

OFFICE FOR LEASE



**COLDWELL
BANKER
COMMERCIAL**

REALTY

THE WOODLANDS – PROFESSIONAL BUILDING

8350 Ashlane Way, The Woodlands, TX 77382



FOR LEASE OR SALE

LEASE RATE: \$21.00/SF NNN

OFFICES: 3 + Conference

TOTAL SF: 1,635 SF

LEASE TERM: 1 – 5 Years

CROSS STREETS: Woodlands Pkwy &
Ashlane Way

PROPERTY HIGHLIGHTS

- Located in the Heart of The Woodlands
- Near Busy Retail Centers
- Energy Efficient with Individual Suite A/C & Meters, Private Restroom & Kitchen
- Great Visibility Signage at Center of Booming Residential and Commercial Market
- NRA: Office Building 12,700 SF
- Lots of Parking with Easy Access

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

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PROPERTY OVERVIEW

Beautiful Space in a Modern Two-Story Office Building (Total Office Space 12,700 SF). The Office Condo Suite consists of 3 Offices, Conference Room, Restroom, Kitchen, and Reception Area. The Large Corner Office offers Peaceful Woodland Views. The Suite is 100% Beautifully Finished & Fully Carpeted, with 11 Ft Ceilings and an Independent A/C and Electric Meter. The Building is constructed of Metal w/ Brick Façade, and has Energy Efficient Windows, Elevator, and a Security System. There is also a Lovely Courtyard with Patio Seating among the Mature Trees for employees & visitors to enjoy. Monument Signage Available. There are 45 Parking Spaces (2 Spaces Reserved for the Suite).

NNN = \$6.83

PROPERTY AMENITIES

- Woodlands Views
- Air Conditioning
- Central Heating
- High Ceilings
- Courtyard w/Seating
- Wi-Fi
- Individual Metering
- After Hours HVAC Available
- Private Restrooms & Kitchen Facilities

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**EASY ACCESS
SURROUNDED
BY TREES**

**ELEVATOR
ACCESS/
TILED FLOORS**



**UNIT 7
RECEPTION
AREA**

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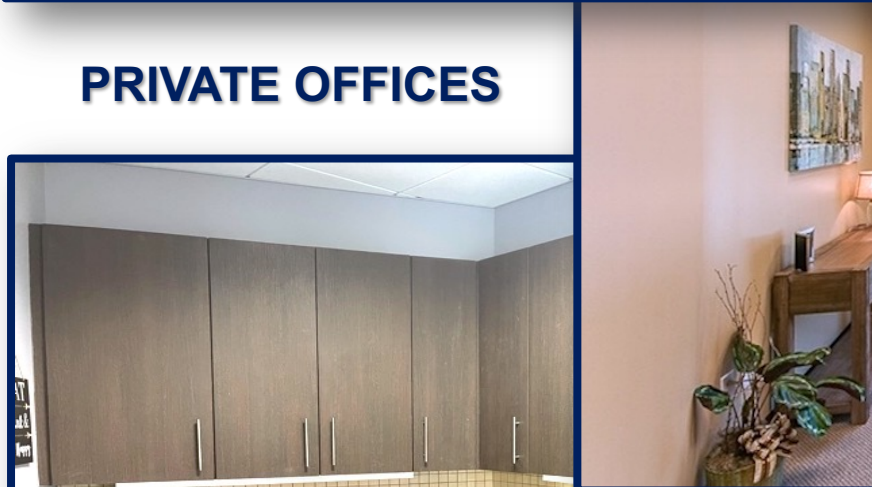


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CORNER OFFICE WITH WOODLAND VIEWS



PRIVATE OFFICES



PRIVATE OFFICES



KITCHEN/ BREAK AREA

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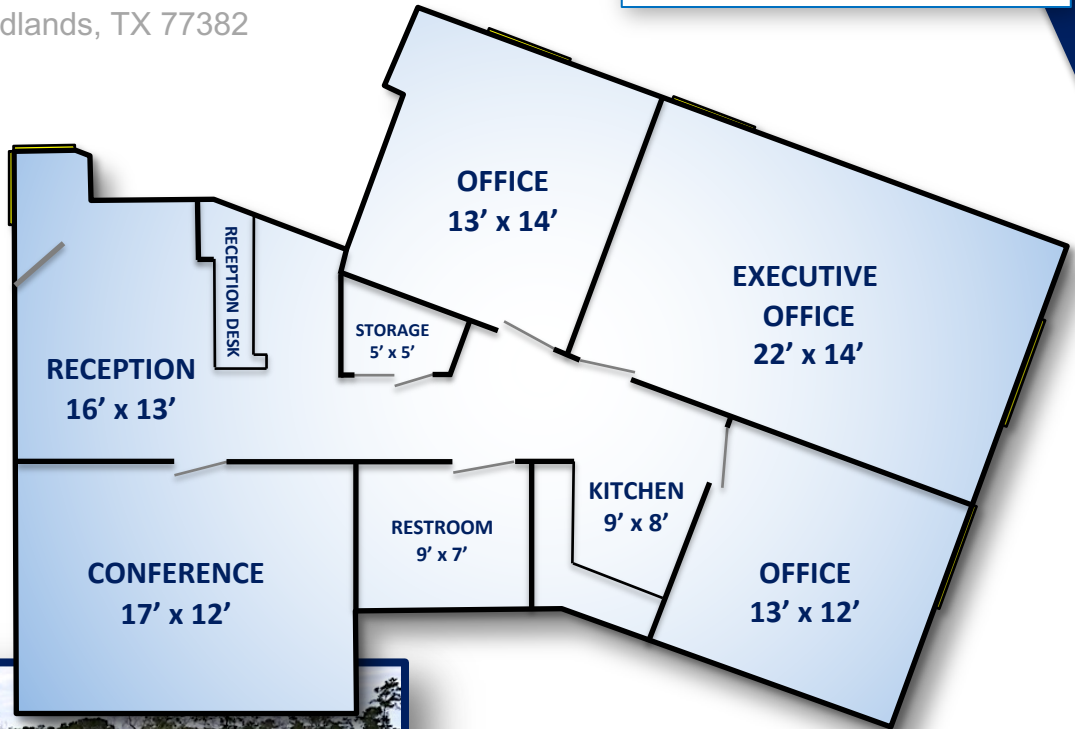
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SUITE 7 FLOOR PLAN



**45 PARKING
SPACES**

**COURTYARD
W/PATIO
SEATING**



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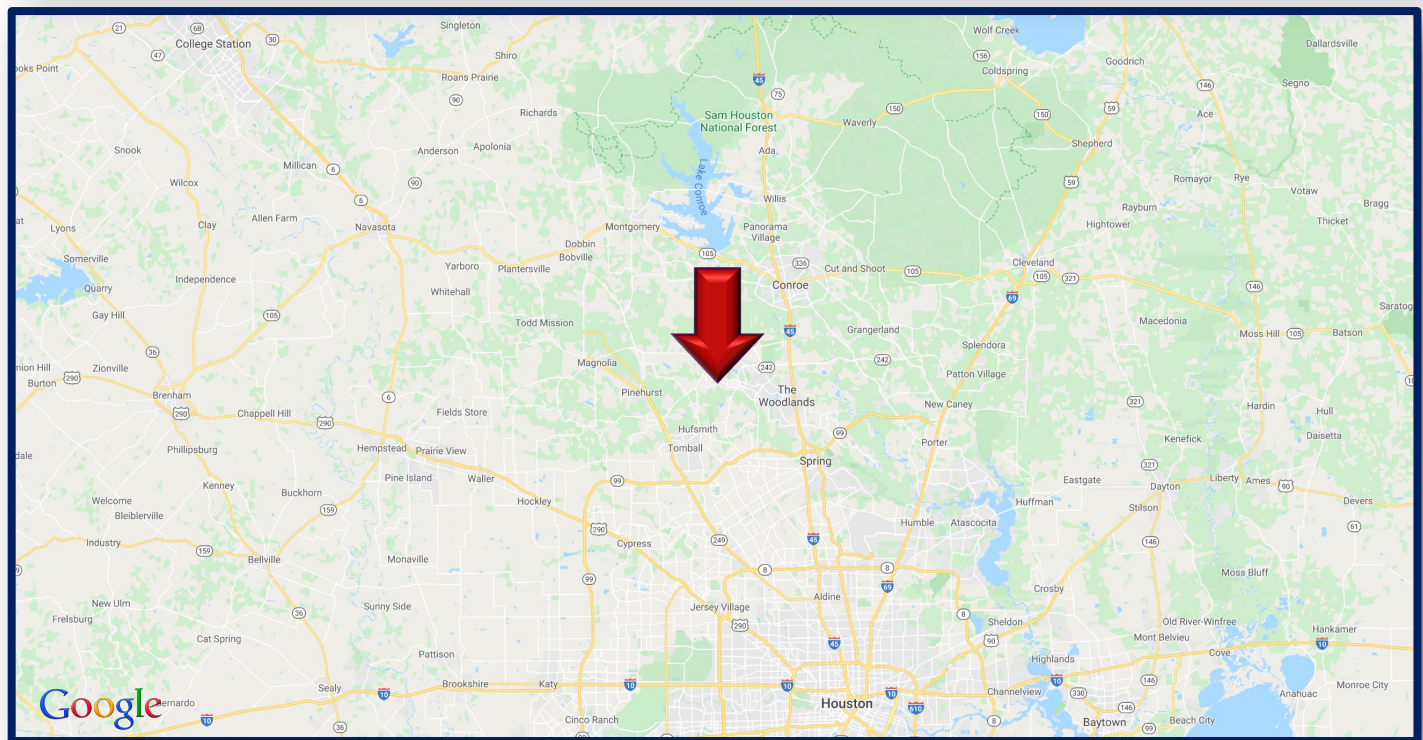
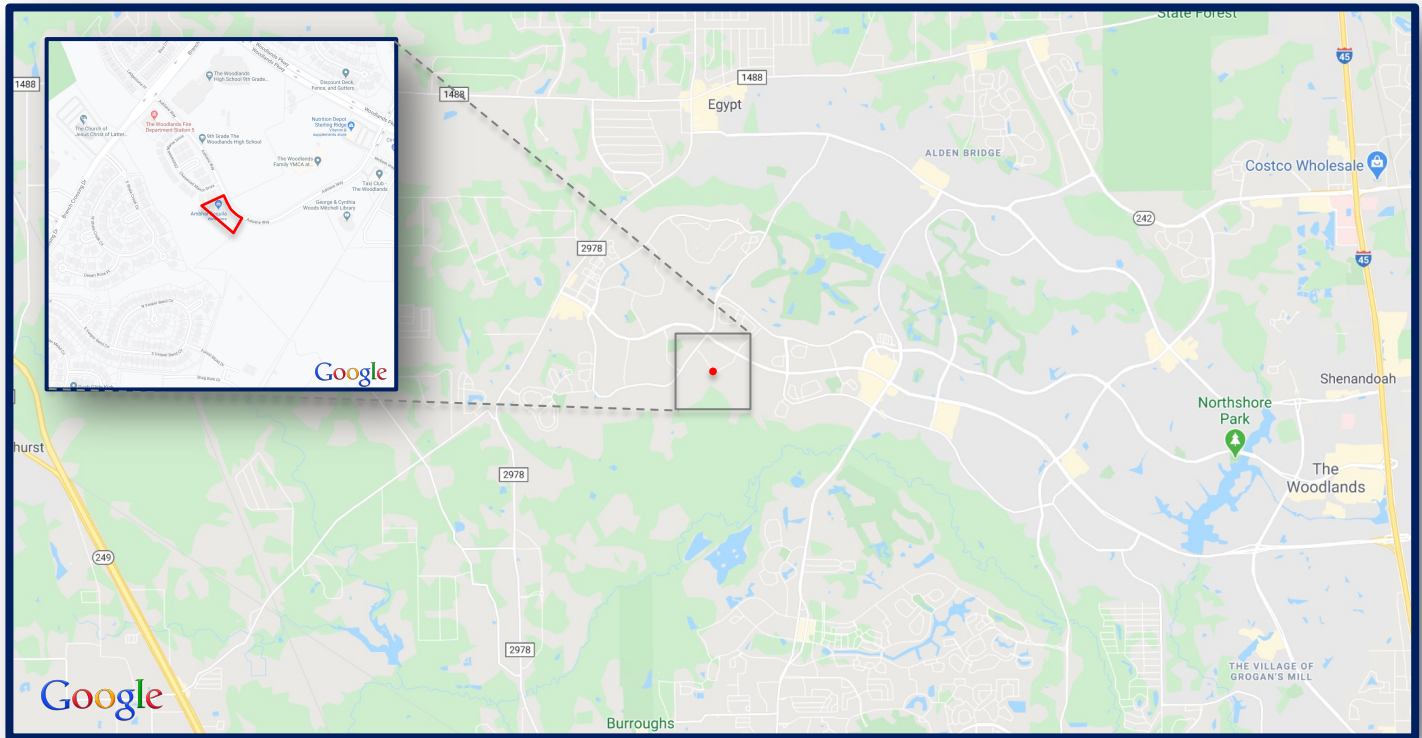
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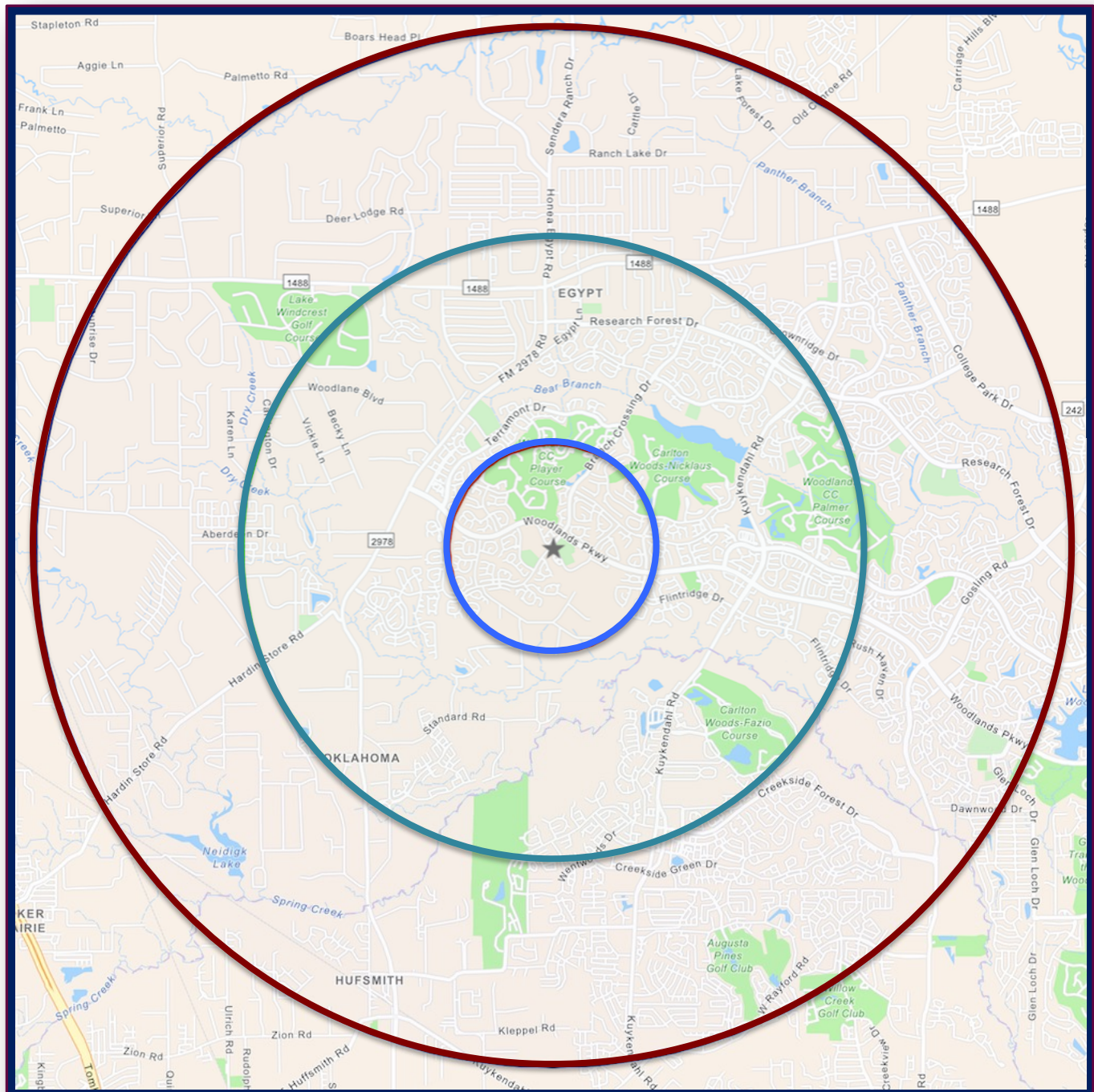
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1 Mile

3 Miles

5 Miles

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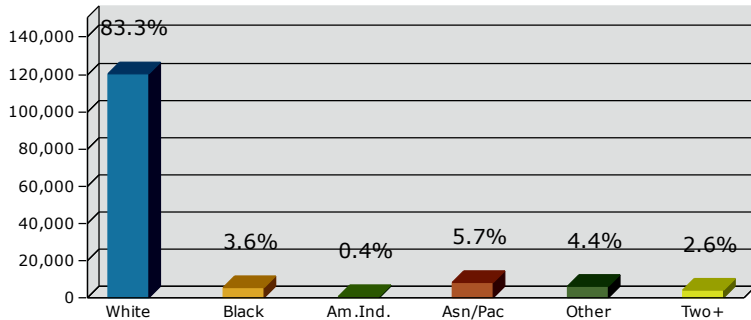


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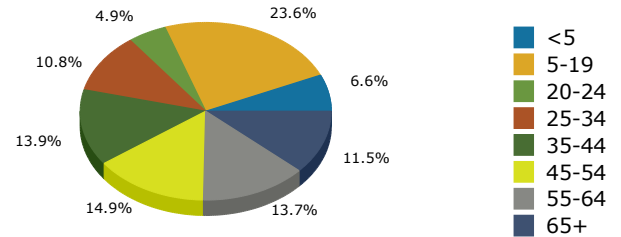
5 Mile Radius

2019 Population by Race

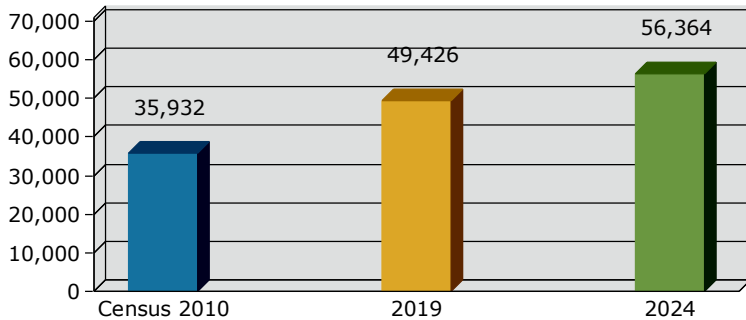


2019 Percent Hispanic Origin: 18.7%

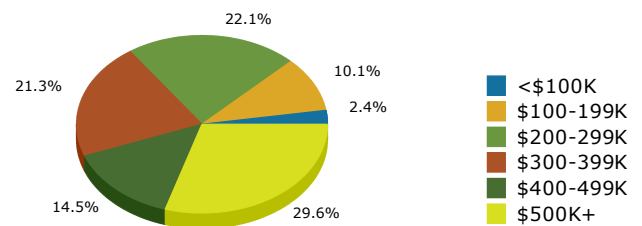
2019 Population by Age



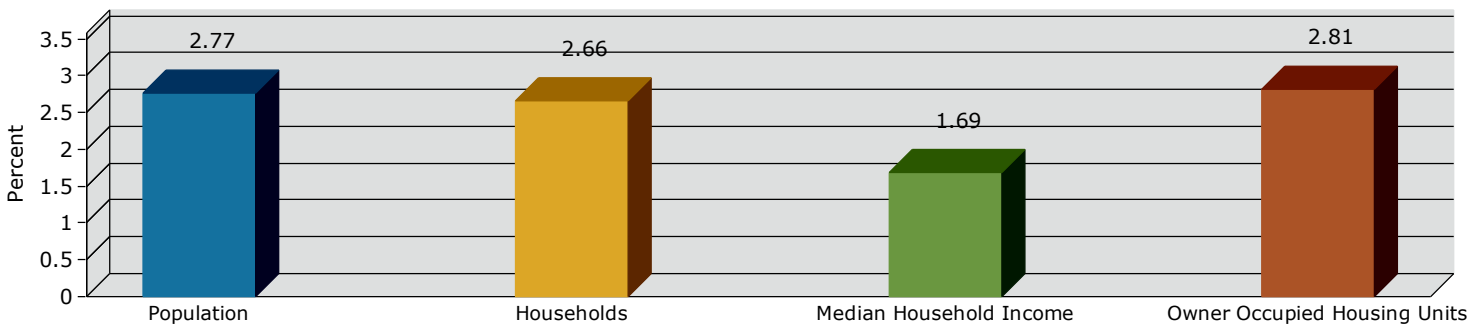
Households



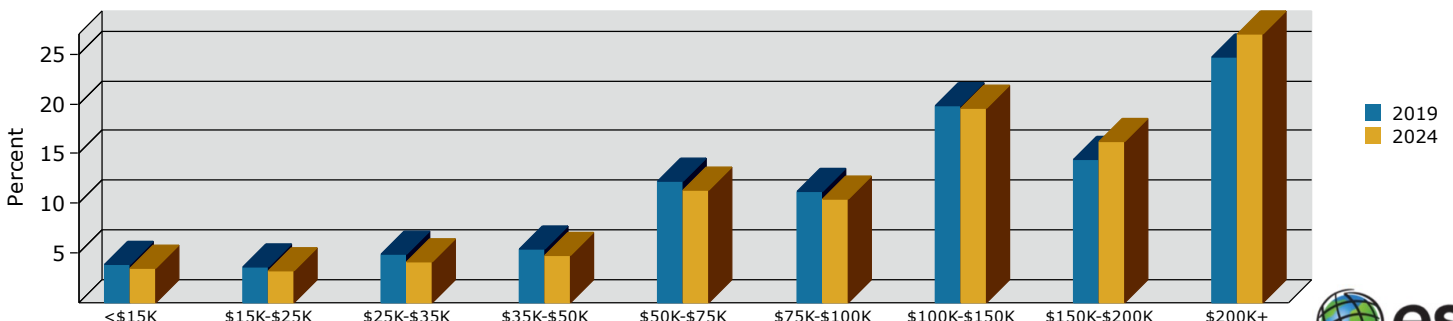
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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Executive Summary

	1 mile	3 miles	5 miles
Population			
2000 Population	178	17,550	62,577
2010 Population	8,964	40,875	103,602
2019 Population	10,500	56,354	144,579
2024 Population	12,442	64,370	165,712
2000-2010 Annual Rate	47.98%	8.82%	5.17%
2010-2019 Annual Rate	1.72%	3.53%	3.67%
2019-2024 Annual Rate	3.45%	2.70%	2.77%
2019 Male Population	49.1%	49.0%	48.9%
2019 Female Population	50.9%	51.0%	51.1%
2019 Median Age	34.0	36.5	38.0

In the identified area, the current year population is 144,579. In 2010, the Census count in the area was 103,602. The rate of change since 2010 was 3.67% annually. The five-year projection for the population in the area is 165,712 representing a change of 2.77% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 34.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	81.3%	82.7%	83.3%
2019 Black Alone	3.5%	3.2%	3.6%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2019 Asian Alone	9.9%	7.2%	5.6%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	2.5%	3.7%	4.4%
2019 Two or More Races	2.4%	2.7%	2.6%
2019 Hispanic Origin (Any Race)	21.4%	19.6%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 51.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	206	225	206
2000 Households	54	5,663	20,844
2010 Households	2,578	13,428	35,932
2019 Total Households	2,906	18,694	49,426
2024 Total Households	3,430	21,278	56,364
2000-2010 Annual Rate	47.19%	9.02%	5.60%
2010-2019 Annual Rate	1.30%	3.64%	3.51%
2019-2024 Annual Rate	3.37%	2.62%	2.66%
2019 Average Household Size	3.61	3.01	2.92

The household count in this area has changed from 35,932 in 2010 to 49,426 in the current year, a change of 3.51% annually. The five-year projection of households is 56,364, a change of 2.66% annually from the current year total. Average household size is currently 2.92, compared to 2.87 in the year 2010. The number of families in the current year is 39,887 in the specified area.



Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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Executive Summary (Page 2)

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.3%	15.3%	15.5%
Median Household Income			
2019 Median Household Income	\$159,286	\$138,228	\$117,642
2024 Median Household Income	\$169,563	\$151,393	\$127,942
2019-2024 Annual Rate	1.26%	1.84%	1.69%
Average Household Income			
2019 Average Household Income	\$186,330	\$172,541	\$153,768
2024 Average Household Income	\$201,791	\$186,807	\$167,988
2019-2024 Annual Rate	1.61%	1.60%	1.78%
Per Capita Income			
2019 Per Capita Income	\$57,759	\$56,462	\$52,557
2024 Per Capita Income	\$62,172	\$60,700	\$57,117
2019-2024 Annual Rate	1.48%	1.46%	1.68%

Households by Income

Current median household income is \$117,642 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$127,942 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$153,768 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$167,988 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$52,557 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$57,117 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	121	132	129
2000 Total Housing Units	56	6,021	21,797
2000 Owner Occupied Housing Units	45	5,362	18,230
2000 Renter Occupied Housing Units	10	301	2,614
2000 Vacant Housing Units	1	358	953
2010 Total Housing Units	2,708	14,358	38,060
2010 Owner Occupied Housing Units	2,061	11,308	29,908
2010 Renter Occupied Housing Units	517	2,120	6,024
2010 Vacant Housing Units	130	930	2,128
2019 Total Housing Units	2,943	19,509	51,731
2019 Owner Occupied Housing Units	2,163	15,045	38,629
2019 Renter Occupied Housing Units	743	3,649	10,797
2019 Vacant Housing Units	37	815	2,305
2024 Total Housing Units	3,471	22,165	58,921
2024 Owner Occupied Housing Units	2,604	17,191	44,379
2024 Renter Occupied Housing Units	826	4,087	11,985
2024 Vacant Housing Units	41	887	2,557

Currently, 74.7% of the 51,731 housing units in the area are owner occupied; 20.9%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 38,060 housing units in the area - 78.6% owner occupied, 15.8% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 14.61%. Median home value in the area is \$372,198, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.70% annually to \$404,860.



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EXPERTISE

OUR APPROACH

Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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GLOBAL PRESENCE. LOCAL POWER.

With locations in over 40 countries, the Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

OUR LOCATIONS

WHAT WE DO BEST

Discover the difference.



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COMMERCIAL**

REALTY

Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.



11/2/2015

Information About Brokerage Services

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

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.

Coldwell Banker Realty	420132	joanne.justice@cbdfw.com	(936)906-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne Justice	159793	joanne.justice@cbdfw.com	(936)906-7786
Designated Broker of Firm	License No.	Email	Phone
Pamela Jill Jarvis	573646	jill.jarvis@cbunited.com	(713)628-0542
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard A Stallings	620753	rick@bhcrehouston.com	(713)503-0808
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date