

FOR LEASE

128 VISION PARK

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Shenandoah, TX 77384

PRESENTED BY:

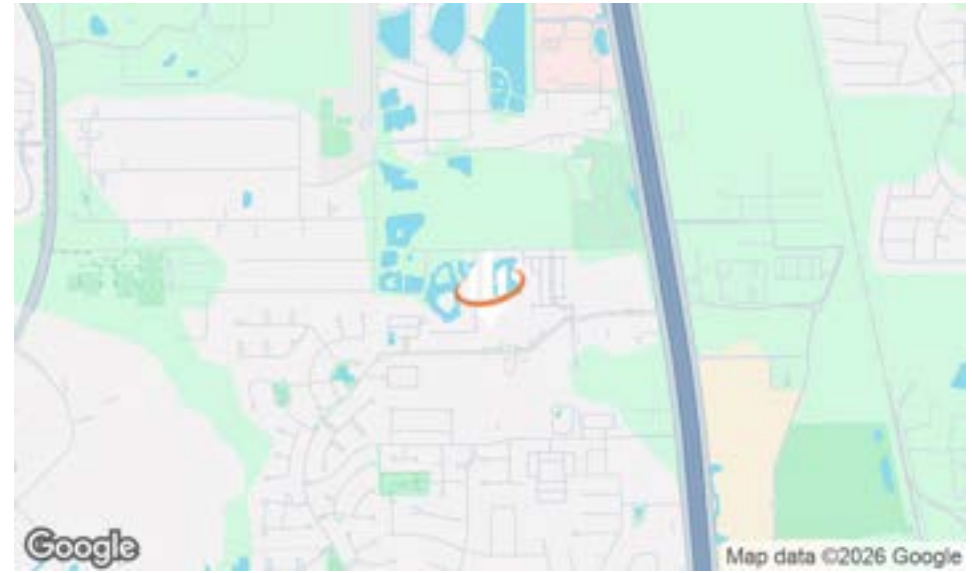
JACQUELYN PROSCH

O: 281.367.2220 x179

LISA HUGHES

O: 281.367.2220 x113





PROPERTY HIGHLIGHTS

- Located in The Woodlands Submarket
- Parking Ratio: 4/0: 1,000 RSF
- TI - Negotiable
- Parking: 299 parking spaces in a concrete paved surface lot, with covered parking
- Close proximity to Town Center, Research Forest & Hughes Landing
- Controlled building access through 24 hour key card system

BUILDING SUMMARY

LEASE RATE:	\$27 SF/YR [NNN]
AVAILABLE SF:	2,000 - 3,533 SF
BUILDING SIZE:	75,000 SF
TERM:	Min. 3-5 Years

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,318	55,868	146,049
TOTAL DAYTIME POPULATION	9,124	92,233	164,720
AVERAGE HH INCOME	\$154,893	\$139,205	\$131,861

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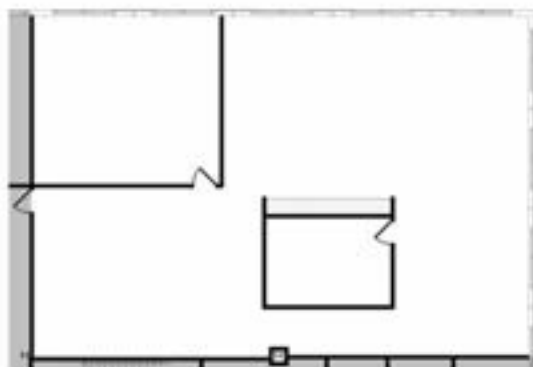
SUITE 100 - 2,364 SF



SUITE 145 - 1,707 SF



SUITE 225 - 3,533 SF



SUITE 280 - 2,000 SF



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THE WOODLANDS MARKET OVERVIEW

The Woodlands is a 28,000-acre master-planned community, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top best-selling, master planned communities in the nation.

Currently 49,000 employees work in the area with such major employers as Oxy, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Hewlett-Packard, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands that has created an estimated 10,000-12,000 jobs and is 3-4 million square feet.

The Woodlands has emerged as a major healthcare hub in the Houston area, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson opened their 20,000 SF outpatient clinic in 2019. Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion. There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley.

The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment, recreation and conference center facilities.

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