

**IMMEDIATE
AVAILABILITIES**



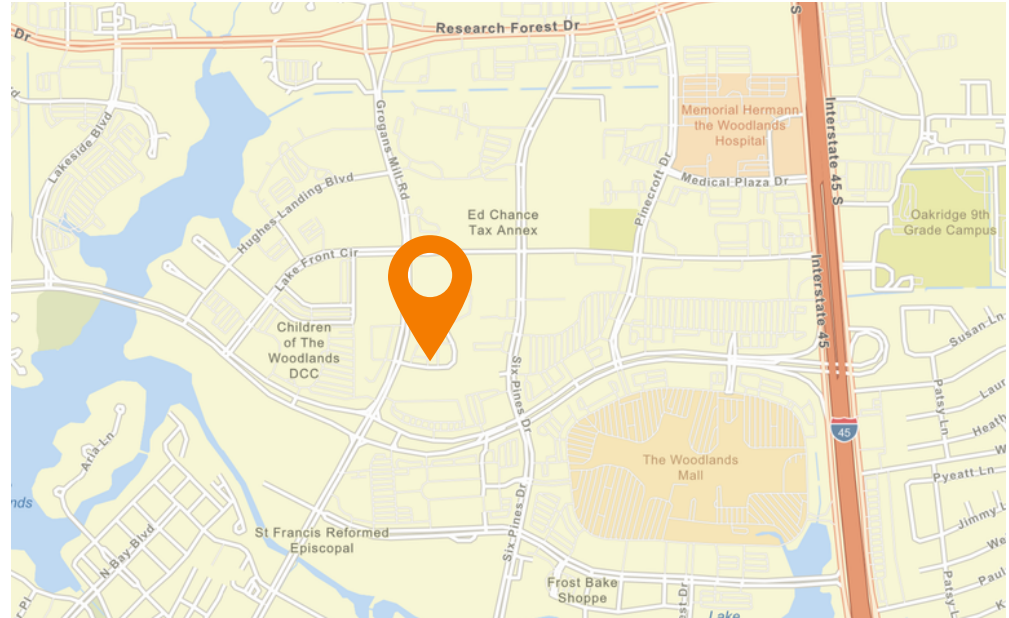
LUXURY OFFICE FOR LEASE
CBD - TOWN CENTER PLAZA
9400 GROGANS MILL RD | THE WOODLANDS, TX 77380

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW



- Immediate Availability in the Last Four Spaces: Suite 205 - 4,479 SF, Suite 220 - 3,751 SF, 240 - 1,975 SF & Suite 325 - 2,711 SF
- Flexible Terms Available
- Surface & garage parking with EV plugs available, double glazed 'E' glass, energy management system and on-site storage area.
- Includes daily janitorial.
- The building features recently updated common areas including new carpet, wall covering, lights and ceiling tiles.
- Other updates to the building include on-site security cameras, entry system and upgraded fire & safety system and backup generator.
- Located in the heart of The Woodlands Town Center Central Business District, this Class A Luxury Style Office Building is minutes from Market Street, Hughes Landing, Waterway and The Woodlands Mall.
- Easy access to Interstate 45, Hardy Toll Road, and the Grand Parkway.



AVAILABLE SF	1,975 SF - 5,726 SF MAX CONTIGUOUS
LEASE RATE	NET EFFECTIVE BASE RATE FROM \$19.00/SF
BUILDING SIZE	41,166 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,767	63,147	171,114
TOTAL DAYTIME POPULATION	38,952	111,917	210,241
AVG HOUSEHOLD INCOME	\$215,285	\$149,436	\$156,508
<i>*SOURCE: SITE TO DO BUSINESS 2025</i>			

FLOOR PLANS & AVAILABLE SPACES

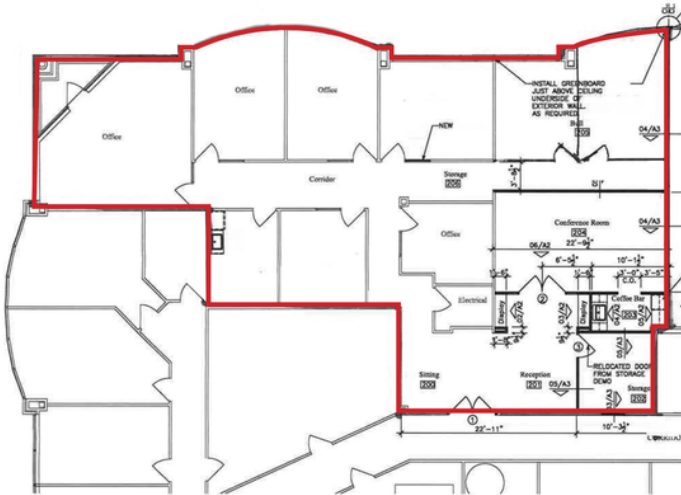
OFFICE LEASE INFORMATION:

AVAILABILITY	IMMEDIATE
TOTAL SPACE	1,975 - 5,726 SF

LEASE TERM	3-YR MINIMUM
LEASE RATE	NET EFFECTIVE BASE RATE FROM \$19.00/SF

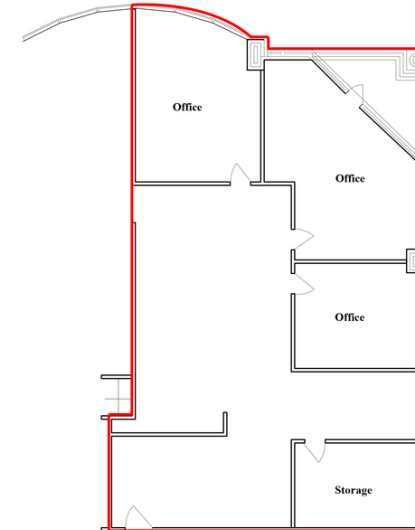
**IMMEDIATE
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SUITE 220 - 3,751 SF



SUITE 240 - 1,975 SF

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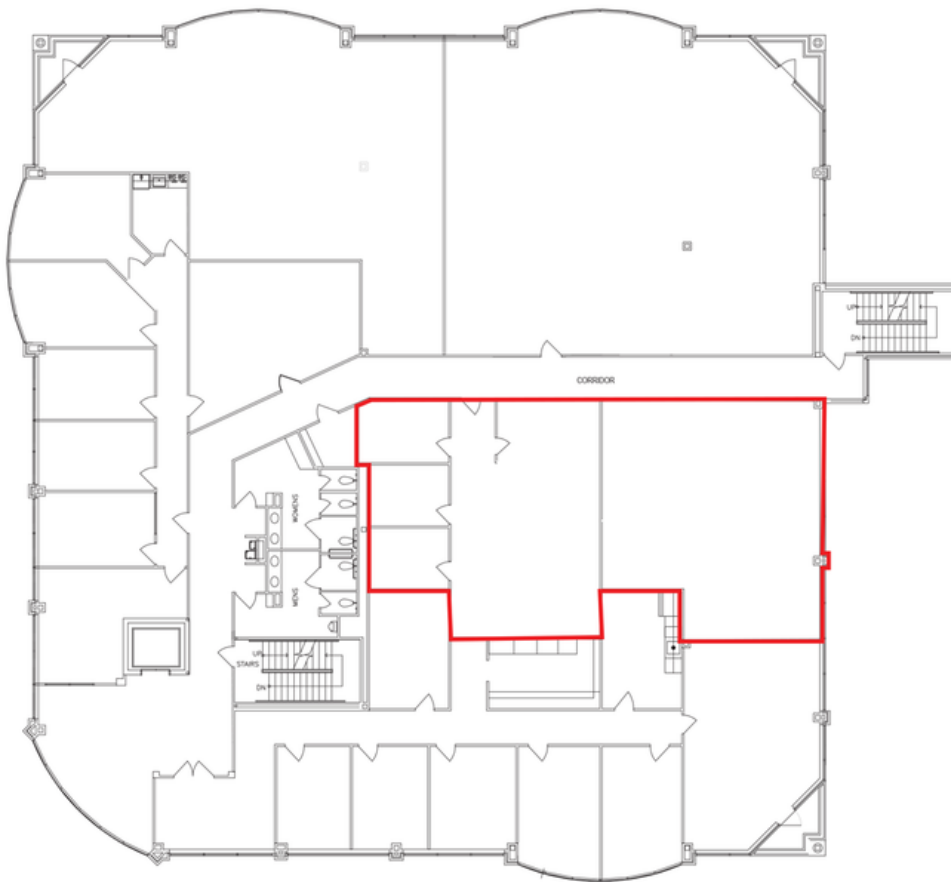


OFFICE LEASE AVAILABLE SPACES:

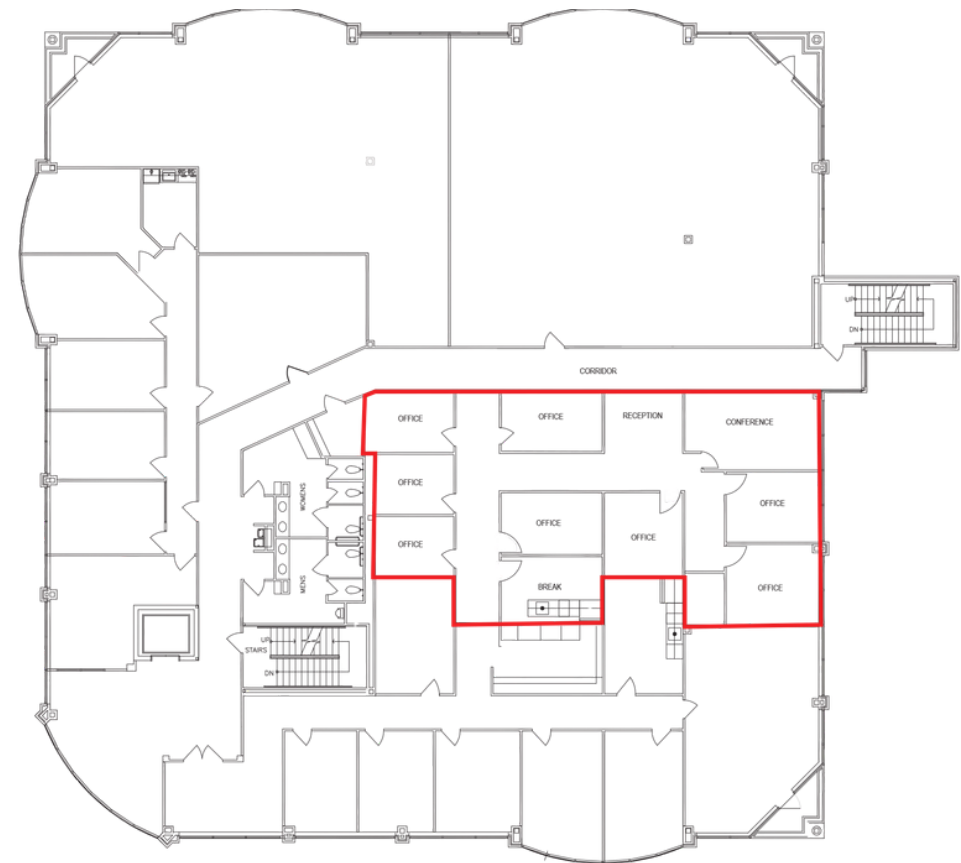
SPACE	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
Suite 205	Office	4,479 SF	CALL FOR PRICING	NNN	Reception, 8 Offices, Bullpen, Conference area & Breakroom
Suite 220	Office	3,751 SF	CALL FOR PRICING	NNN	Can be combined with Suite 240 for a total of 5,726 SF
Suite 240	Office	1,975 SF	CALL FOR PRICING	NNN	Can be combined with Suite 220 for a total of 5,726 SF
Suite 325	Office	2,711 SF	CALL FOR PRICING	NNN	See attached proposed

THIRD FLOOR SUITE 325 - 2,711 SF

AS-IS



PROPOSED



SURROUNDING RETAIL

Conveniently located within a five minute drive/walk to all of The Woodlands most coveted hotels, shops, eateries, entertainment districts and hospitals.

HOTELS

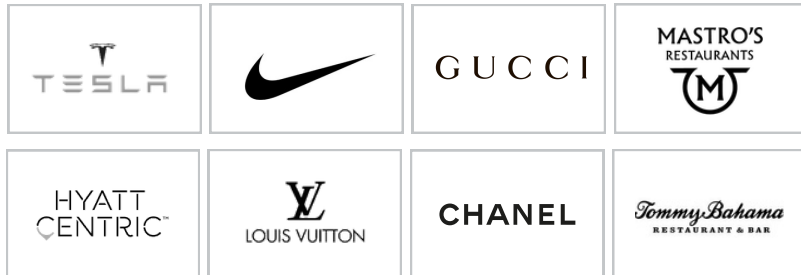


HUGHES LANDING



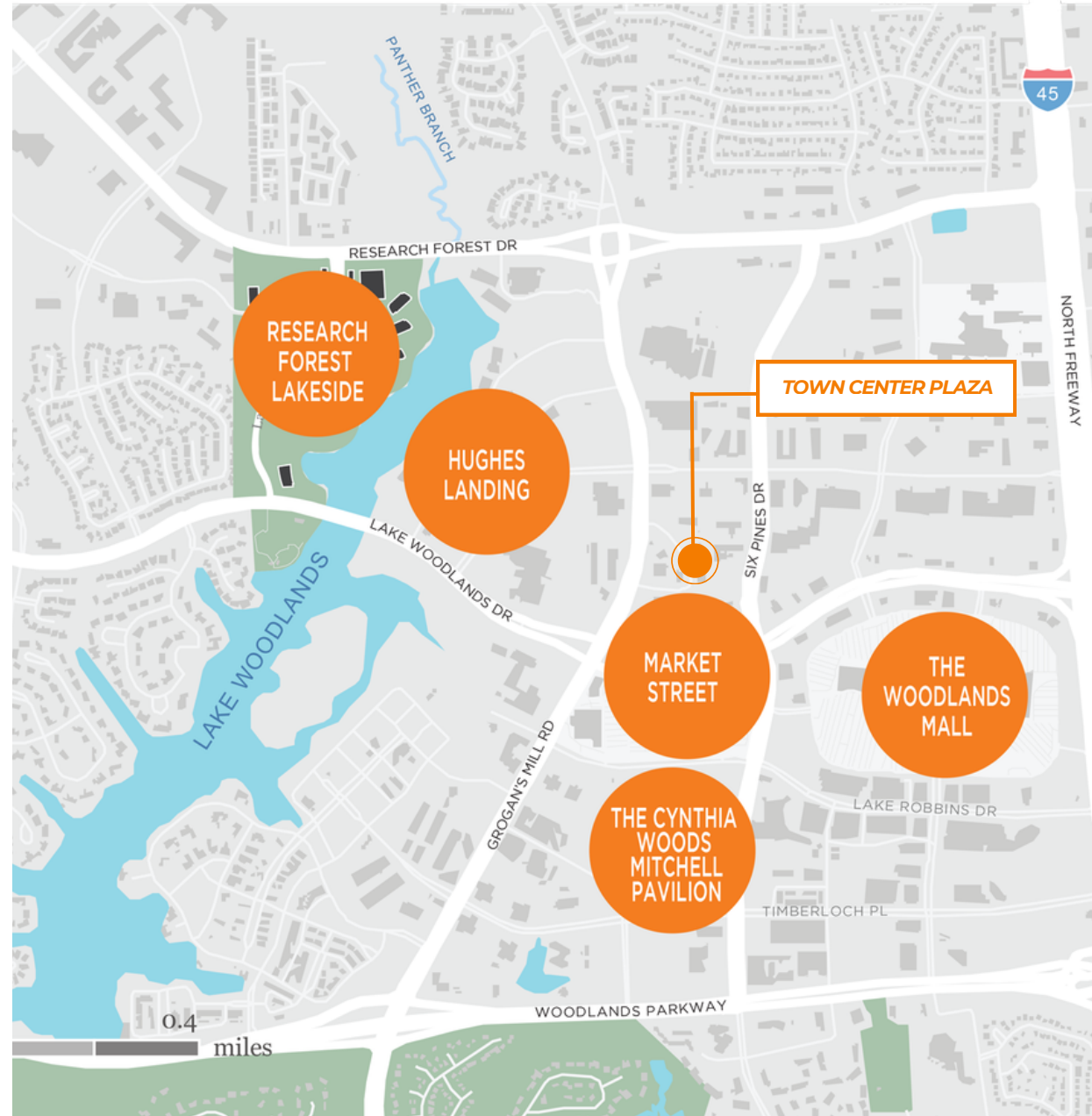
MARKET STREET

17 EATERIES | 45 SHOPS | 42 LIFESTYLE STORES



THE WOODLANDS MALL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES



PROPERTY LOCATION

Drivetimes

3 MIN

To North Freeway
(Interstate 45)

10 MIN

To Grand Parkway (99)

15 MIN

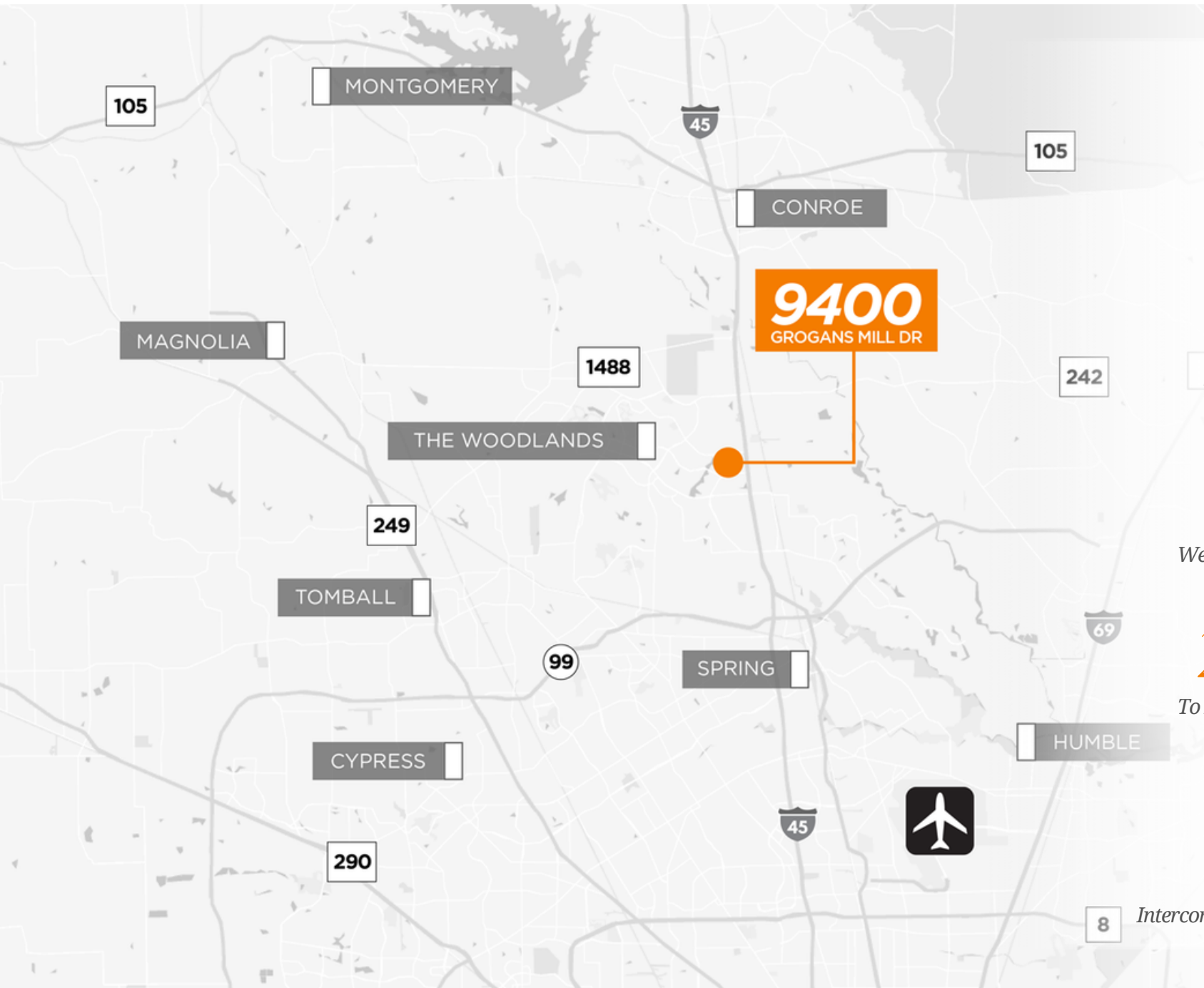
West towards Kuykendahl

20 MIN

To N Sam Houston Tollway
(Beltway 8)

25 MIN

To George Bush
Intercontinental Airport (IAH)



PROPERTY PHOTOS



Suite 205



Suite 205



Suite 205



Suite 300



Suite 300



Suite 300

MARKET OVERVIEW

THE WOODLANDS MARKET OVERVIEW



The Woodlands is a 28,000-acre master-planned community, with a population of more than 120,000. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

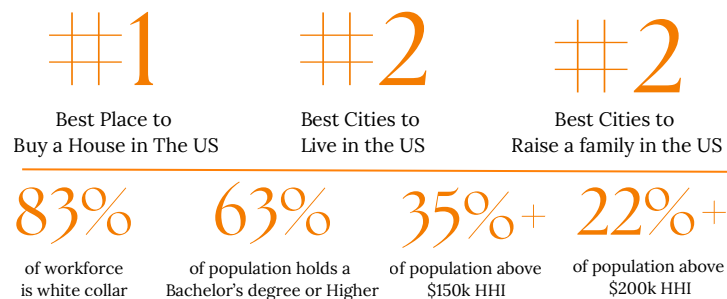
Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

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.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architect's is a new 111-unit luxury residence projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

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,



56,952 Workforce (Pop. 16+)

\$183,382 Average Household Income

*Source: Niche.com

FOR MORE INFORMATION:

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