



SIERRA PINES II

1575 Sawdust Rd, The Woodlands, TX 77380

BUILDING INFORMATION

| | |
|----------------------|--|
| OWNERSHIP | Orion Office VEREIT & Stream Realty Partners |
| CLASS | A Tier II |
| STORIES | 6 |
| BUILDING SIZE | 152,999 RSF |
| TYPICAL FLOOR SIZE | 25,499 RSF |
| YEAR BUILT/RENOVATED | 2014 |
| FIBER PROVIDERS | Comcast and AT&T |

DEAL LEVEL

| | |
|-----------------------|---|
| QUOTED NET RATE | \$21.00 NNN RSF |
| ANNUAL INCREASES | \$0.50 RSF |
| 2025 OPEX (ESTIMATED) | \$13.29 RSF |
| PARKING RATIO | 4.0 per 1,000 RSF |
| PARKING COSTS | \$0.00/Unreserved Space \$75.00/Reserved Space |
| AFTER HOURS HVAC | \$52.00 per Hour |

AMENITIES

Property manager on-site

Conference center

Walking trail

Deli

LEED Certified – Silver

Energy Star Labeled


STREAM

For leasing information: 713.300.0300

VEREIT 