

**SUBLEASE**

# 2170 BUCKTHORNE PLACE

THE WOODLANDS, TX 77380

PREMIER OFFICE SPACE ADJACENT  
TO GROGANS MILL SHOPPING CENTER



## AVAILABLE SUITE

SUITE 320 | 1,860 SF | Immediate Avail

SUBLEASE TERM | 4/30/2028

## SUITE HIGHLIGHTS

-  MOVE-IN READY
-  FURNITURE AVAILABLE
-  LAKE VIEWS

## SUBLEASE RATE

# \$29.00/SF

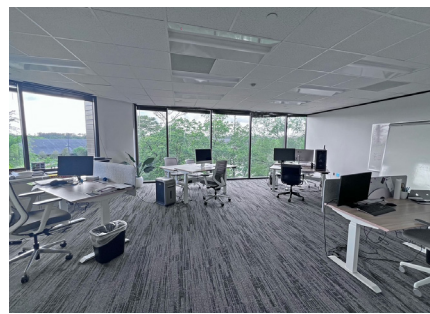
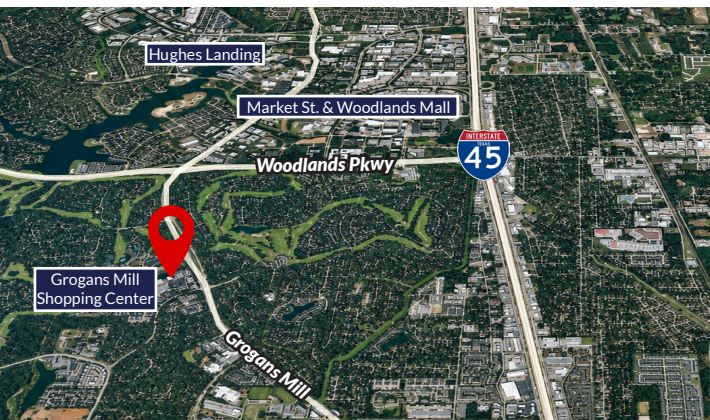
FULL SERVICE GROSS

## PROPERTY HIGHLIGHTS

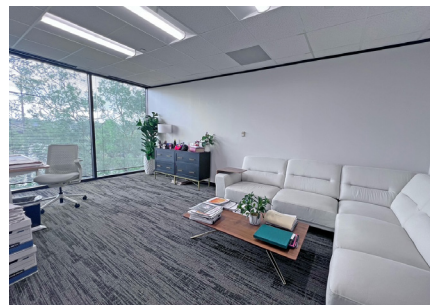
-  Completely renovated in 2023
-  Adjacent to Grogans Mill Shopping Center
-  Walkable to 5+ restaurants
-  Dedicated fiber connectivity
-  24-hour tenant access
-  Updated common area corridors and restrooms

## UNBEATABLE LOCATION

Position your business in the heart of The Woodlands, adjacent to the newly redeveloped Grogans Mill Shopping Center and the new Kevin Brady Library and Community Center-bringing a steady flow of visitors to the area.



**RECENTLY RENOVATED. PROFESSIONAL. WELCOMING.**



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