



MARKET STREET

THE WOODLANDS, TX

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Market Street

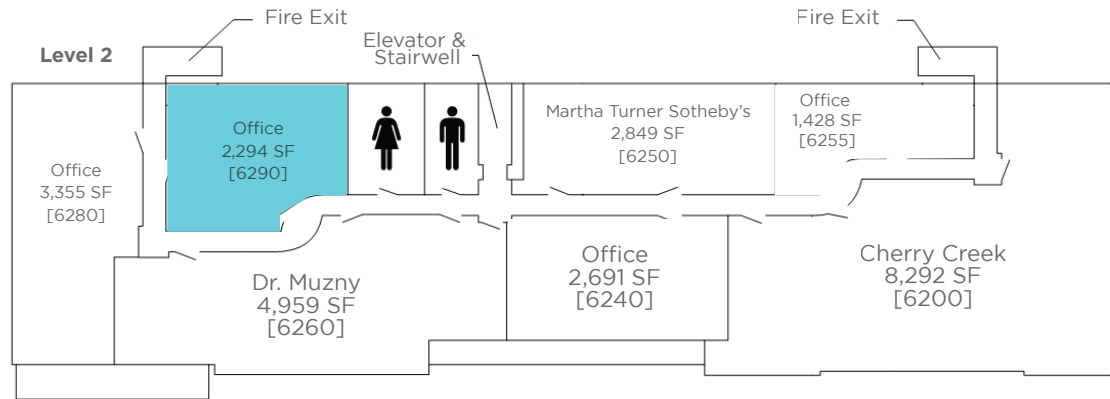
Market Street is an open-air, mixed-use destination that serves the affluent communities north of Houston. Market Street is centrally located within The Woodlands, an award-winning, 28,500-acre, master planned community recognized by Niche as the #1 Best Community to Live in the U.S. The financially robust area is a national leader for population growth, expendable income, education, and net worth.



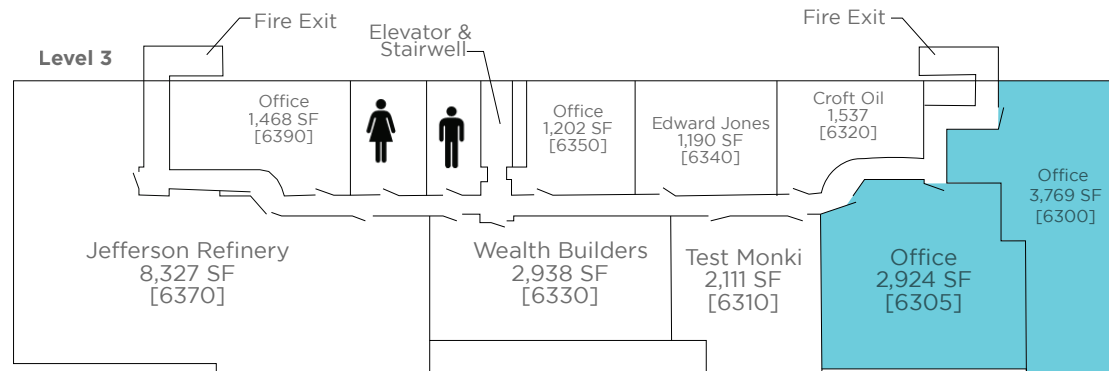


OFFICE SPACE AVAILABLE

BUILDING 6 OFFICE - NORTH COMMONS 2ND FLOOR

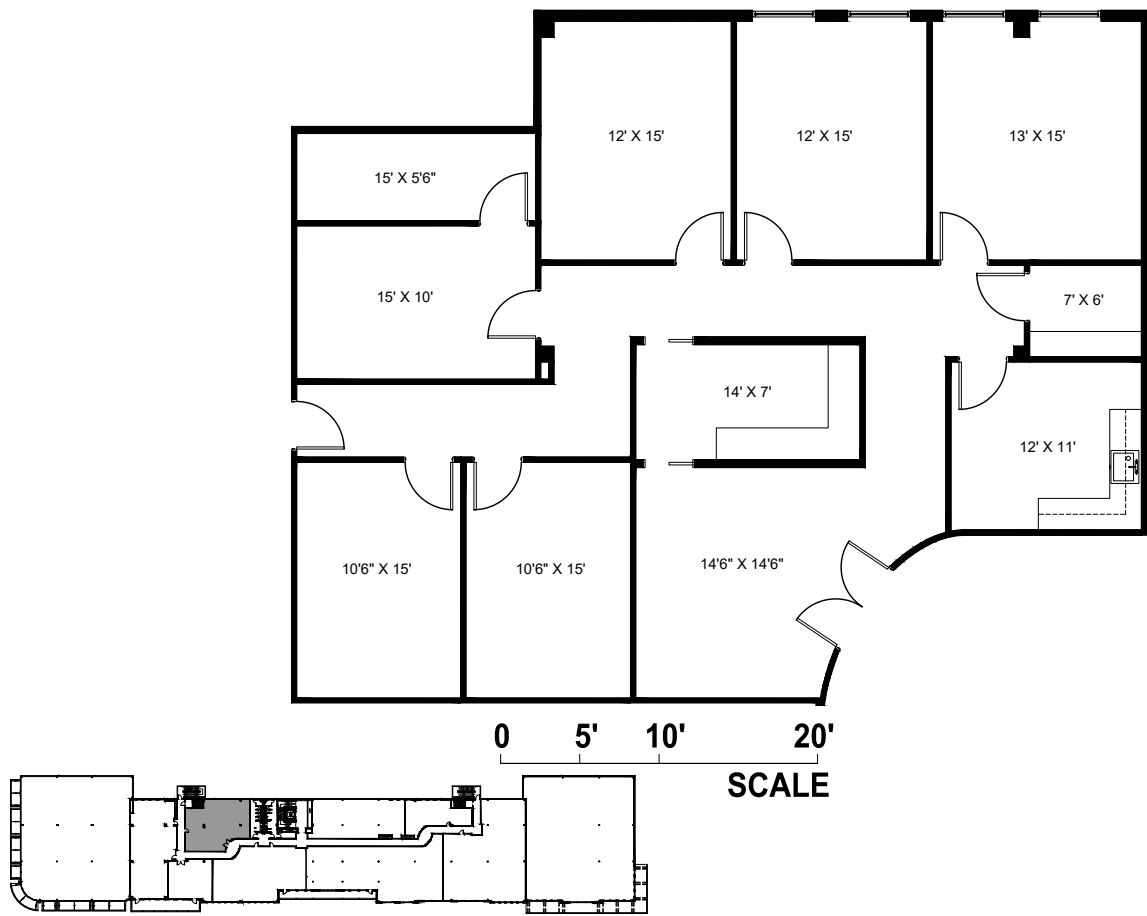


BUILDING 6 OFFICE - NORTH COMMONS 3RD FLOOR



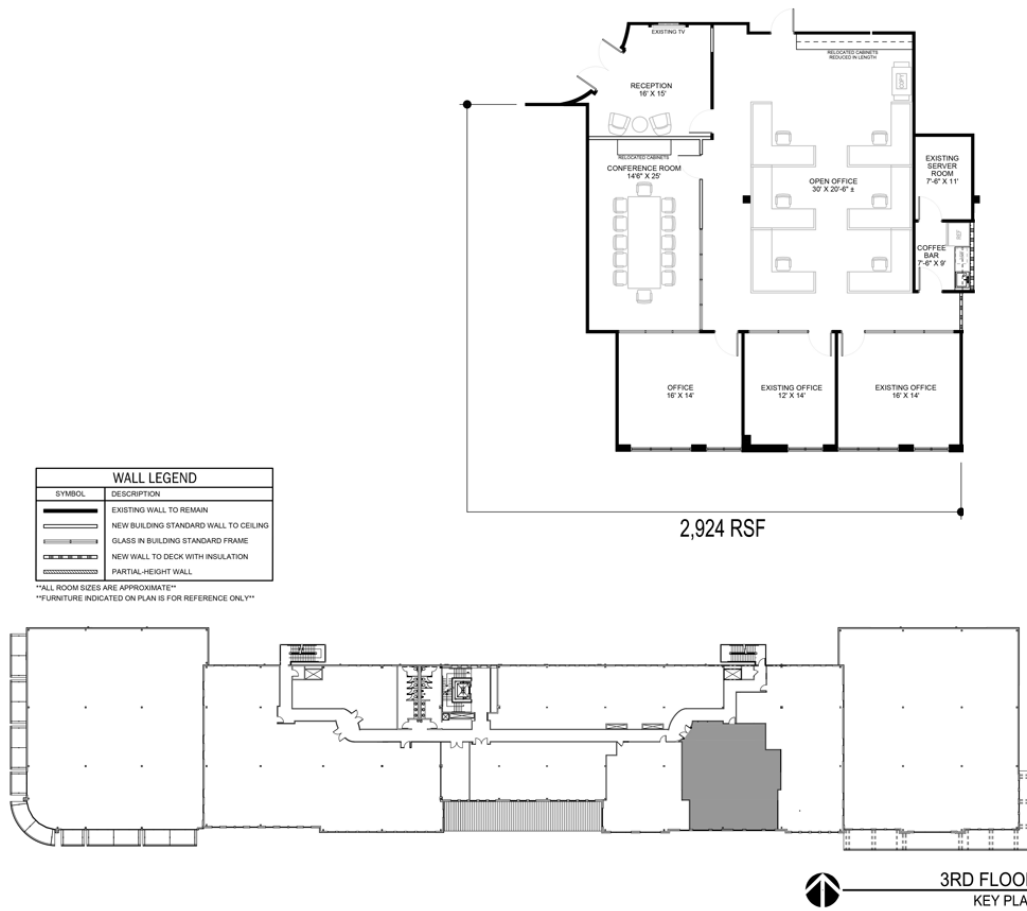


SUITE 6290 - 2,294 SF



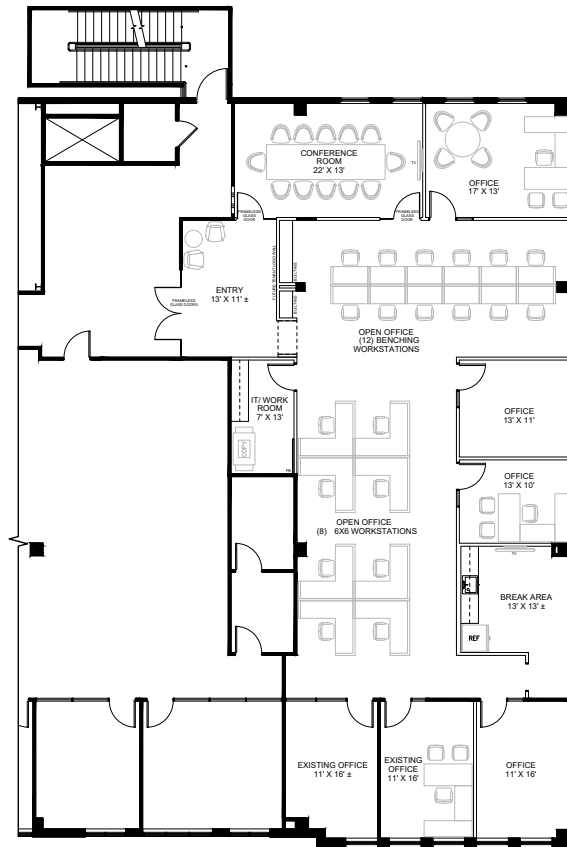


SUITE 6305 - 2,924 SF (AVAILABLE July 1, 2025)



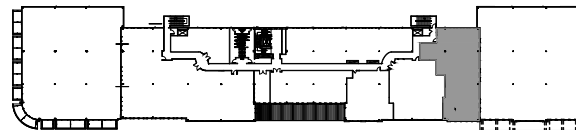


SUITE 6300 - 3,769 SF (SPEC)



WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	NEW BUILDING STANDARD WALL TO CEILING
	GLASS IN BUILDING STANDARD FRAME
	NEW WALL TO DECK WITH INSULATION

ALL ROOM SIZES ARE APPROXIMATE
FURNITURE INDICATED ON PLAN IS FOR REFERENCE ONLY



3RD FLOOR
KEY PLAN

A Vibrant, Urban District

375K_{SF}
of retail

113K_{SF}
of class A office

75-key
boutique hotel



Best-in-Class Brands



FAHERTY

GUCCI



TECOVAS

HYATT
CENTRIC®

J. McLaughlin

J. CREW

JOHNNY WAS



Madewell



Ω
OMEGA

RHONE
XXX



SAINT LAURENT

SUITSUPPLY

TIFFANY & Co.

Tommy Bahama®

TORY BURCH

TUMI

THE WOODHOUSE
day spa®

Exceptional Dining Experiences

Bosscat Kitchen & Libations

CAVA

Crú Food & Wine Bar

Crumbl Cookies

El Tiempo Cantina

Mastro's Ocean Club

Schilleci's New Orleans Kitchen

Sixty Vines

Starbucks

Sweet Paris Crêperie & Café

Sweetgreen

Tommy Bahama Restaurant and Bar

True Food Kitchen

Uni Sushi



Premier Location North of Houston

1.9M

TRADE AREA POPULATION

7.3M

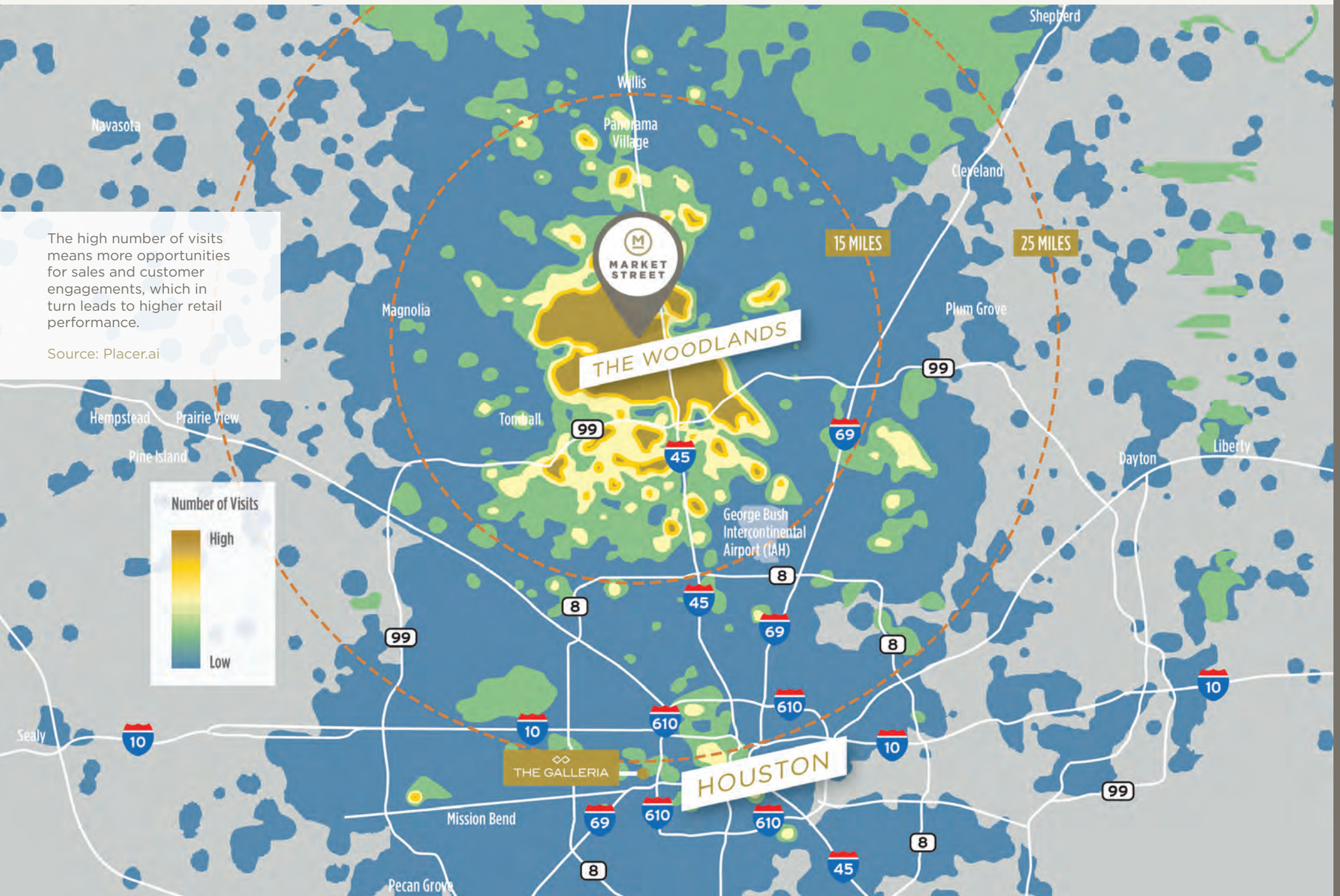
HOUSTON MSA



5.4M Customer Visits Each Year

The high number of visits means more opportunities for sales and customer engagements, which in turn leads to higher retail performance.




Source: Placer.ai



Affluent Population

Market Street is the definitive shopping and dining destination among affluent shoppers. It is the most frequently shopped center in The Woodlands' higher-income segments of \$100K+ HHI.

20-MILE RADIUS

-  Population: 883K
-  Avg. HHI: \$114K
-  Median Age: 35 years

AVERAGE HOUSEHOLD INCOME (USD)



Meet Our Customers

Source: Placer.ai



42%

POWER ELITE

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer



16%

BOOMING WITH CONFIDENCE

Prosperous, established couples in their peak earning years living in suburban homes



8%

SIGNIFICANT SINGLES

Diversely aged singles earning mid-scale incomes supporting active city styles of living



BONUS WEALTHY, INTERNATIONAL CONSUMERS

Nearly 1/4 of The Woodlands' customers are Hispanic, with a sizable portion being wealthy Mexican expats. This segment enjoys a leisurely lifestyle, with out-of-town family and friends visiting often. Their expenditures at Market Street are significant, especially during peak holiday seasons (between \$7,000-\$10,000 per visit).



7%

FLOURISHING FAMILIES

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles



3%

PROMISING FAMILIES

Young couples with children in starter homes, living child-centered lifestyles

Serving the Largest Medical District in the World

Market Street is located near five leading hospitals that are home to the brightest minds in medicine. These medical institutions fuel the fastest growing industry in The Woodlands, which has emerged as a satellite campus to Texas Medical Center (TMC).

Located just south of The Woodlands, TMC is a 2.1 square mile medical district and neighborhood in the heart of Houston.

This innovative district is the largest medical complex in the world and a major catalyst for the region's economy.

INDUSTRY FACTS

- The area's medical industry has doubled in size in the past five years.
- 1/4 of all employment in the region is based in the medical industry.
- Nearly 1,000 hospital beds in The Woodlands.



Key Market Facts

#1

best city to live
in America

#1

best city to buy a
house in America

#2

best city to raise a
family in America

63%

of the population
holds a Bachelors+
degree

DIVERSIFIED ECONOMY

28%

in healthcare

18%

in education

11.2%

in energy

The Woodlands is one of Houston's most desirable office markets, with several Fortune 500 corporate headquarters.



Our Nextdoor Neighbor

#2

amphitheater
for ticket sales
in the world

Over

450K

tickets sold in 2022

#4

in the **world** in
terms of gross
sales for the year

Nominated for
Pollstar Amphitheatre
of the Decade Award



Market Street's Highly Engaged Online Community

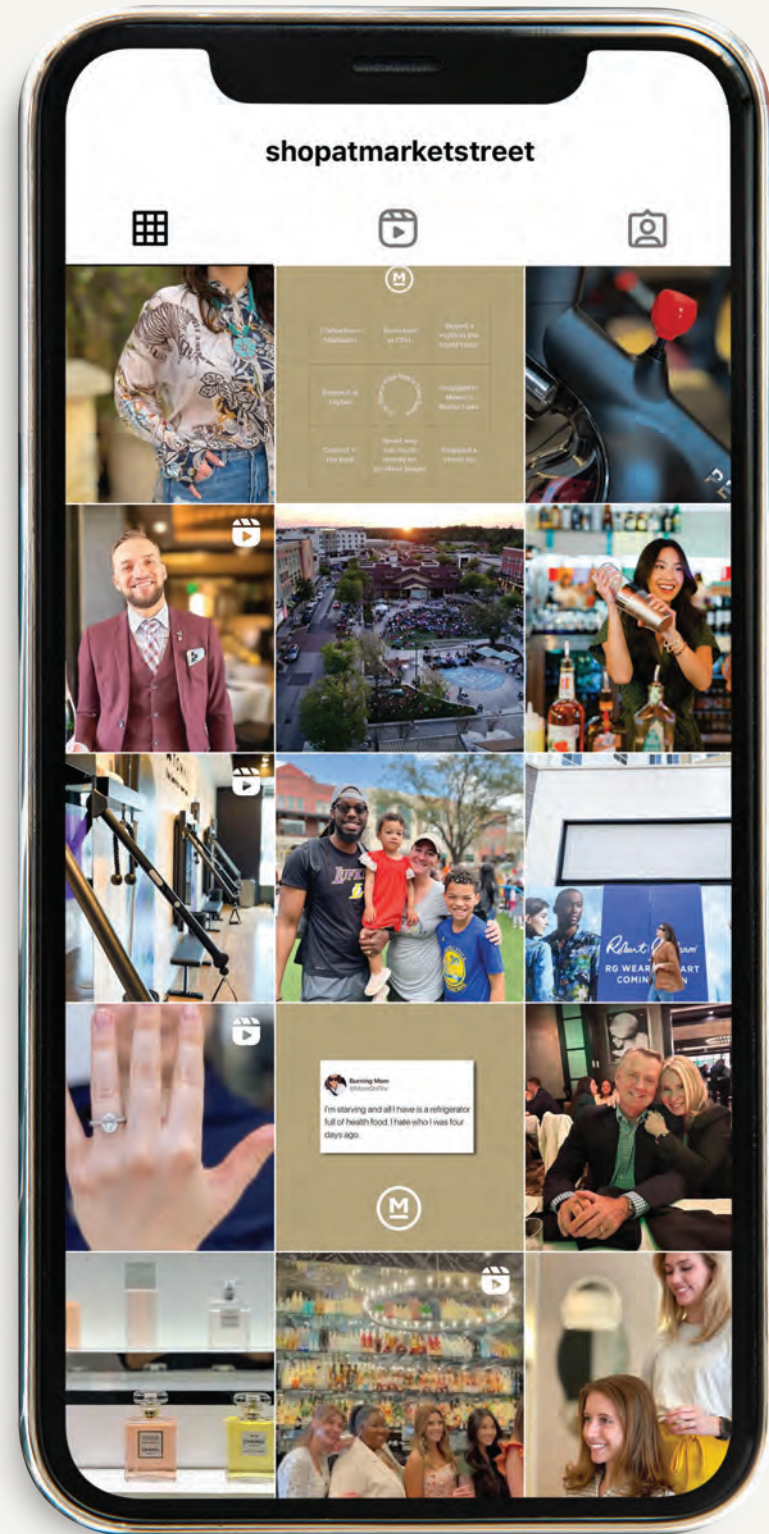
MARKET STREET DIGITAL STATS

10.7M

annual social
impressions

825K

annual website
visitors





Vibrant Community Programming and Activations

PROPERTY EVENT STATS



250+
on-site events
per year

75K+
annual event
attendance





Grand Opening Support

Market Street's award-winning marketing and media relations teams provide grand opening assistance for new, prominent retailers and restaurants at Market Street. A combination of omnichannel marketing and public relations strategies act as a springboard for immediately strong sales performance, as proven time and time again. These include:

- Paid social media boosts
- Paid influencer campaigns
- Organic press coverage
- On-property signage and wayfinding
- Email marketing promotions
- Special events and programming
- Property activations



9595 Six Pines Drive | The Woodlands, Texas 77380

This award-winning property was developed by Trademark Property Company, who oversees development, management, and leasing. In 2008, Institutional Mall Investors, a co-investment venture owned by an affiliate of Miller Capital Advisory, Inc. (MCA) and CalPERS, purchased Market Street Woodlands. MCA is a vested stakeholder with a long-term investment strategy and commitment to continually improving investment properties, having spent more than \$50M in improvements over the last ten years.





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MILLER CAPITAL ADVISORY, INC.

Miller Capital specializes in fashion-oriented lifestyle properties across the United States. Investments include:

- Houston Galleria
- The Westchester
- Scottsdale Fashion Square
- Fashion Centre at Pentagon City
- Oakbrook Cente
- The Summit Birmingham
- Market Street - The Woodlands
- Rockingham Park
- Kierland Commons
- Ala Moana Center

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9595 SIX PINES DRIVE WOODLANDS, TEXAS 77380

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TRADEMARK **TM**

Trademark is a full service real estate firm focused on investments, development and institutional services.



MILLER CAPITAL ADVISORY, INC.

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- Houston Galleria
- The Westchester
- Scottsdale Fashion Square
- Oakbrook Center
- The Summit
- Market Street - The Woodlands
- Rockingham Park
- Fashion Centre at Pentagon City
- Kierland Commons
- Ala Moana



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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date