

101 Simonton St



Presented by
Lindsey Construction

101 Simonton St, Conroe, TX 77301



Price: \$35.00 /SF/YR

Discover a rare leasing opportunity in one of downtown Conroe's most recognizable and historic buildings. Originally constructed with classic character and beautifully refurbished in 2007, this red-oak-finished interior offers a warm yet professional environment that blends historic charm with modern functionality. Located just steps from the Montgomery County Courthouse, this space is ideally suited for attorneys, professional services, or businesses seeking a prestigious downtown address. Available Space Upstairs Office Space: Approximately 2,000 SF total, divisible to as little as 500 SF (two private offices). Flexible leasing options — lease the full upstairs or choose individual office suites. Shared amenities include a reception area, conference room, break room, and restrooms. Fully furnished for immediate occupancy. Property Highlights Rare private parking in downtown Conroe, with individual spaces behind the building. Elegant red oak finishes and a luxurious interior atmosphere. Security system in place for peace of mind. Immediate availability. Why 101 Simonton? This is more than just office space — it's a prestigious, convenient, and professional setting in the heart of Conroe's historic district. With unmatched proximity to the courthouse, a beautifully renovated interior, and flexible lease options, this is a rare find in the downtown market.

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Set up for Law firm office
Move in Ready
Ideal for Law Firm
Fully Furnished
Dedicated Meeting Room
Dedicated Parking On Site



Rob King

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Lindsey Construction

5455 W Davis St
Conroe, TX 77304

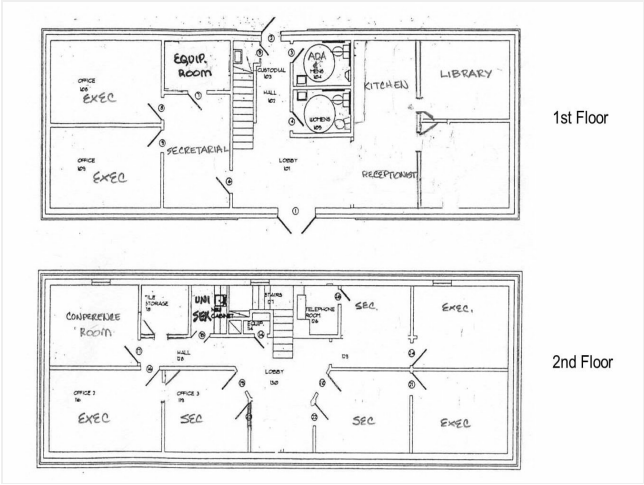


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FloorPlan



Building Photo

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Price & Price Attorneys	-	
Scott Strategic Investments	-	

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Interior Photo

Listing spaces

2nd Floor Ste 201

Space Available	2,000 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Beautiful 2nd-Floor Office Space – 2,000 SFPProfessional, turnkey office with hardwood floors and quality furnishings included. Features a conference room, printer room, kitchenette, break room, and restrooms. Perfect for a law office, CPA, or other professional use. Impressive build-out—see photos for details.6 individual officesReception areaRest roomsBreak roomConference Room



Interior Photo

2nd Floor Ste A-B

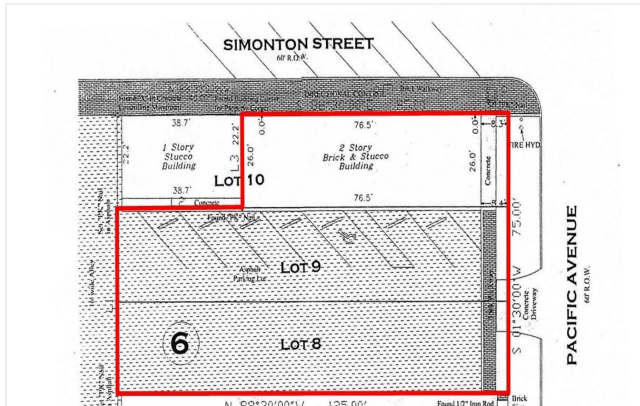
Space Available	650 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Perfect for a Law Team of two or three people. Two connected private offices on the second floor. Bathroom/Breakroom/conference also part of the amenities.Discover a rare leasing opportunity in one of downtown Conroe's most recognizable and historic buildings. Originally constructed with classic character and beautifully refurbished in 2007, this red-oak-finished interior offers a warm yet professional environment that blends historic charm with modern functionality.Located just steps from the Montgomery County Courthouse, this space is ideally suited for attorneys, professional services, or businesses seeking a prestigious downtown address.Available SpaceUpstairs Office Space: Approximately 2,000 SF total, divisible to as little as 500 SF (two private offices).Flexible leasing options — lease the full upstairs or choose individual office suites.Shared amenities include a reception area, conference room, break room, and restrooms.Fully furnished for immediate occupancy.Property HighlightsRare private parking in downtown Conroe, with individual spaces behind the building.Elegant red oak finishes and a luxurious interior atmosphere.Security system in place for peace of mind.Immediate availability.Why 101 Simonton?This is more than just office space — it's a prestigious, convenient, and professional setting in the heart of Conroe's historic district. With unmatched proximity to the courthouse, a beautifully renovated interior, and flexible lease options, this is a rare find in the downtown market.

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Interior Photo

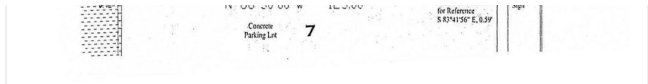


Listing spaces

2nd Floor Ste C-D

Space Available	650 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Plat Map

2nd Floor Ste E - F

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Property Photos



Plat Map



Building Photo

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Property Photos



Aerial



Building Photo

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Property Photos



Building Photo



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Interior Photo

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Building Photo

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Location

