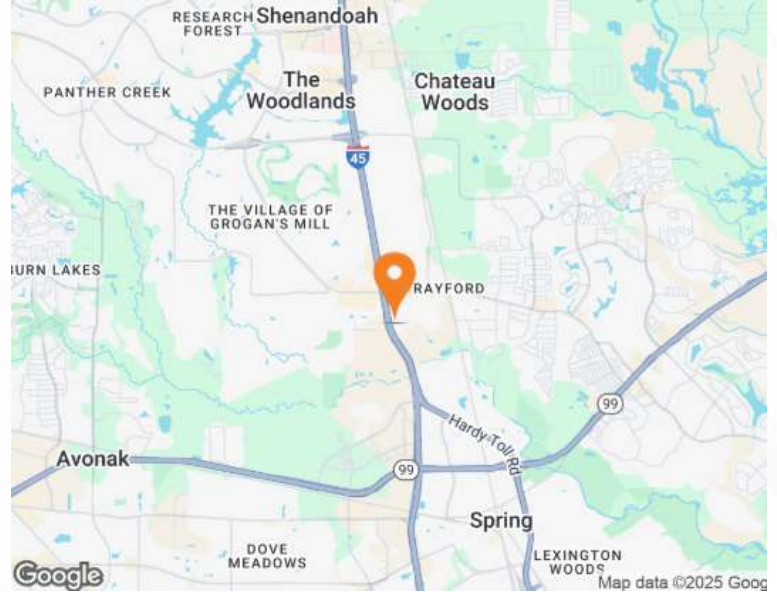


NEW OFFICE LISTING | WOODLANDS 45 CORPORATE CENTER

100% Leased Class A Office Opportunity in The Woodlands Area, Houston's Most Resilient Submarket

24624 Interstate 45, Spring, Texas 77386



LISTING PRICE

Contact Brokers
for Pricing



RENTABLE SQUARE FEET

±63,374



OCCUPANCY

100%



YEAR BUILT

2008



LOT SIZE

±5.24 Acres

INVESTMENT HIGHLIGHTS

- Assumable loan of 3.99% (subject to lender approval)
- Submarket (The Woodlands) vacancy is only 11.52% vs Houston MSA's 25.8%
- The Woodlands leads Houston submarkets with 435k SF net absorption and a \$35.54/SF average asking rent over the past 12 months
- Limited new office construction in The Woodlands supports rent growth and reduces competition for existing assets
- Excellent visibility and access with over 237,212 daily traffic count (source: txdot.gov)
- Strong local demographics: 2024 average household income within 5 miles is \$134k, with ~17% of households earning over \$200k
- Strong tenant demand: The Woodlands attracts Fortune 500 companies, healthcare, tech, and professional services, supported by a diverse and resilient local economy
- Nearby corporate headquarters include ExxonMobil, Chevron Philipps, Occidental Petroleum and Lexicon Pharmaceuticals
- Minutes from The Woodlands Town Center, City Place, Hardy Toll Road, and the Grand Parkway (Highway 99)

Exclusively Listed By:

JUSTIN COMBER

Associate Investments
Member / National Office & Industrial Division
O: (713) 452-4358 C: (832) 693-5569
E: Justin.Comber@marcusmillichap.com
License: TX: 809898

KEITH E. LLOYD

Managing Director Investments
Director / National Office & Industrial Division
O: (713) 452-4243 C: (713) 927-4546
E: Keith.Lloyd@marcusmillichap.com
License: TX: 307120

Marcus & Millichap