



**FLATROCK**  
COMPANIES

# 24955 I-45 North

The Woodlands, TX 77380

Short Term Lease Options | \$18.50 Full-Service Gross



24955 I-45 North is a 7-story Class A office building located in The Woodlands, Texas. This property offers frontage along and immediate on/off access to I-45, within 1 mile to Hardy Toll Road, and 2 miles from The Grand Parkway, providing easy and efficient access throughout the greater Houston area. The drive time to the Exxon Campus is less than 5 minutes and less than 12 minutes to IAH Airport. Easy access in such an amenity-rich environment allows for companies to maintain and attract top talent while maximizing productivity of the workday through convenience. Amenities include countless restaurants, grocery stores, hotels, parks and fitness centers.



First floor entrance has 24-hour access with security check point/check-in for access to upper floors.

Flatrock Commercial Real Estate Group

20445 State Hwy 249 | Suite 470 | Houston TX 77070 | Main: 713.574.6433 | [flatrockcompanies.com](http://flatrockcompanies.com)

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Aerial



- ❖ Full-service gross rental rate available at \$18.50 PSF
- ❖ Short term lease options
- ❖ Available (willing to divide)
  - Floor 2 - approximately 22,684 SF
  - Floor 4 – approximately 14,000 SF
- ❖ Raised floor throughout the building provides easy access and modification to electrical, fiber, network and HVAC
- ❖ Signage available at no cost and is visible from I-45
- ❖ Multiple executive conference rooms, huddle rooms, copy/mail rooms and independent break rooms featured on each floor
- ❖ Wall lights provided along the top of the walls throughout all perimeter offices providing natural light throughout the entire office
- ❖ Secured property with on-site security, 24-hour controlled access provided within the lobby
- ❖ 6-story parking garage with gated entry, security cameras, guest parking and covered access to the building, at no additional cost

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## Floor Plan – Level 1



First floor amenities available at no additional cost, included with Sublease are various sized training rooms, conference rooms and a vending/break-room



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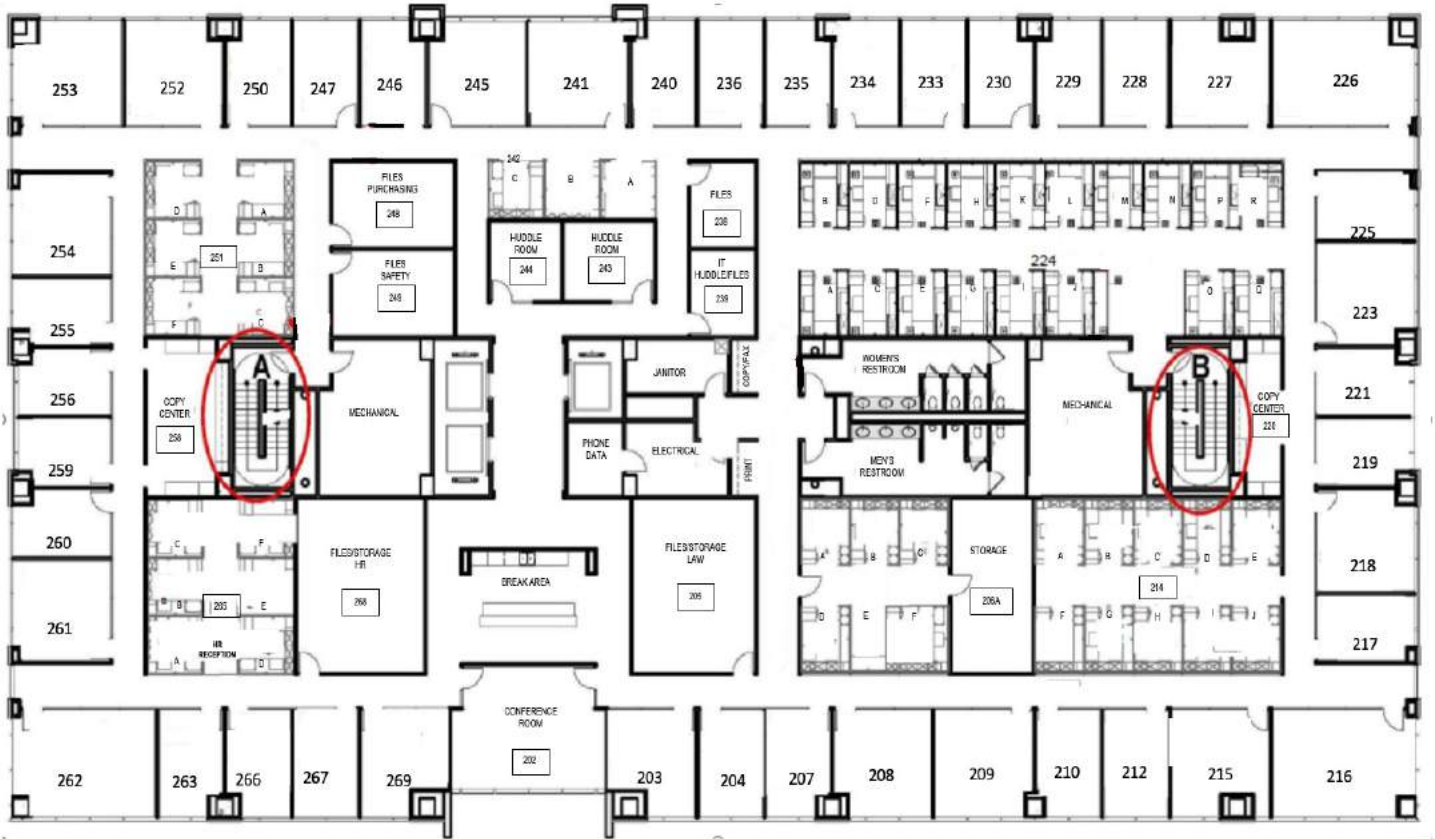


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## Floor Plan – Level 2



Each floor (2-7) features multiple executive offices, its own conference rooms and a kitchen/break-area.



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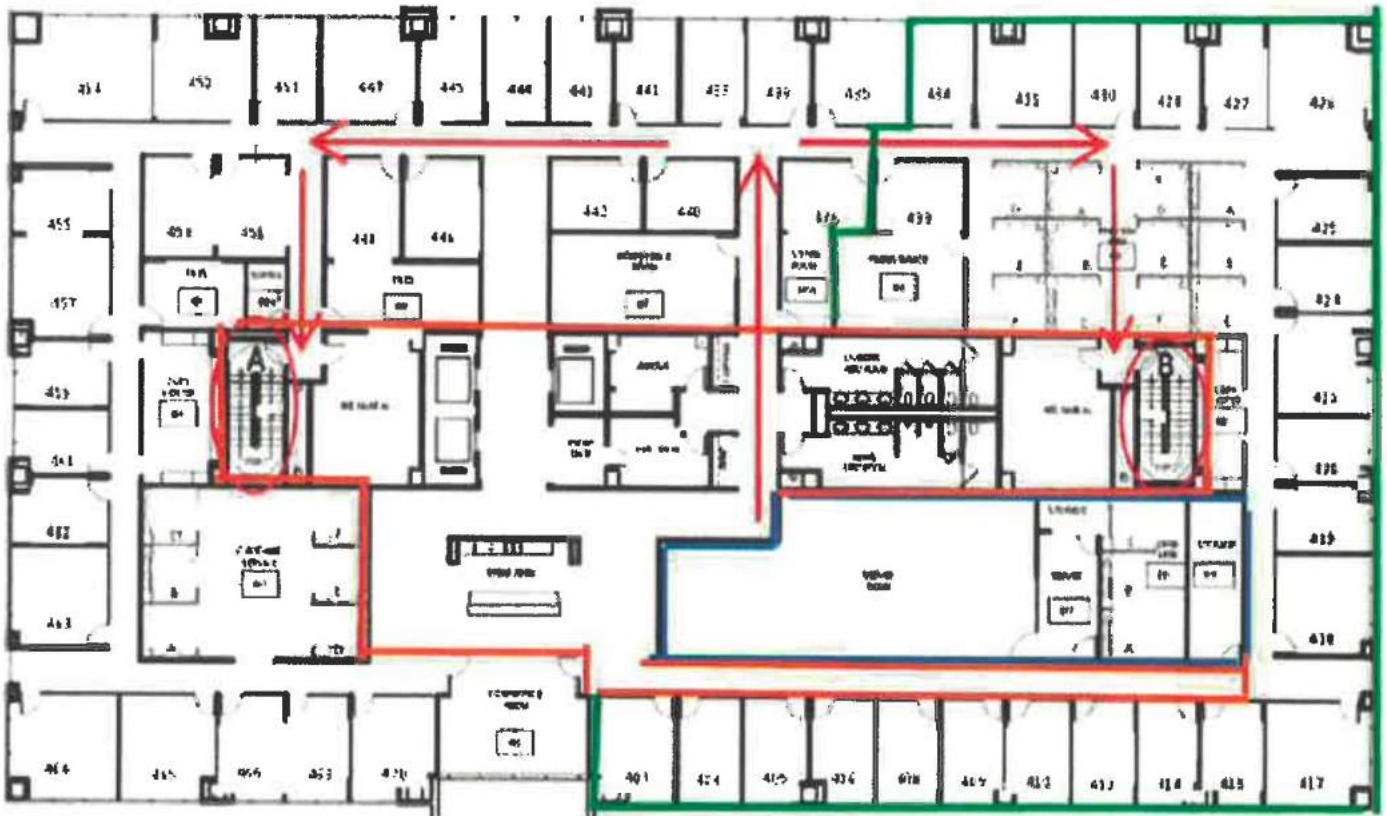


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## Floor Plan – Level 4



LEASED



SUBLESSOR



AVAILABLE (Approximately 14,000 SF)

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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