

# NOW LEASING

SIGNAGE AVAILABLE

**Plaza at Commerce**  
**Park North**  
222 Pennbright Drive  
Houston, Texas 77090

LANDPARK

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077  
**713.789.2200**  
[www.LandParkCo.com](http://www.LandParkCo.com)



## Plaza at Commerce Park North

222 Pennbright Drive • Houston, Texas 77090

### PROPERTY DESCRIPTION

222 Pennbright is a superior office building nestled just south of The Woodlands. The building is ideally located just 6 minutes south of the Woodlands, 10 minutes from the Bush Intercontinental Airport, and direct access to I-45, Beltway 8, the Hardy Toll Road and Grand Parkway.

With Management, Ownership, Maintenance and on-site security; Exalt Real Estate Group is dedicated to unrivaled customer service, and guarantees to ensure a quick response time and Professional Atmosphere that is second to none.

Building Amenities include but are not limited to a fully equipped Private Boardroom offering conferencing capabilities such as Google & Apple TV for presentations, Secure Gated Access Control, Free Common Area WiFi, Free Premium Coffee Bar, a number of restaurants within walking distance such as Saltgrass, Lupe Tortilla, Mamacita's, Pappasito's, Buffalo Wild Wings, Olive Garden and a newly developed Spring Hill Suites Marriott adjacent to the property.

Located directly off of I-45. The property offers convenient accessibility throughout Houston, with easy access to Downtown, Bush Intercontinental Airport, and The Woodlands.

Broker Incentives Available. Tour Today!

### For More Information

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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### PROPERTY HIGHLIGHTS

- On-Site Management
- On-Site Maintenance
- 24 Hour Controlled Access
- 24/7 On-Site Security
- Tenant Lounge Area
- Beautiful Atrium
- Excellent Visibility off I-45
- Controlled Access Gates
- Free Coffee Bar (available to all tenants)
- Tenant Lounge Area with Atrium View
- Gated & Reserved Covered Parking
- Direct & Immediate Access to I-45



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## SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 104	1,561 SF	\$16.50 (sf/yr)
Suite 106	657 SF	\$16.50 (sf/yr)
Suite 108	2,645 SF	\$16.50 (sf/yr)
Suite 110-D	396 SF	(Exec Suite)
Suite 110-E	284 SF	(Exec Suite)
Suite 110-F	284 SF	(Exec Suite)
Suite 200	5,723 SF	\$16.50 (sf/yr)
Suite 201	3,000-4,874 SF	\$16.50 (sf/yr)
Suite 210	2,771 SF	\$16.50 (sf/yr)
Suite 230	13,527 SF	\$16.50 (sf/yr)
Suite 231	2,318SF	\$16.50 (sf/yr)
Suite 300	3,000-18,000 SF	\$16.50 (sf/yr)
Suite 305	5,505 SF	\$16.50 (sf/yr)
Suite 308	2,294 SF	\$16.50 (sf/yr)
Suite 312	1,729 SF	\$16.50 (sf/yr)



## POPULATION

	2miles	5miles	10miles
2010	45,876	246,129	809,546
2023	60,235	291,188	957,614
2028 Population Projection	61,876	295,020	9973,010
Annual Growth 2010-2023	2.4%	1.4%	1.4%

## INCOME

	2miles	5miles	10miles
Avg Household Income	\$59,732	\$68,267	\$83,299
Median Household Income	\$47,107	\$49,233	\$59,948

## HOUSING

	2miles	5miles	10miles
Median Home Value	\$145,850	\$163,614	\$177,340
Median Year Built	2002	1990	1992

## CONSUMER SPENDING

	2miles	10 miles
Education & Daycare	\$23,093,323	\$554,605,688
Health Care	\$18,411,653	\$421,998,917
Transportation & Maintenance	\$138,408,818	\$2,633,638,739
Household	\$76,714,207	\$1,558,051,531
Food & Alcohol	\$143,427,862	\$2,674,945,205
Entertainment, Hobbies & Pets	\$68,566,044	\$1,367,269,955
Apparel	\$32,809,002	\$570,432,411

## TRAFFIC

	Traffic Volume	Count Year	Distance from Property
I-45 / Pennbright Dr NE	26,339	2018	0.16 mi
E Richey Rd / N FwySvc Rd W	26,784	2022	0.46 mi

**Availability**

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Photos

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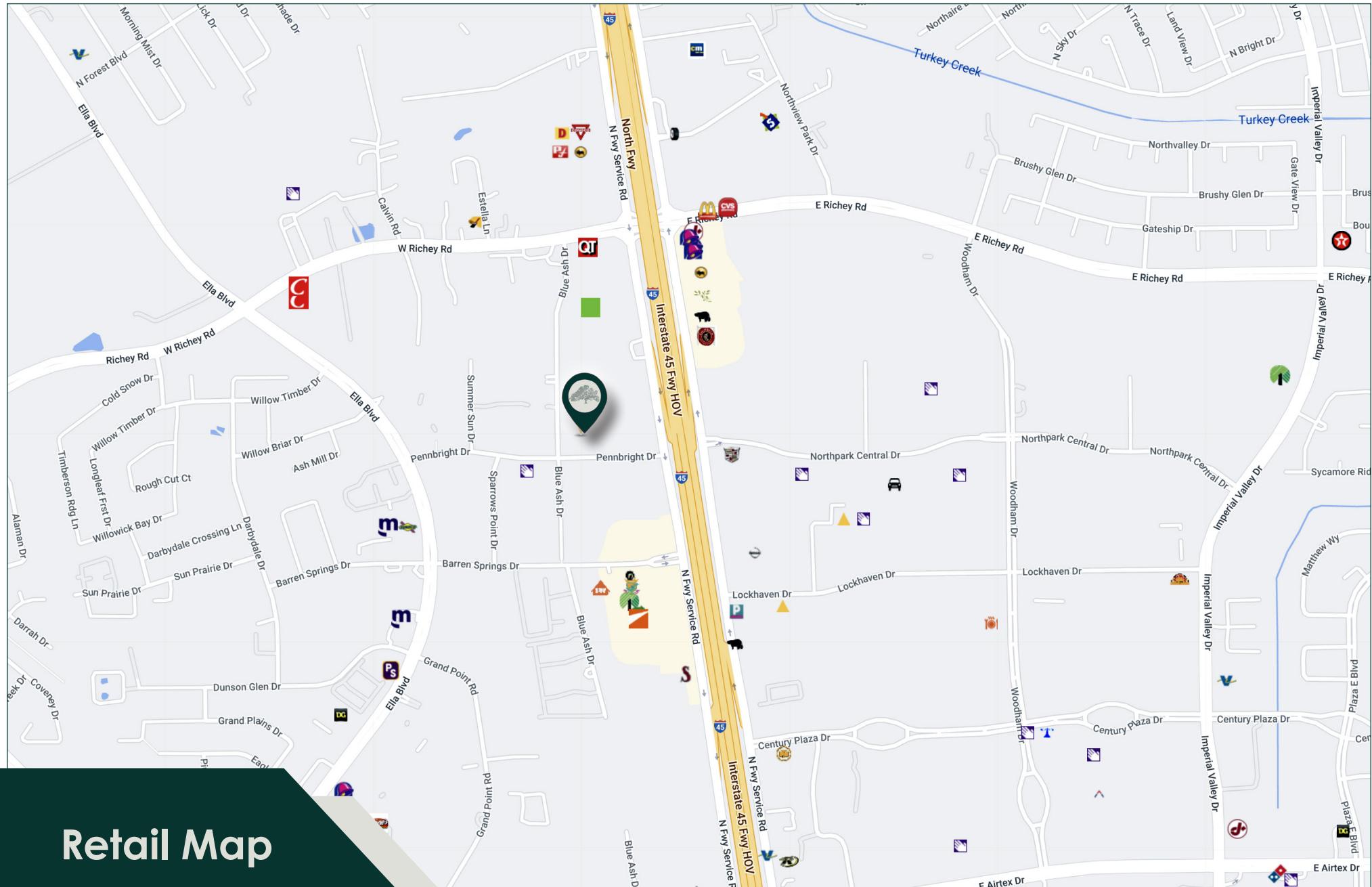
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Aerial View

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Plaza at Commerce Park North  
222 Pennbright Drive  
Houston, TX 77090



Map



**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.

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Buyer/Tenant/Seller/Landlord Initials		Date	