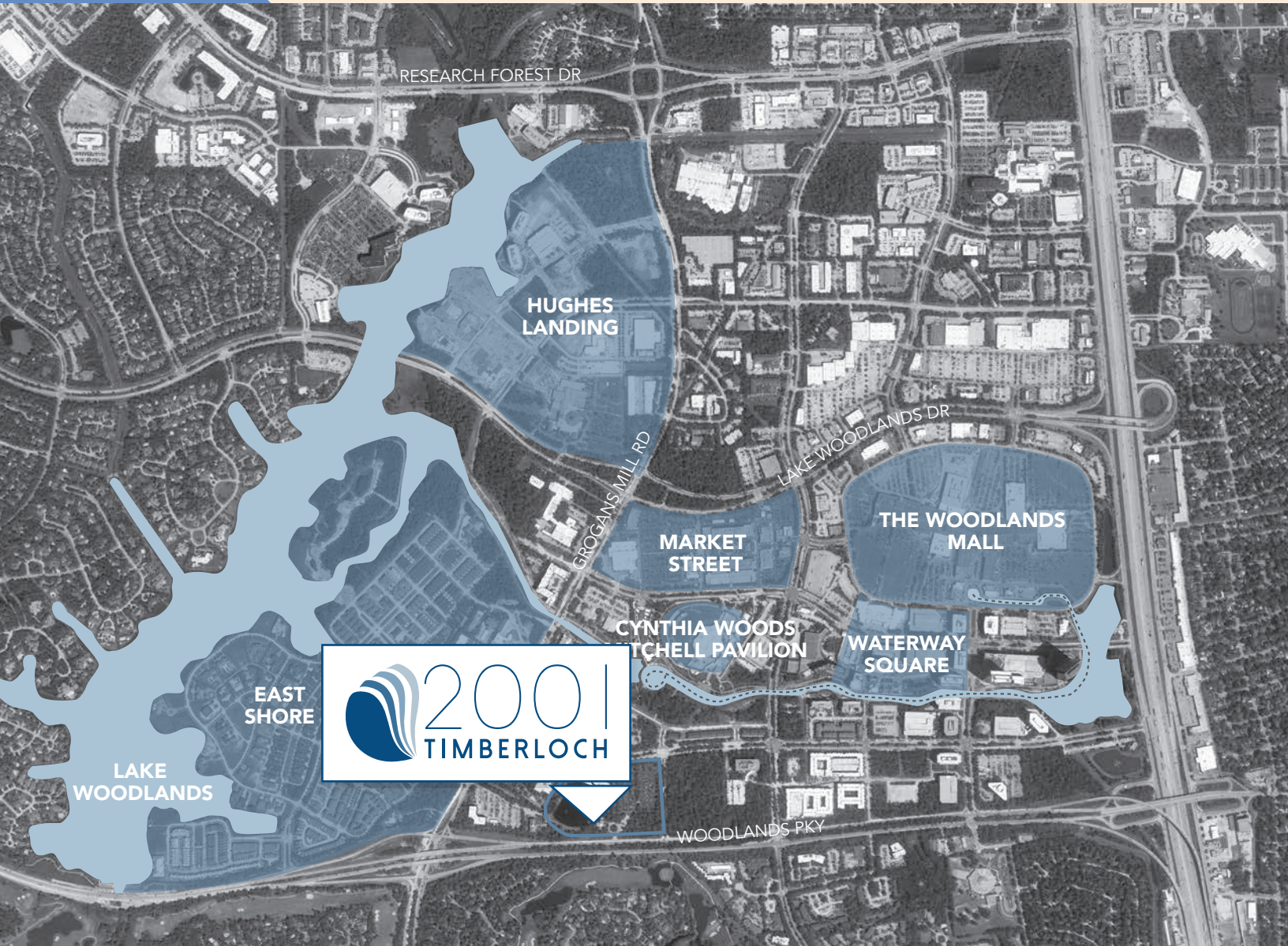
Cynthia Woods Mitchell Pavilion
The Woodlands Mall
Cinemark
Waterway Taxi

LODGING:

Marriott Hotel
Hyatt Market Street
Hyatt Place
Hilton Garden Inn
Residence Inn
Drury Inn & Suites
Westin Hotel



TOWN CENTER





LOCATION AND ACCESS

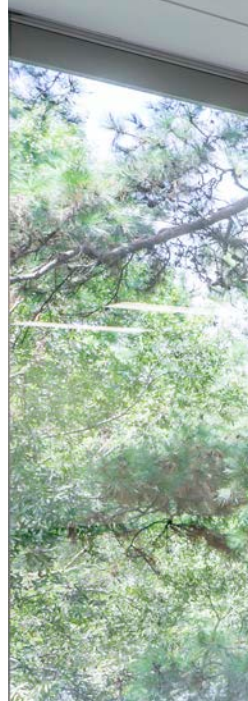
2001 Timberloch is ideally located just minutes from The Woodlands Town Center with easy access to I-45, Woodlands Parkway, Bush Intercontinental Airport, The Grand Parkway and numerous nearby amenities.



PROXIMITY TO MAJOR DESTINATIONS

- 2 Minutes to The Woodlands Town Center
- 2 Minutes to Cynthia Woods Mitchell Pavilion
- 3 Minutes to I-45
- 3 Minutes to The Woodlands Mall
- 5 Minutes to the Grand Parkway
- 8 Minutes to Bush Intercontinental Airport
- 23 Minutes to The Woodlands Resort and Conference Center

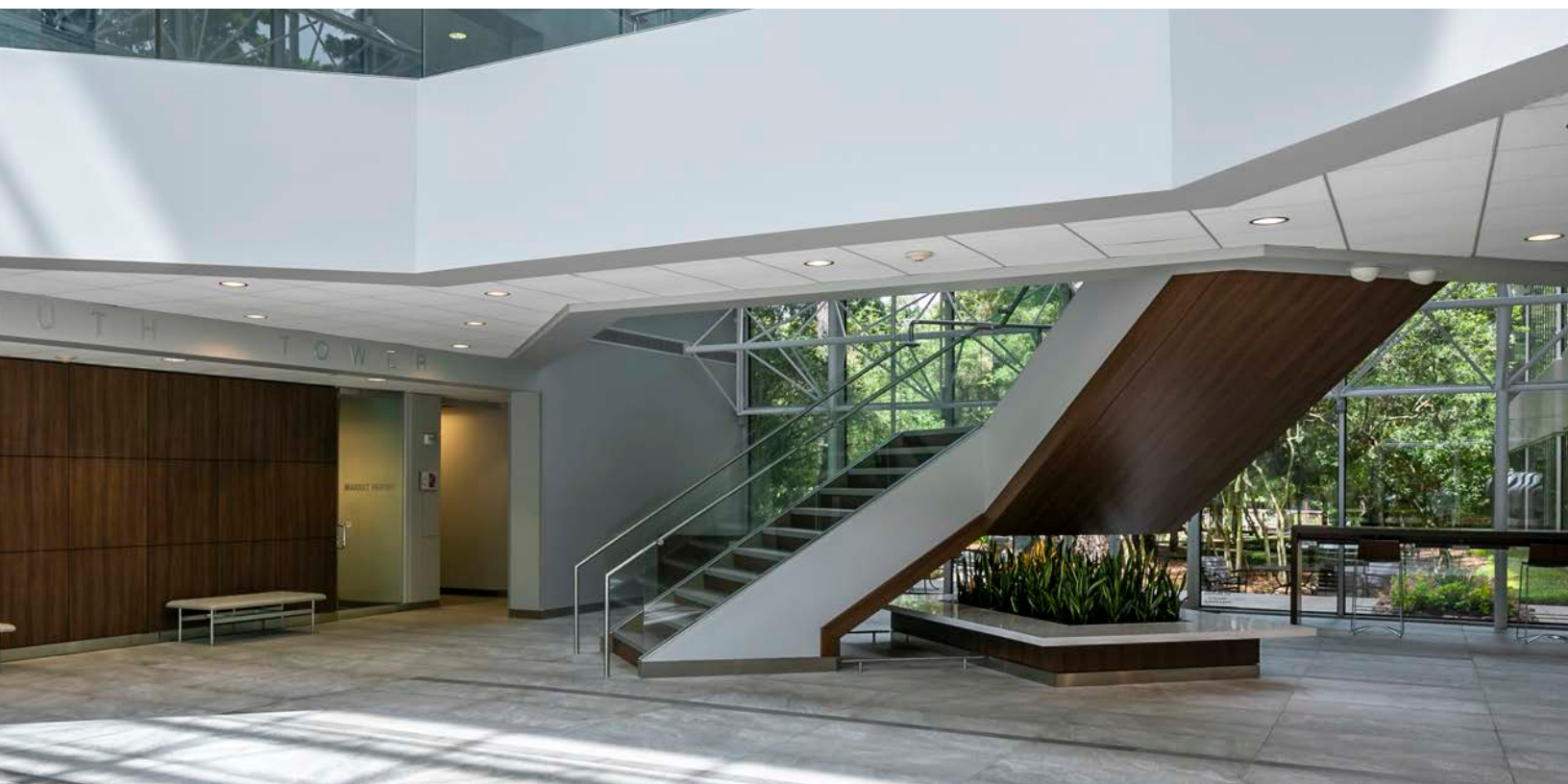
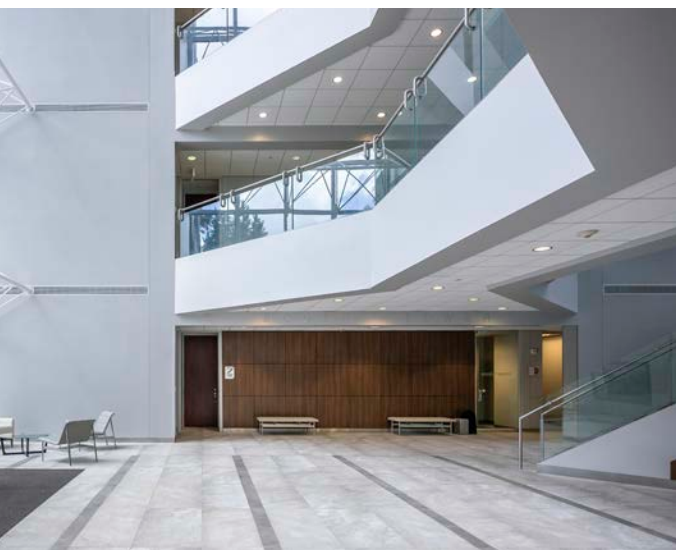




COMPLETED RENOVATIONS

- Newly painted building exterior
- Common areas renovated including new paint and carpet
- Interior elevator cab renovations using "Class A" finishes
- New monument sign fronting Timberloch Drive
- Updated lobby finishes, including new furniture, artwork and a digital directory board
- Updated exterior landscaping, lighting and furniture







FOR LEASING INFORMATION

713.300.0300

www.streamrealty.com