



## 26311 Interstate 45

26311 Interstate 45, The Woodlands, TX 77380

### Beverly Bertini

Bertini Retail Center

314 Avenida Santa Margarita, San Clemente, CA 92672

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(949) 533-5167



# 26311 Interstate 45

\$19.50 /SF/YR

No need to spend money on advertising -Interstate 45 freeway visibility  
 Excellent location on southbound feeder road of I- 45.  
 Less than one mile from The Woodlands Mall & Waterway.  
 Two tenant retail space with current Fast Signs Tenant.  
 Pylon signage (2 cabinets available) and lite storefront signage.  
 Recently renovated, new bathroom, paint, lighting, and flooring.  
 Parking front and rear of building  
 Glass storefront -1800 square feet available - Suite A...

- Prime southbound I-45 frontage retail near Woodlands Mall & Waterway
- Recently renovated , new A/C, new floors, new paint, lighting, and bathroom
- Easy access to Hardy Toll Road
- Great retail space opportunity
- Large pylon signage (2 cabinets for your business) and storefront lite signage

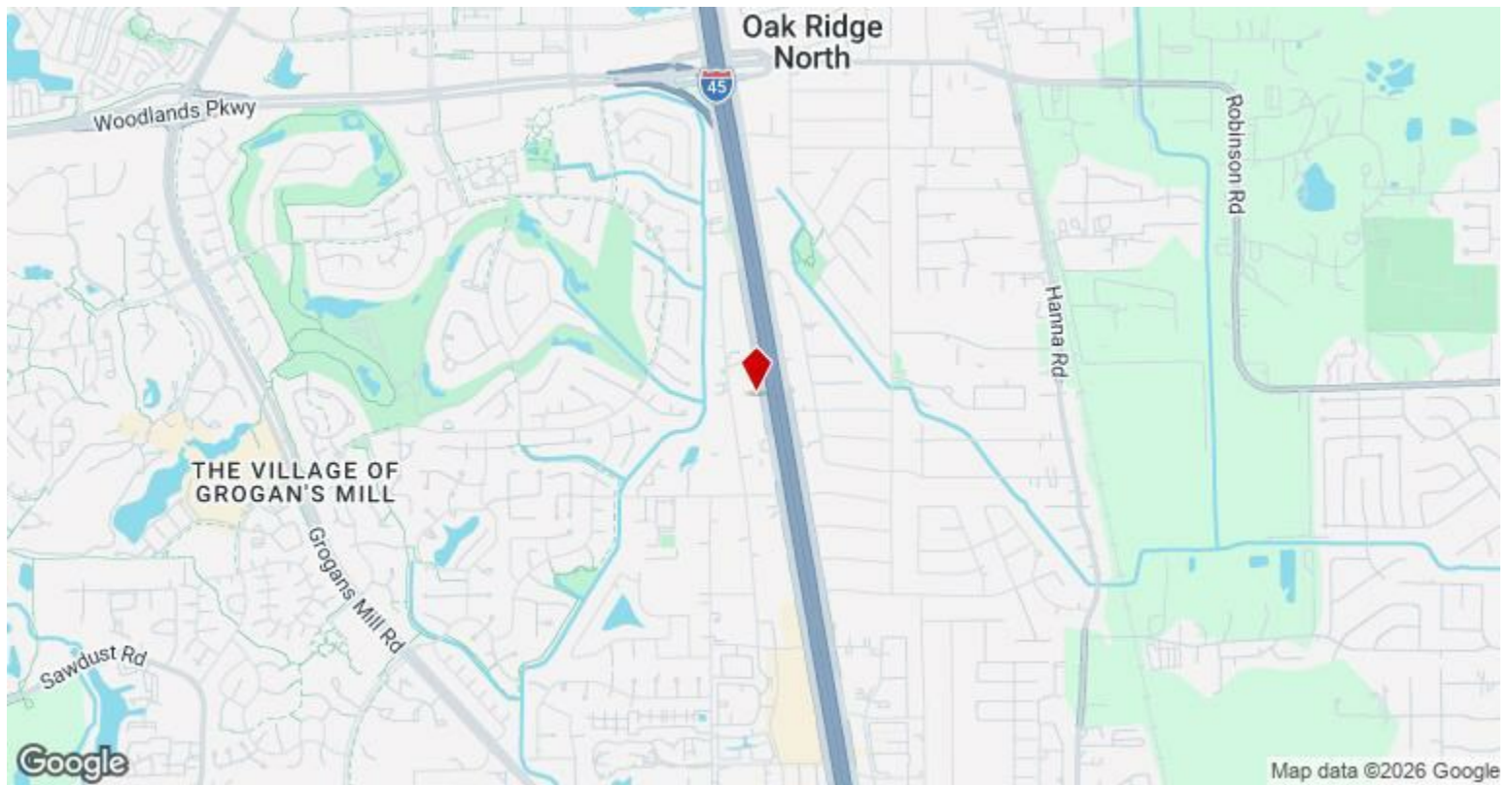


Rental Rate:	\$19.50 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	4,500 SF
Year Built:	2001
Walk Score ®:	49 (Car-Dependent)
Rental Rate Mo:	\$1.63 /SF/MO

**1st Floor Ste Suite A**

Space Available	1,800 SF
Rental Rate	\$19.50 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	New
Space Use	Retail
Lease Term	3 - 5 Years

No need to spend money on advertising with this great freeway exposure for your business. Excellent location on southbound feeder road of Interstate 45. Less than one mile from The Woodlands Mall & Waterway. Two tenant retail space with current Fast Signs Tenant. Great advertising potential with lite pylon signage (2 cabinets available) and lite storefront signage. Just completely renovated, new bathroom, paint, lighting, and flooring. Space has a 1200 sq ft showroom, office, handicap bathroom, and 350 sq ft warehouse space with a roll up door. 25 parking spaces shared with total of two tenants. (Suite A -10 spaces, Suite B -15 spaces) Glass storefront and glass double doors

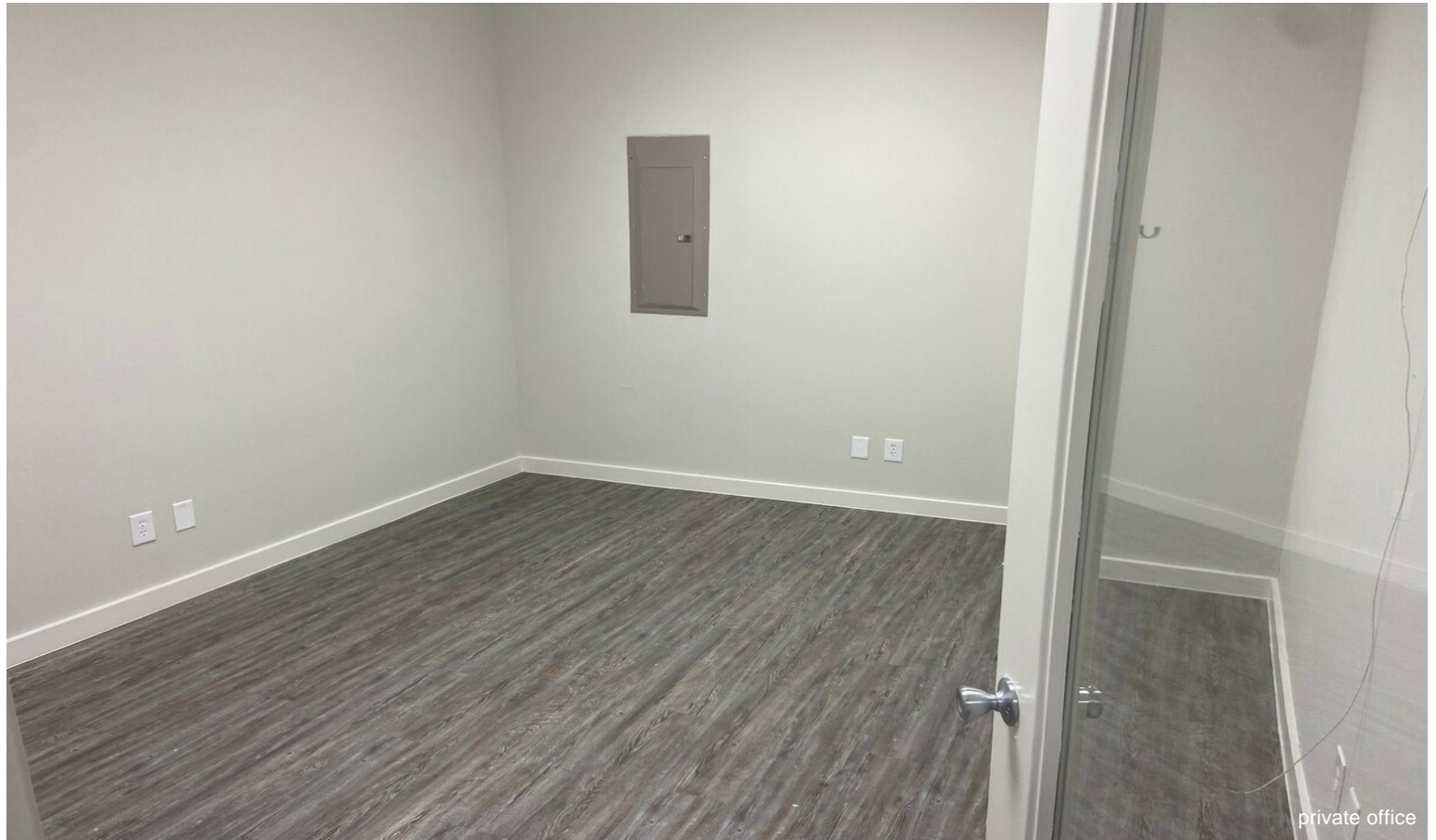


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## Property Photos





## Property Photos



## Property Photos



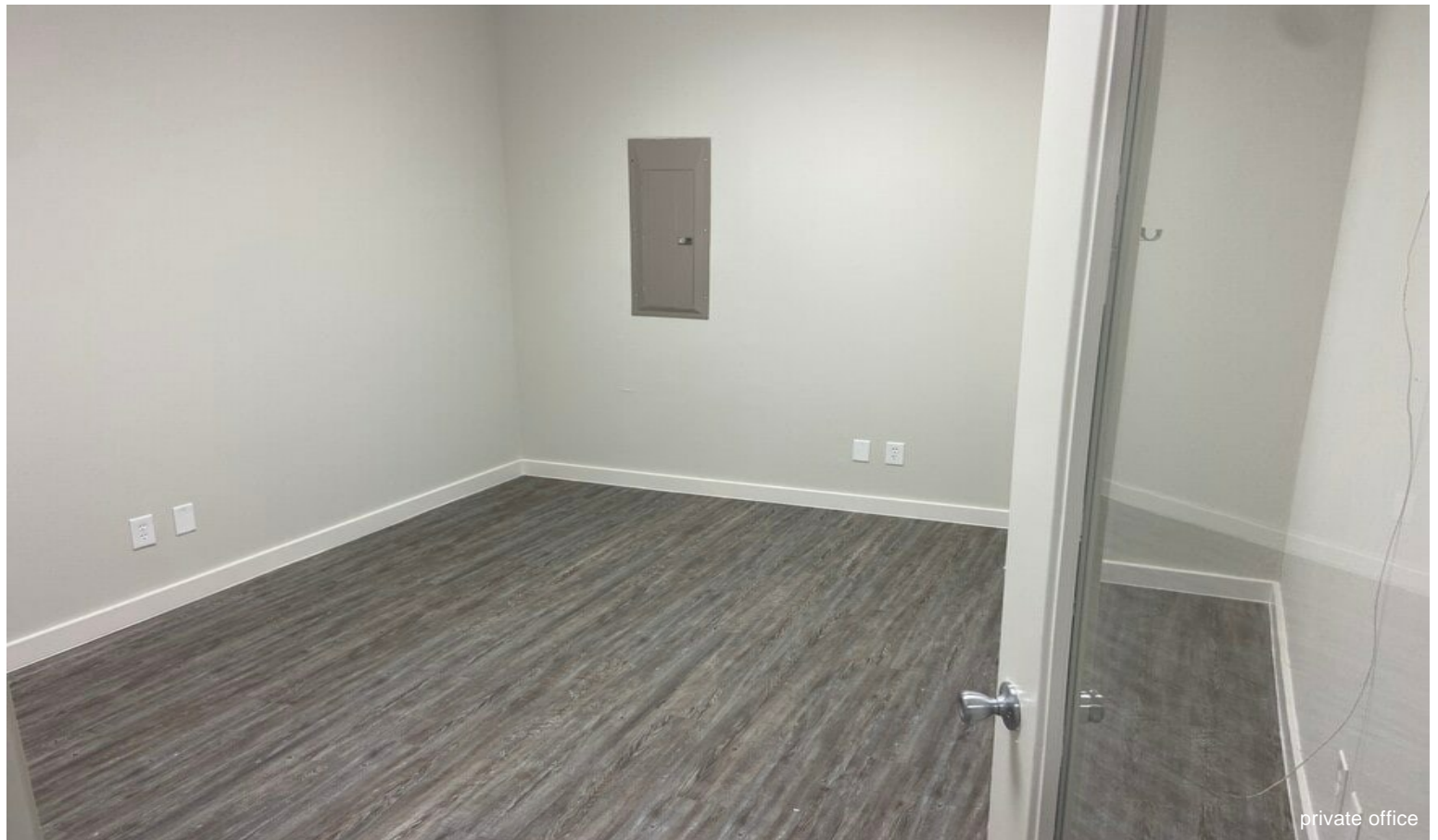
Retail / Showroom



Additional Frontage



## Property Photos





## Property Photos



for lease sign on building Suite A



renovated 26311 showroom 2

## Property Photos





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