



2316 Timber Shadows Dr

2316 Timber Shadows Dr, Kingwood, TX 77339



Stacy Sherman

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2316 Timber Shadows Dr

Suites available for a gross lease amount.

2316 Timber Shadow Drive is an exceptional office space located in Kingwood, Texas! This is an excellent location and building for all types of professions.

Strategically situated in a prime location, offering excellent visibility and accessibility for your business. As you approach the building, you'll notice its architectural design, reflecting a professional and polished image that will impress clients and visitors alike.

Inside you'll be greeted by a thoughtfully designed interior that combines functionality with aesthetics. The office space boasts 10,000 SF providing ample room to accommodate your team and foster productivity. The layout is flexible and can be built out to suit your specific business needs, whether you require open-plan workstations, private offices, or collaborative...

- Building has been well maintained with Redwood siding in lieu of styrofoam. All aluminum windows recaulked. Has 5 surface drains on-site.



Rental Rate:	\$881.00 - \$2,500 per month
Property Type:	Office
Building Class:	C
Rentable Building Area:	10,000 SF
Year Built:	1983
Walk Score ®:	61 (Somewhat Walkable)
Rental Rate Mo:	approximately \$1.16 /SF/MO

1st Floor Ste 102

Space Available	2,160 SF
Rental Rate	\$2,500 per month
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Spacious office suite with 2,160 sqft available for a gross lease of \$2,500 per month. This location at the corner of Kingwood Dr. and Timber Shadows with close proximity to Starbucks Coffee, major chain fast food restaurants, Tide Cleaners, mobile providers, and a number of mixed use spaces both retail and office related.

1

2nd Floor Ste 200

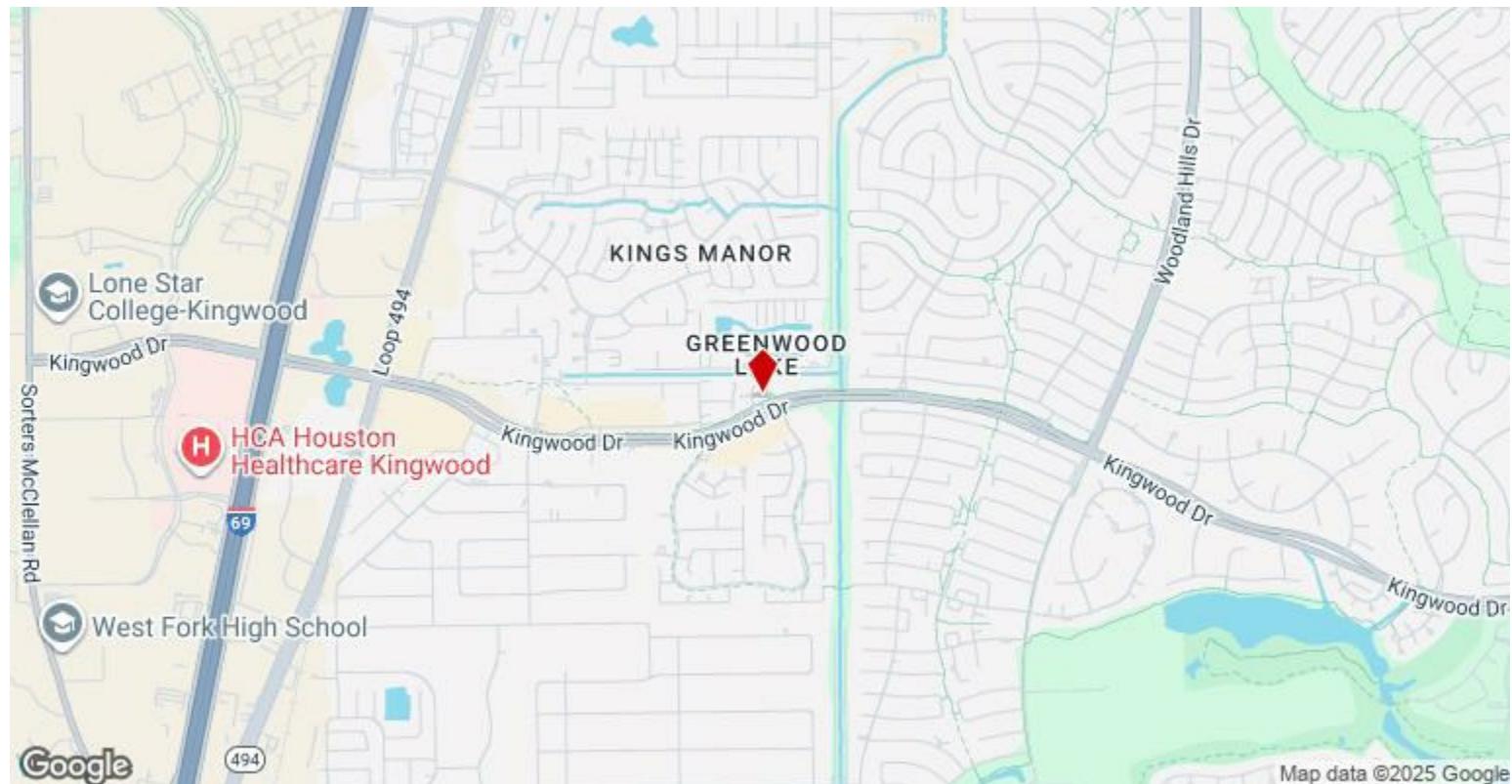
Space Available	760 SF
Rental Rate	\$881.60 per month
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2

2nd Floor Ste 202

Space Available	1,060 SF
Rental Rate	\$1,229.60 per month
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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The office space offers all suites natural light, thanks to large windows that not only enhance the ambiance but also offer scenic views of the surrounding greenery. This infusion of natural light creates an inviting and energizing atmosphere, promoting a positive and inspiring work environment. For your convenience, the property is equipped with modern amenities that are essential for today's businesses. High-speed internet connectivity ensures seamless communication and smooth operations, while efficient heating and cooling systems maintain a comfortable working environment year-round. Additionally, ample parking space is available to accommodate employees and clients.

The location of 2316 Timber Shadow Drive is a significant advantage. Situated in the front of Kingwood, you'll be surrounded by a vibrant business community, with a diverse range of industries. The area offers an array of amenities, including restaurants, cafes, and retail establishments, providing convenience for your team and clients. Close to Hwy 59 and Kingwood Drive, commuting to and from the office is effortless. Whether you're traveling locally or need to connect with clients from different areas, this location ensures easy accessibility and enhances the efficiency of your business operations.

Don't miss this opportunity to elevate your business with a prestigious office space at 2316 Timber Shadow Drive. Schedule a tour today and experience the exceptional quality, prime location, and endless possibilities that this property offers. Join the thriving business community in Kingwood and take your business to new heights!

Property Photos



Property Photos



Property Photos



Office Exterior with Landscaping

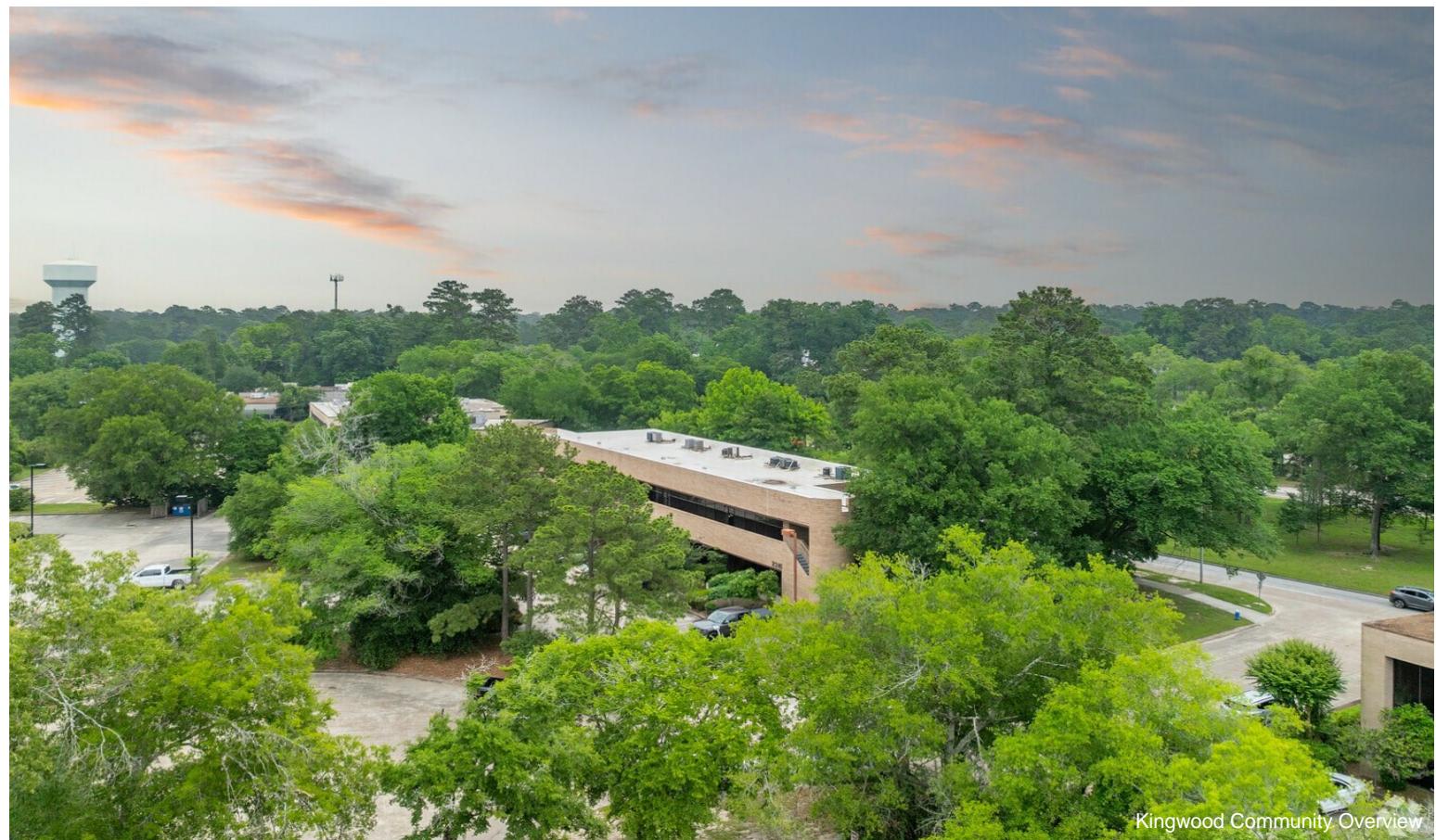


Aerial Viewpoint of Office and Parking

Property Photos



Aerial Viewpoint of Office and Parking



Kingwood Community Overview

Property Photos



Property Photos



Kingwood Community Overview



Birds Eye View with Parcel Outline