

CLASS-A OFFICE FOR LEASE



VALLEY RANCH

FULL
OF
LIFE

partners



SIGNORELLI
COMPANY



VALLEY RANCH

Entertainment District

Commerce District

1.6 M SF of Class A Mixed-Use Space

AVAILABLE 2025



Central Business District
25 mins

IAH

George Bush Intercontinental Airport
15 mins



Commerce District
500K – 1.6M SF of Office



Entertainment District
50K – 100K+ SF of Creative Office





The Epicenter of Houston's fastest growing corridor

Montgomery County

Valley Ranch is located in Montgomery County, the 3rd Fastest Growing County in the USA*, consistently ranking within the Top 20 for more than two decades.

Population Growth



*Source: CoStar.com

“Just Minutes Away”

Bookended by company headquarters for Insperty, Hewlett Packard and ExxonMobil. Headquarters opportunity available.



5 mins



15 mins



20 mins



30 minutes from the Port of Houston, ranked #1 port in the U.S. in foreign tonnage, and home to the second largest petrochemical complex in the world.**

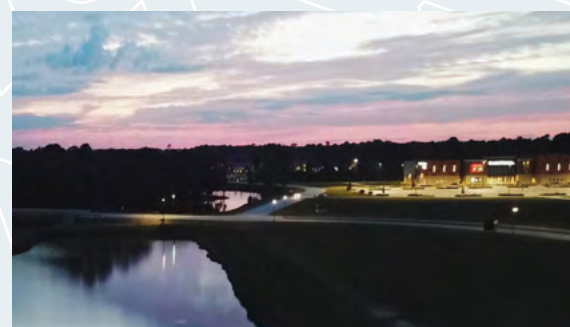


Premier suburban lifestyle, Valley Ranch is positioned at the epicenter of growth at Interstate 59 and The Grand Parkway 99, and offers a variety of shopping, dining and entertainment options.



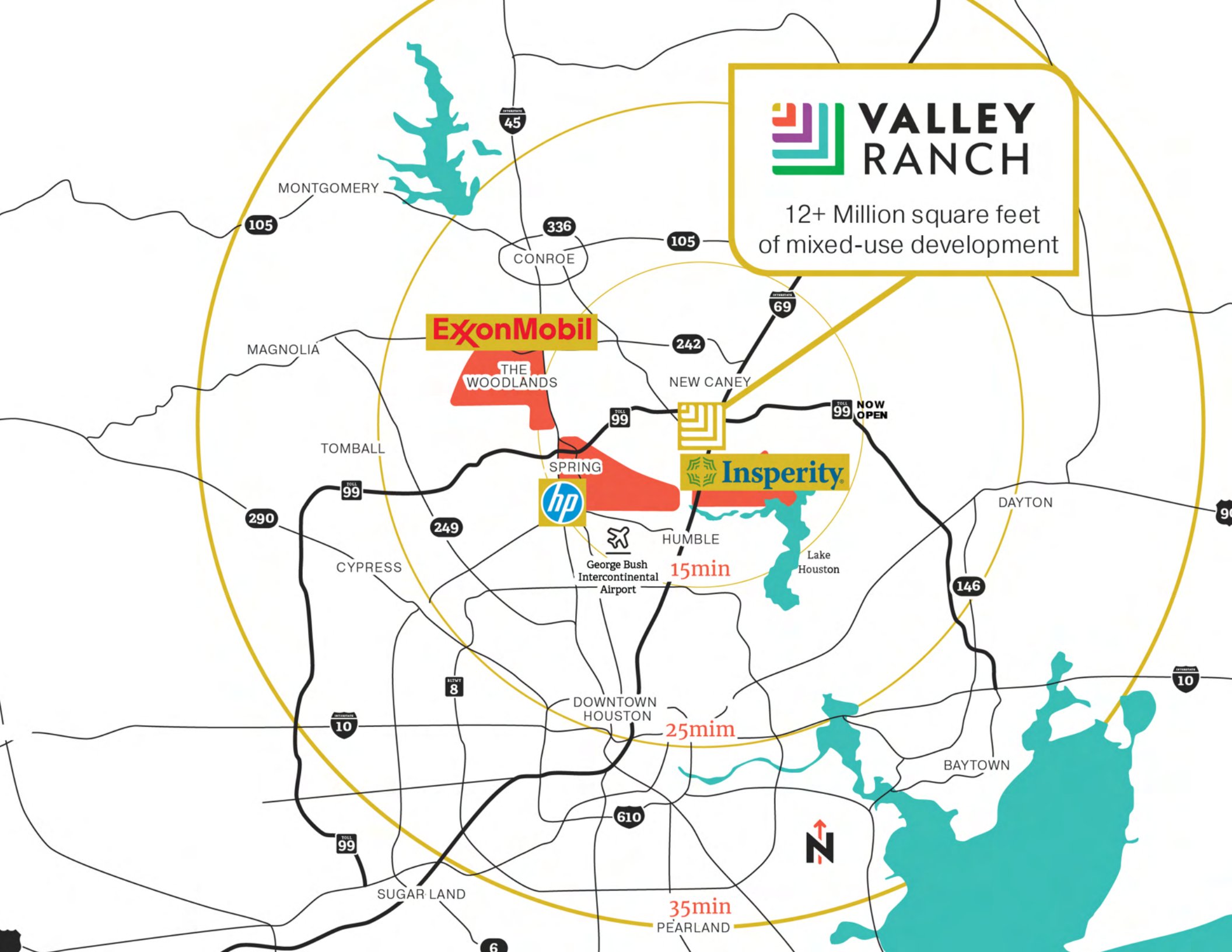
The New Caney School District is among the fastest growing in Texas with almost 20 campuses.

**Source: Houston-Galveston Area Council





12+ Million square feet
of mixed-use development



ExxonMobil

THE WOODLANDS

242

NEW CANEY

99

99

NOW OPEN

Inspireity



George Bush
Intercontinental
Airport

15min

25min

35min

PEARLAND



Commerce District



The **Commerce District** at Valley Ranch is a beacon for business innovation, blending upscale office spaces and retail opportunities designed with connectivity and growth in mind. It is a prime location for companies seeking a vibrant community and a modern, collaborative work environment.



1.6 M SF

Class-A Office Space Available



5+

Class-A Buildings Onsite



150K - 385K SF

Office Building Sizes



26,400 - 55,000 SF

Floorplate Sizes



+60 Acres

Walkable Mixed-Use Office Space

1.6 Million SF

Spanning 1.6 million square feet, Valley Ranch's office space serves as a canvas for businesses designing their future.



5+ Office Buildings

Choose from state-of-the-art buildings offering a unique ambiance for your business to call home.



Flexible Building Sizes

Buildings range from 150,000 to 385,000+ square feet, accommodating a range of business visions.

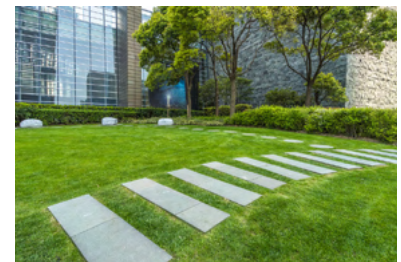


Varied Floor Plates

26,400 - 55,000 square foot floorplates easily adapt to diverse space planning needs and business sizes.

Mixed-Use Walkability

Embrace the ease of a walkable, 60-acre mixed-use landscape where every step leads to the center of Valley Ranch's vibrant work-life community.



A

55,000 SF Per Floor
330,000 SF Total
6 Floors

B

55,000 SF Per Floor
385,000 SF Total
7 Floors

C

55,000 SF Per Floor
385,000 SF Total
7 Floors

D

60,000 SF Per Floor
360,000 SF Total
6 Floors

E

26,400 SF Per Floor
158,400 SF Total
6 Floors

OFFICE

F

8,000 SF Total

G

15,000 SF

H

3,300 SF Total

I

30,000 SF Total

J

28,000 SF Total

K

15,000 SF Total

L

5,000 SF Total

M

3,300 SF Total

N

15,000 SF Total

RETAIL



Available
Commerce District

Creative Catalyst

Cutting-edge office designs with dynamic mezzanine levels.



Step Into Convenience

Premier dining, exclusive shopping and vibrant entertainment.



Nature & Night Life

Savor outdoor lunch breaks or evening live music sessions.



Entertainment District



At the Entertainment District, leisure and lifestyle converge with an array of dining, shopping and entertainment options creating a dynamic live-work-play ethos. It's a cultural hub where every day brings an opportunity for inspiration and community engagement.



Cinemark Valley Ranch and XD



Ed Rinehart Sports Complex



Randall Reed Stadium



The Hill at Valley Ranch

Available Entertainment District



3K - 100K SF
Creative Class-A
Office Available



5+
Mezzanine-style Office
Buildings Onsite



21K - 55K+ SF
Building Size Options

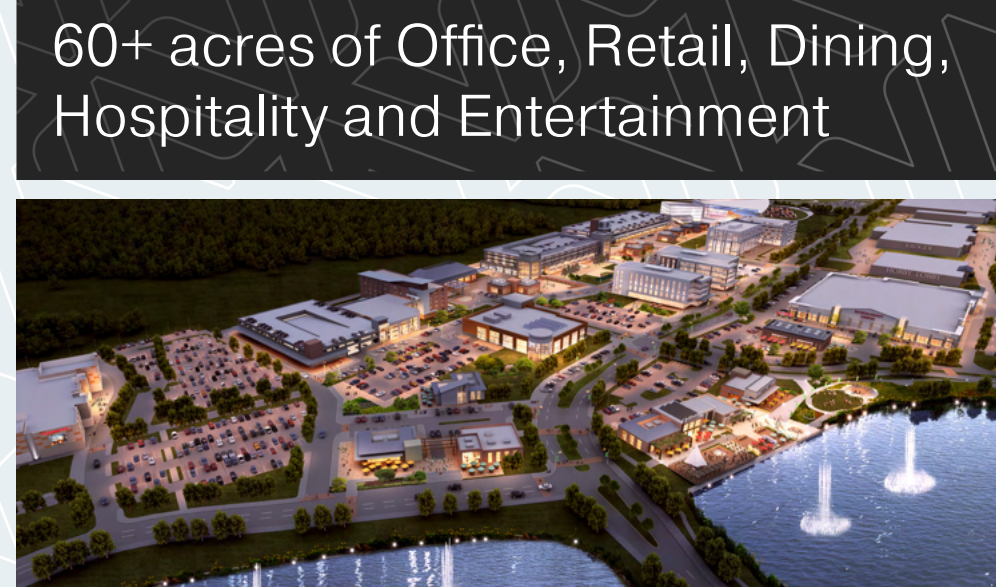


Flexible
Creative loft-style
floorplates options



Future Ready
Development Opportunities
Available

60+ acres of Office, Retail, Dining,
Hospitality and Entertainment



Build To Suit

Your Way, All the Way

Creating custom, standalone office buildings from the ground up, our Build to Suit options at Valley Ranch offer large companies the unique opportunity to construct a corporate headquarters that perfectly aligns with their strategic objectives and brand identity.

Commerce District



Where corporate headquarters locations are extensions of a company's brand.

Entertainment District



Home to bespoke business environments integral to this vibrant cultural ecosystem.



Commerce District



NEXT 5 YEARS OF GROWTH 2023 - 2028

ASSETS UNDER MANAGEMENT

\$1 billion+ \$3 billion±

ANNUAL REVENUES

\$350+ million \$1.2 billion±

EMPLOYEES

± 200 employees ± 500 employees

LAND HOLDINGS

± 30,000 lots/10,000 acres ± 45,000 lots/15,000 acres

ANNUAL HOME SALES

± 700 homes ± 5,000 homes

RETAIL SQUARE FOOTAGE

± 1 million square feet ± 2 million square feet

MULTI FAMILY UNITS (INCL UNDER DEV)

± 1,000 units ± 3,000 units

BUILD-FOR-RENT UNITS (INCL UNDER DEV)

± 1,200 homes ± 5,000 homes

Accolades



2022 3rd Fastest Growing Middle Market Company in Houston



2021-22 Ranked Among the Nation's Fastest Growing Private Companies



2019-23 Aggie 100 Company Globally



2018-2022 Houston Area Top Workplace



#1 Developer in Houston MSA & #5 Developer in Texas



2021 Developer Community of the Year - Granger Pines & 2017 Developer of the Year

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SIGNORELLI
COMPANY

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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@partnersrealestate.com	713-629-0500
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Vince Strake	9003949	vince.strake@partnersrealestate.com	713 629 0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date