



Fortis BioPharma Holdings

403 Corporate Woods Dr, Magnolia, TX 77354



Sarah Ramsey

Fortis BioPharma Holdings LLC
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Fortis BioPharma Holdings

\$60.48 - \$60.60 /SF/Yr

Located off FM 1488, 403 Corporate Woods Drive is 3 miles from FM 2978, North West corner of The Woodlands and 3 miles from Magnolia. Affordable rent in an executive setting. Exclusive gated property with personal code entry in all entrances, along with ample parking. Stunning Common Area, Conference Room, and Kitchen for all tenants. Utilities include - Gas, Electric and Water. Tenant pays for Internet/ Phone....

- Available today!



Rental Rate: \$60.48 - \$60.60 /SF/Yr

Property Type: Office

Property Sub-type: Medical

Building Class: B

Rentable Building Area: 12,590 SF

Year Built: 2006

Walk Score ®: 2 (Car-Dependent)

Rental Rate Mo: \$5.05 USD/SF/Mo

1st Floor Ste 102-106

Space Available	495 SF
Rental Rate	\$60.60 /SF/Yr
Date Available	January 27, 2020
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 30 Years

Shared Kitchen & Conference Available.

1st Floor Ste 134

Space Available	119 SF
Rental Rate	\$60.48 /SF/Yr
Date Available	January 27, 2020
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 30 Years

Shared Kitchen & Conference Available.

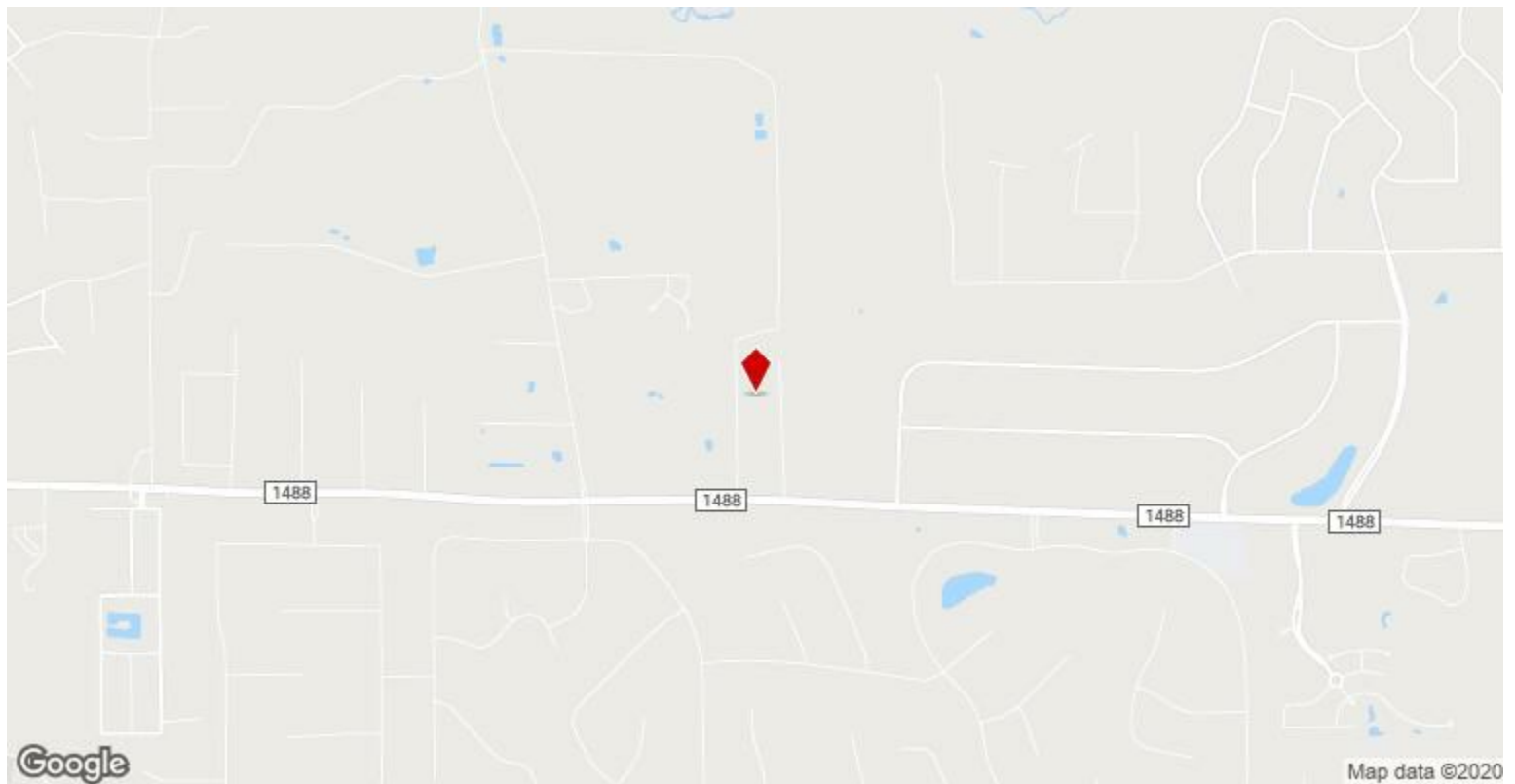
1st Floor Ste 135

Space Available	119 SF
Rental Rate	\$60.48 /SF/Yr
Date Available	January 27, 2020
Service Type	Net
Space Type	Relet
Space Use	Office
Lease Term	1 - 30 Years

Shared Kitchen & Conference Available.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Brows RN Style	-	
C Cubed Holdings	-	
CSB Contractors	-	
Fortis Biopharma Holding, LLC	6,000	
Fortis BioPharma LLC	-	
Fortis Dental Holdings	-	
Poulson Custom Homes	-	
Stripped Waxing Boutique & Spa	500	
Stronos Industries	-	



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Property Photos



Building Photo

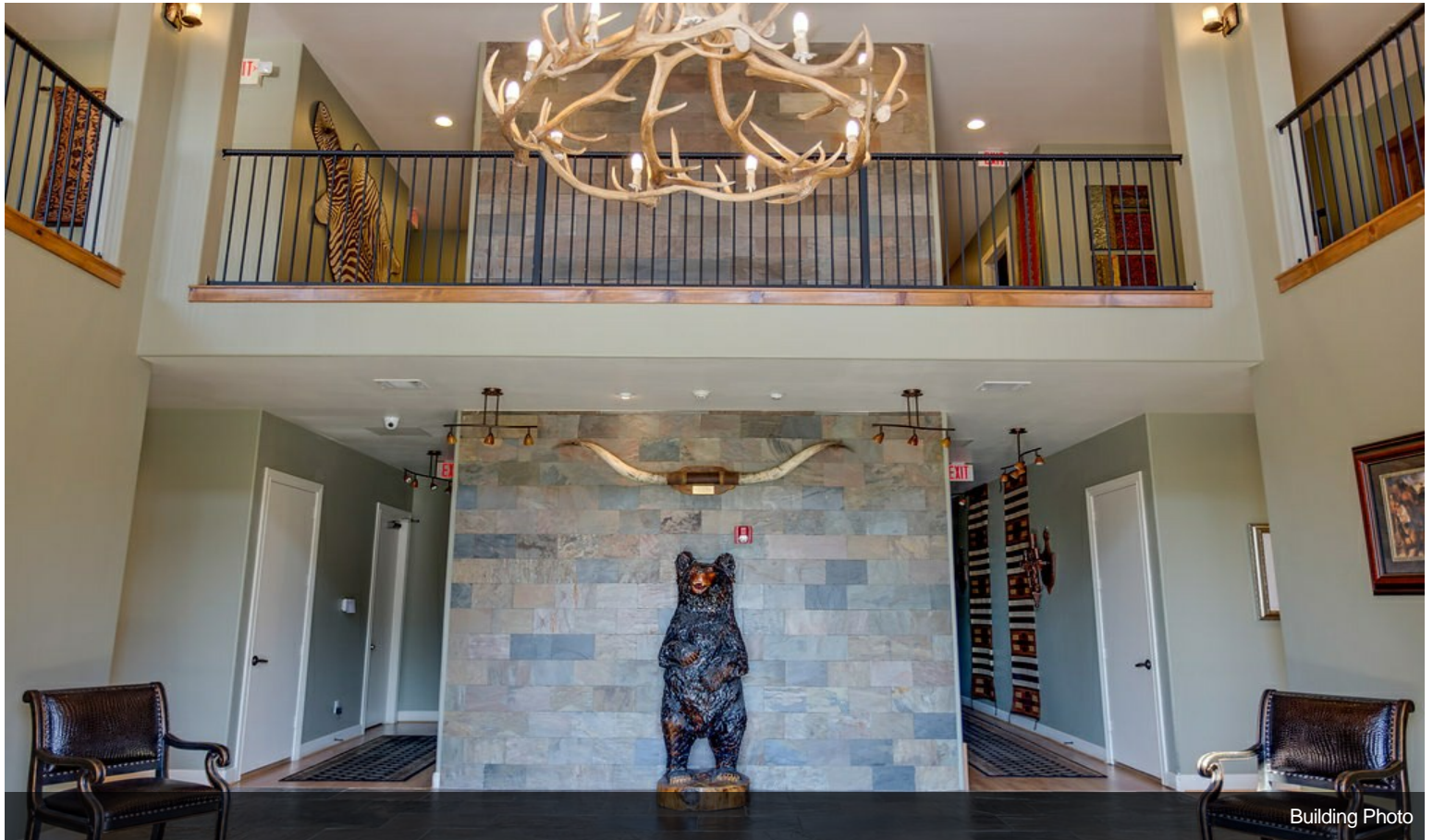


Building Photo

Property Photos



Building Photo



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Property Photos



Building Photo

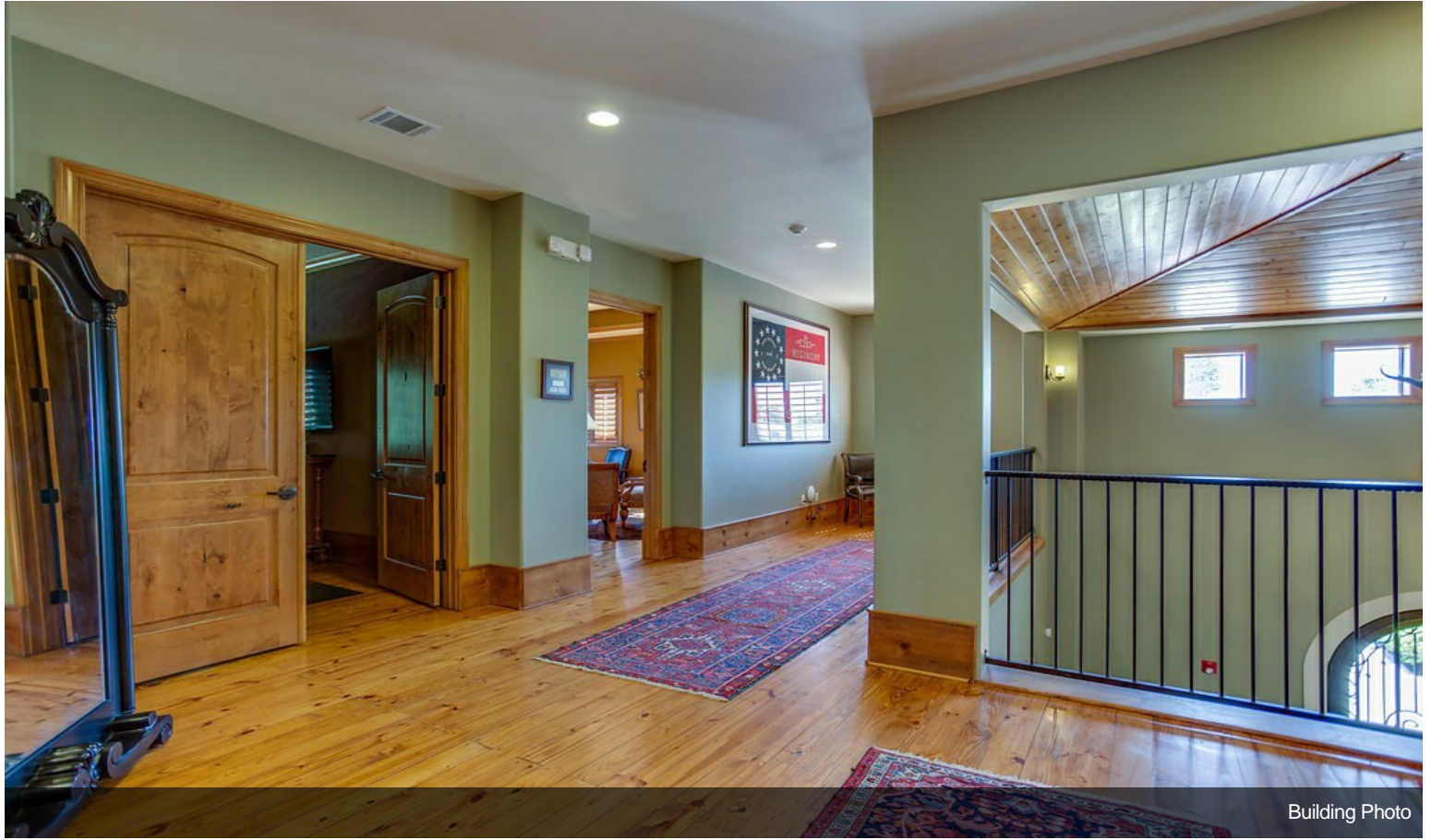


Building Photo

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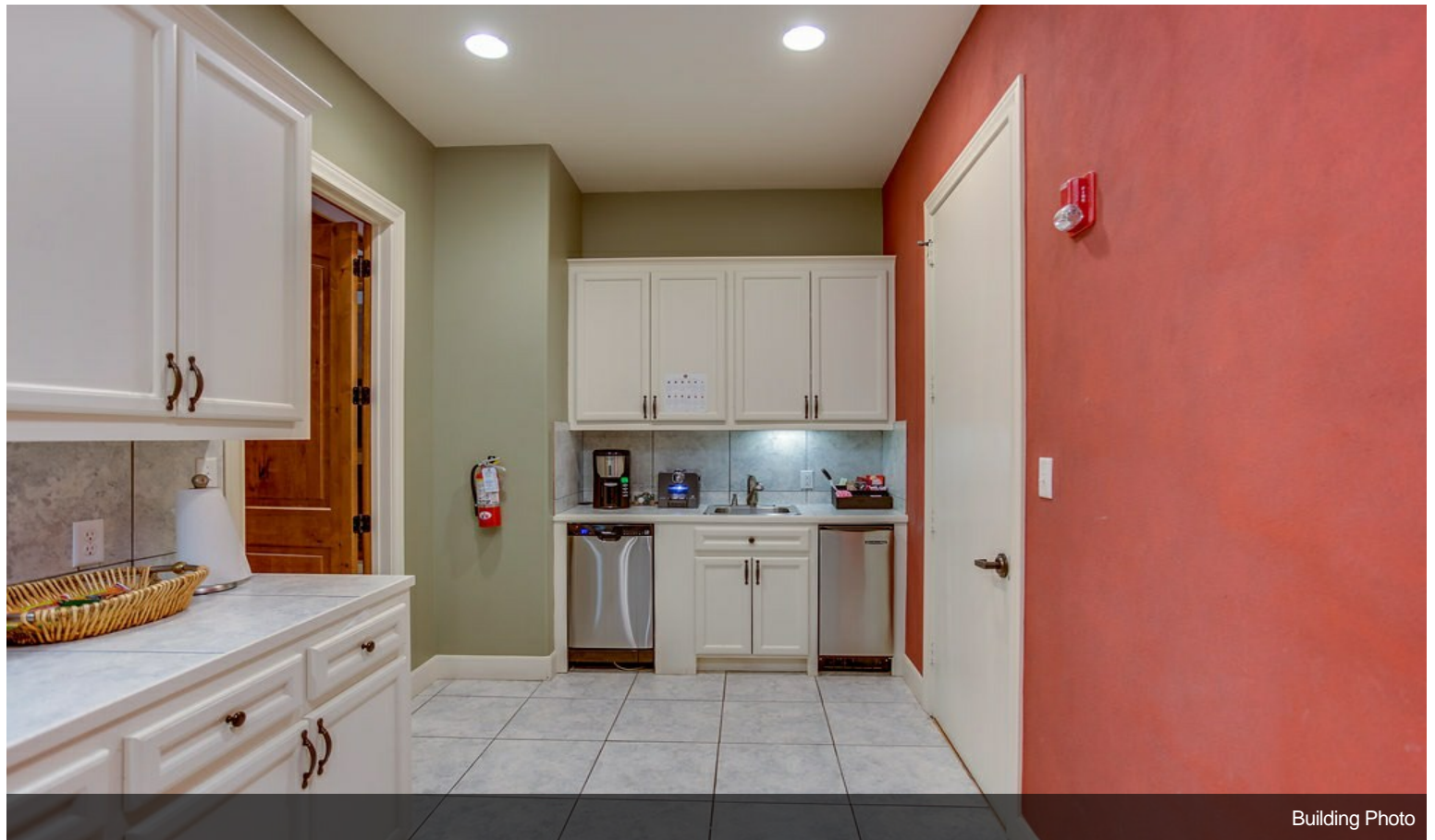


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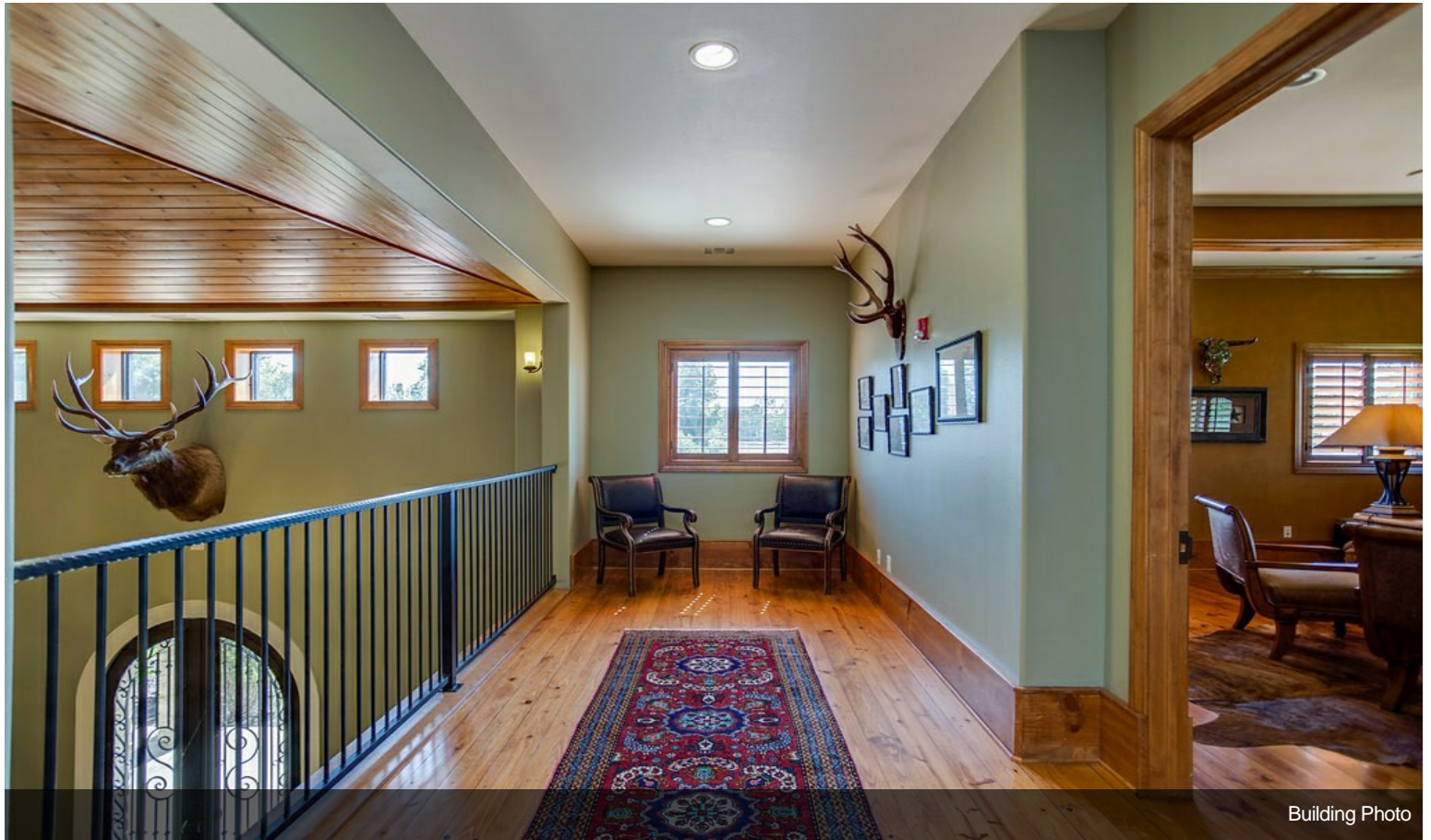


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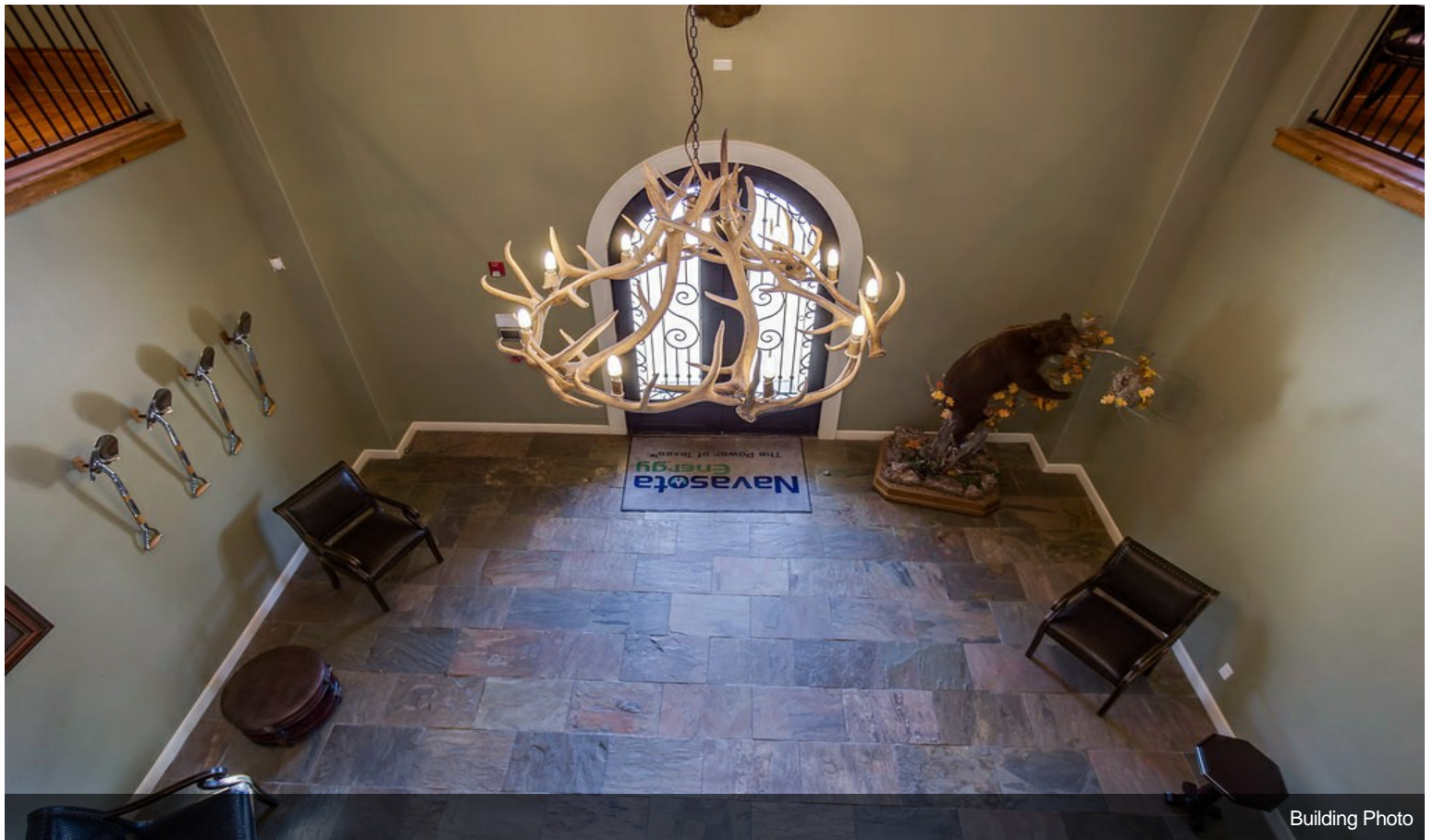


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							OFFICE	SIZE	WINDOW
							102	9 X 11	YES
							103	9 X 11	YES
							104	9 X 11	YES
							105	9 X 11	YES
							106	9 X 11	YES
							128	15'6 X 9'6	YES
							129	15'6 X 12'2	YES
							130	10'9 X 9'10	YES
							132	10'7 X 11'10	YES
							133	10'7 X 11'10	YES
							134	10'7 X 11'10	YES
							135	10'4 X 11'10	YES
							140	9'6 X 9'10	NO
							Other		

							135	134	133	132											
							136					140					130				
							137					139					129				
												138					128				
107		108	114			115	116								127						
106		109/ 110	112	113				117								126					
105								118								125					
104			111						119								124				
103		101						121								123					
102														122							