

FOR LEASE

WOODLANDS — MALL OFFICES —

1201 Lake Woodlands Dr
The Woodlands, TX 77380

RifleCRE



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PROPERTY SUMMARY



WOODLANDS MALL OFFICES

PROPERTY HIGHLIGHTS

7/1,000 Covered Parking Ratio at No Cost

Premier Walkable Dining and Retail

24/7 Security

Onsite Management and Building Engineer

Desirable Waterway Location

Valet Parking Available

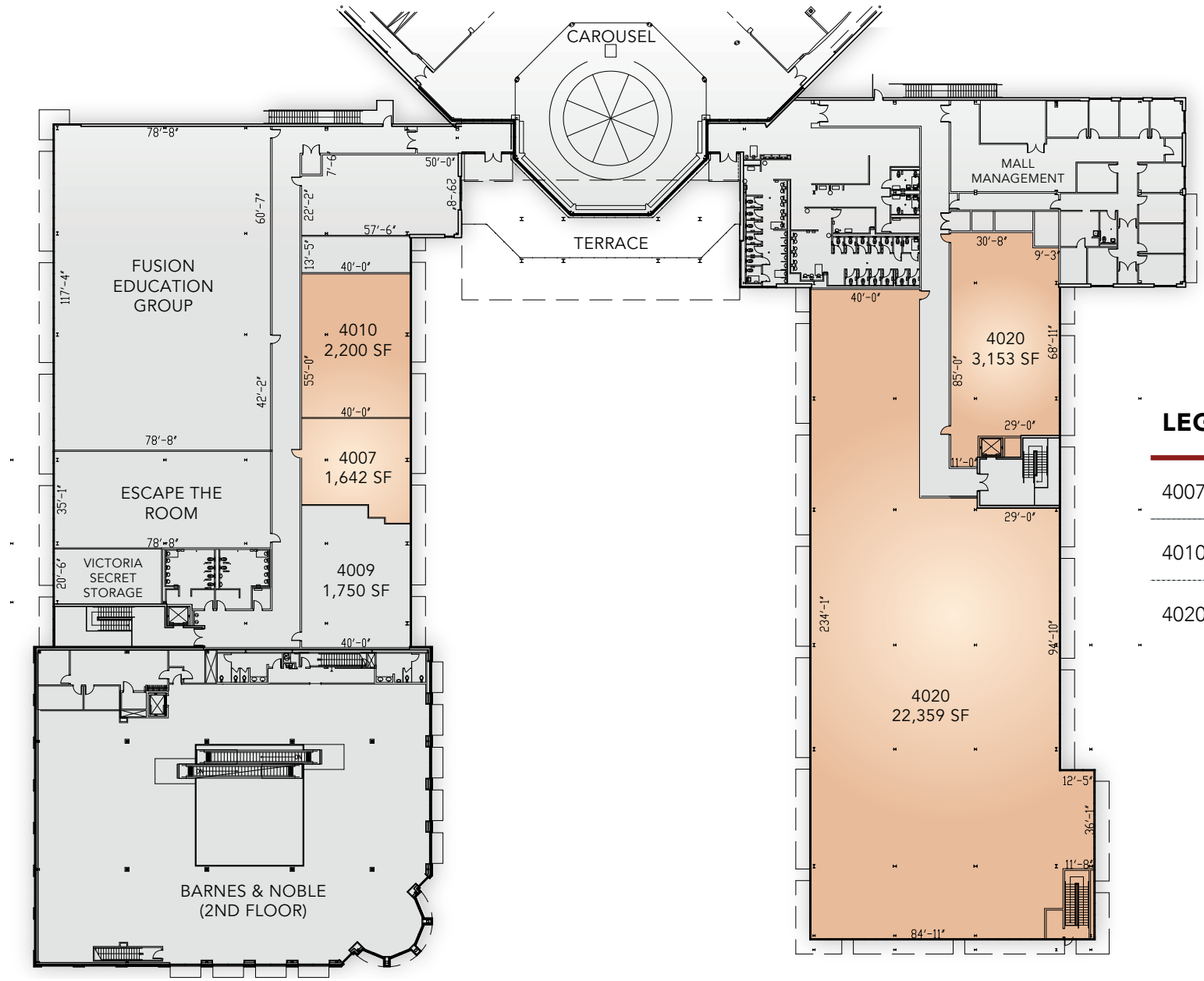
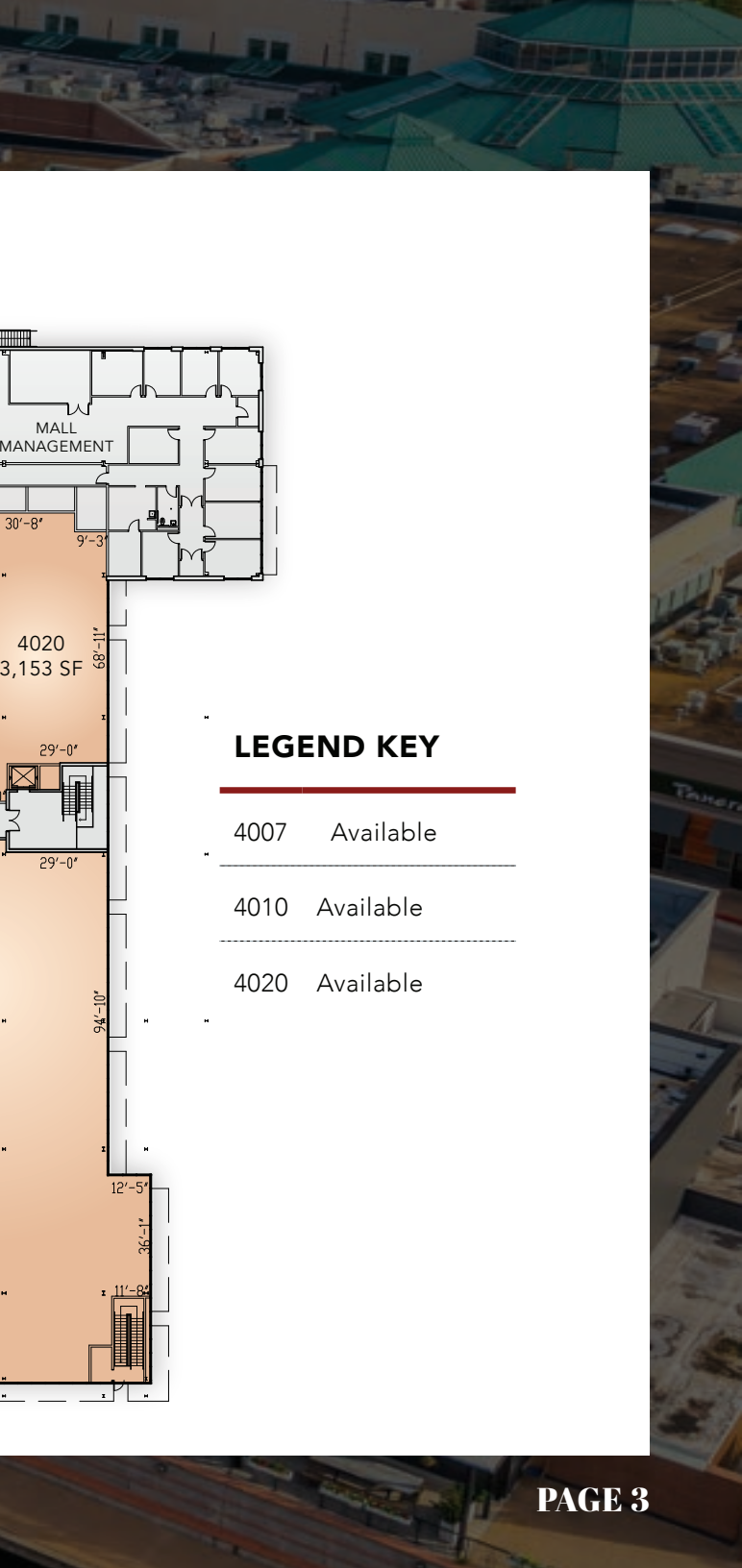
Courtyard Views Provide Ample Natural Light

Tenant Controls Their Own HVAC System

ECONOMICS

Rent: \$33 PSF FS (2025 base year)

SITE PLAN



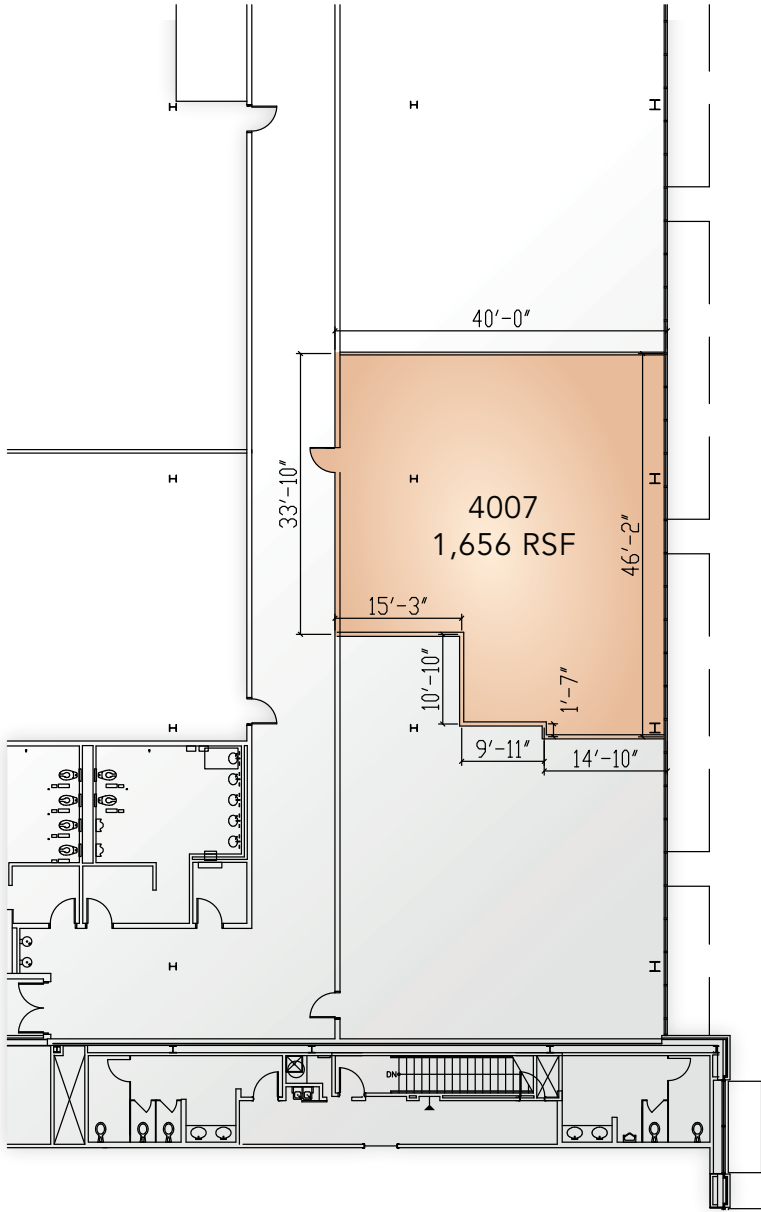
LEGEND KEY

4007 Available

4010 Available

4020 Available

SUITE 4007 - SITE PLAN



GENERAL OVERVIEW

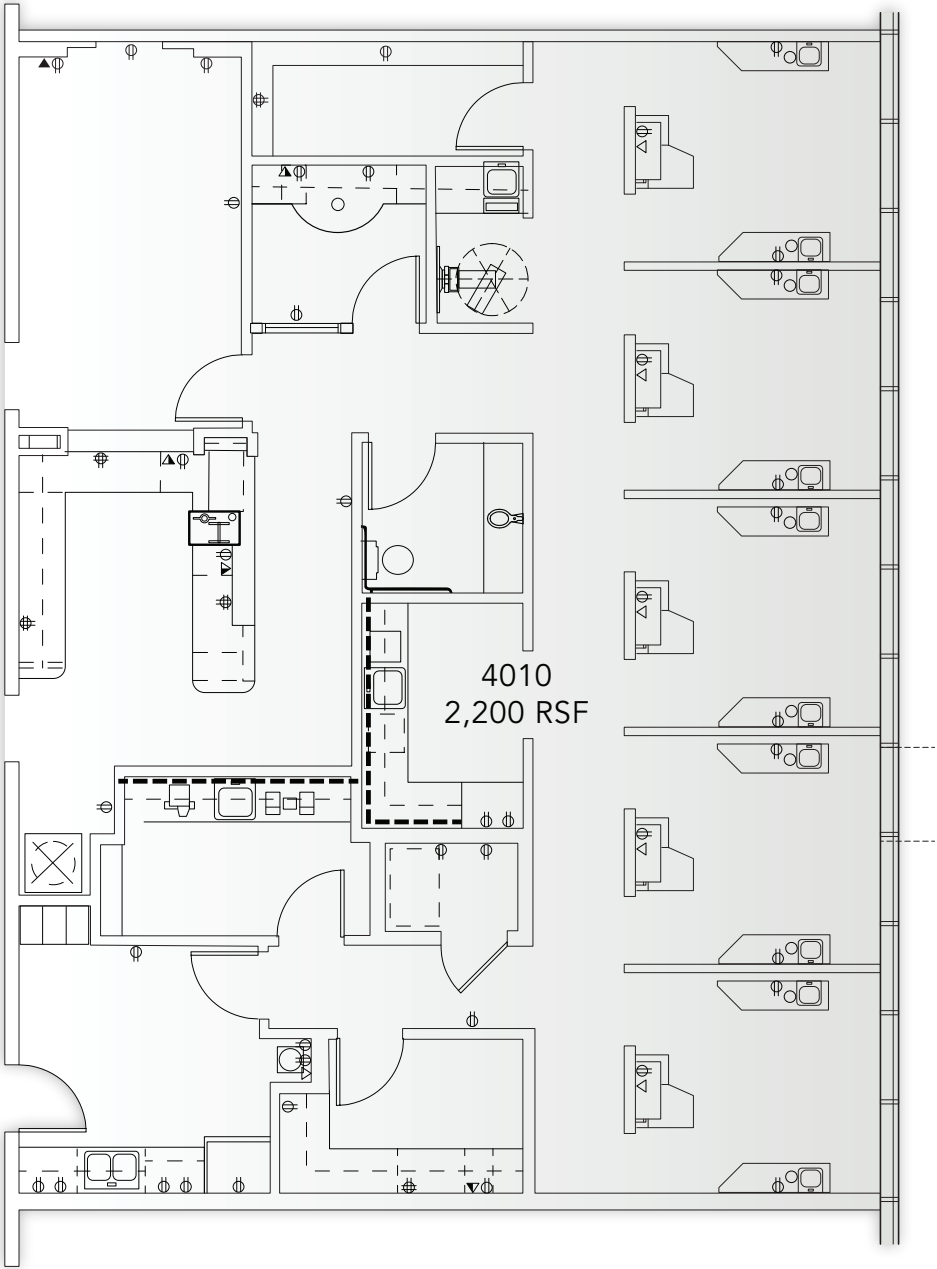
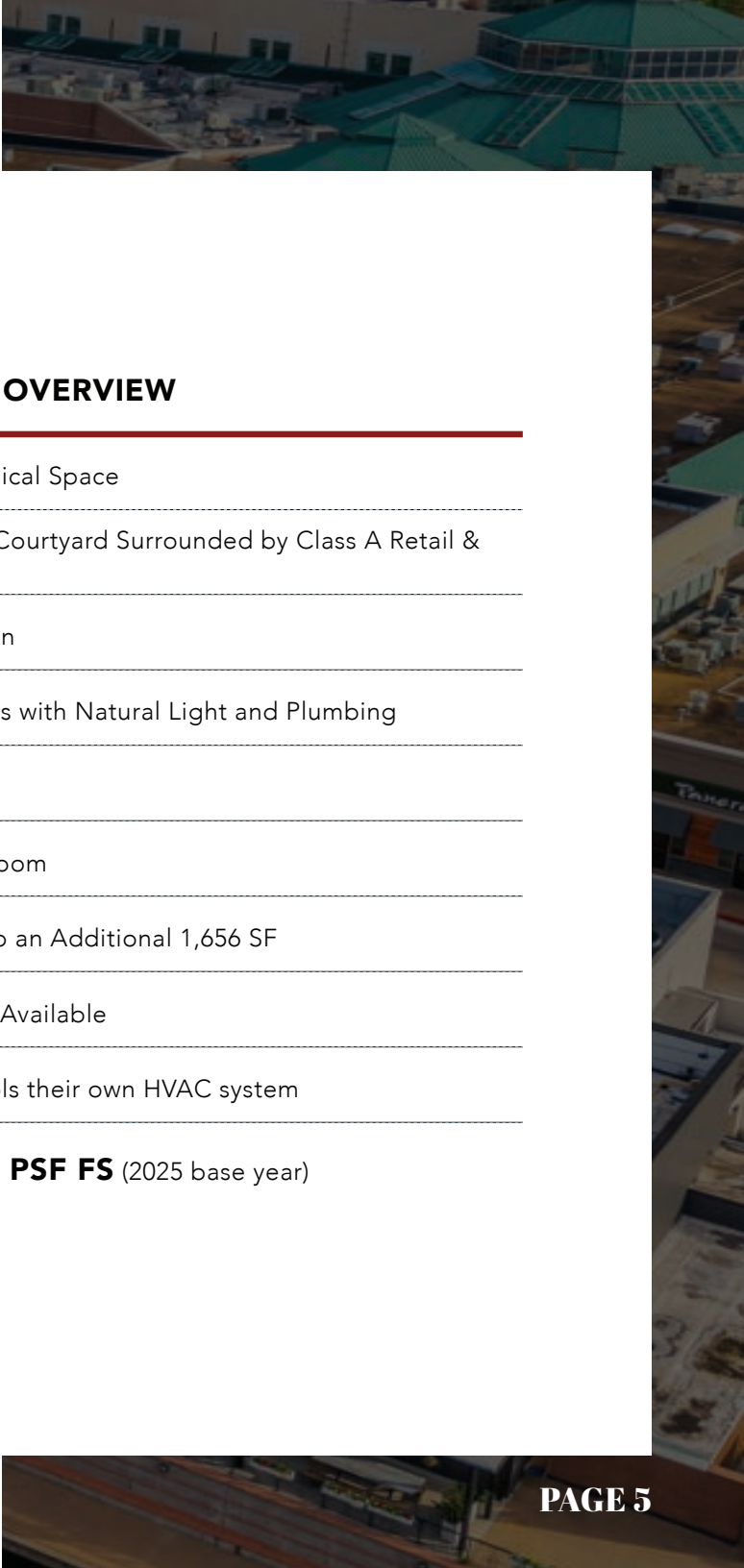
In Shell Condition

TI is Available

Contiguous to an Additional 2,200 SF

MEDICAL/OFFICE SPACE, SUITE 4010

SITE PLAN

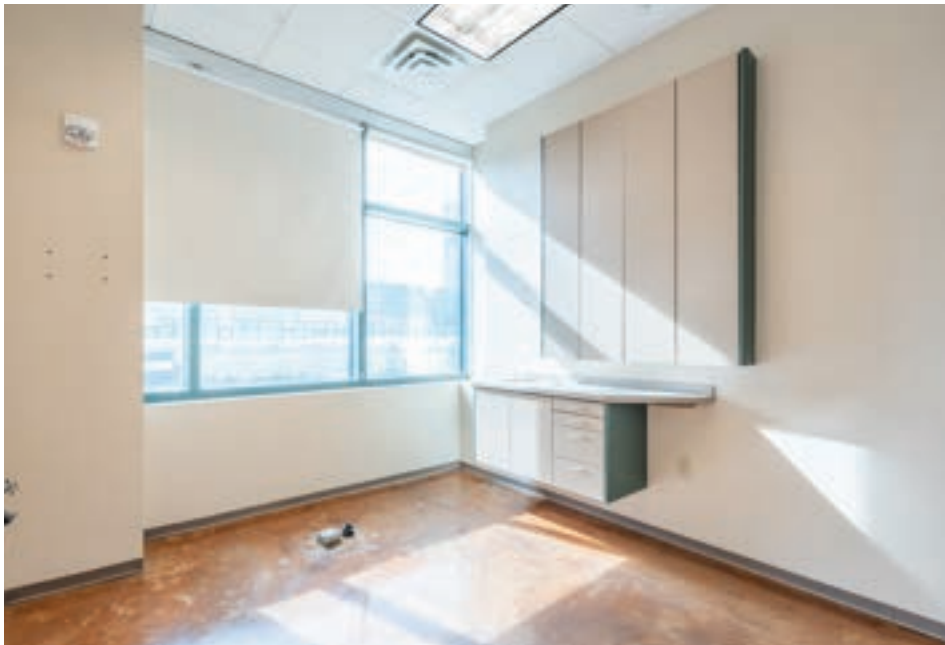


GENERAL OVERVIEW

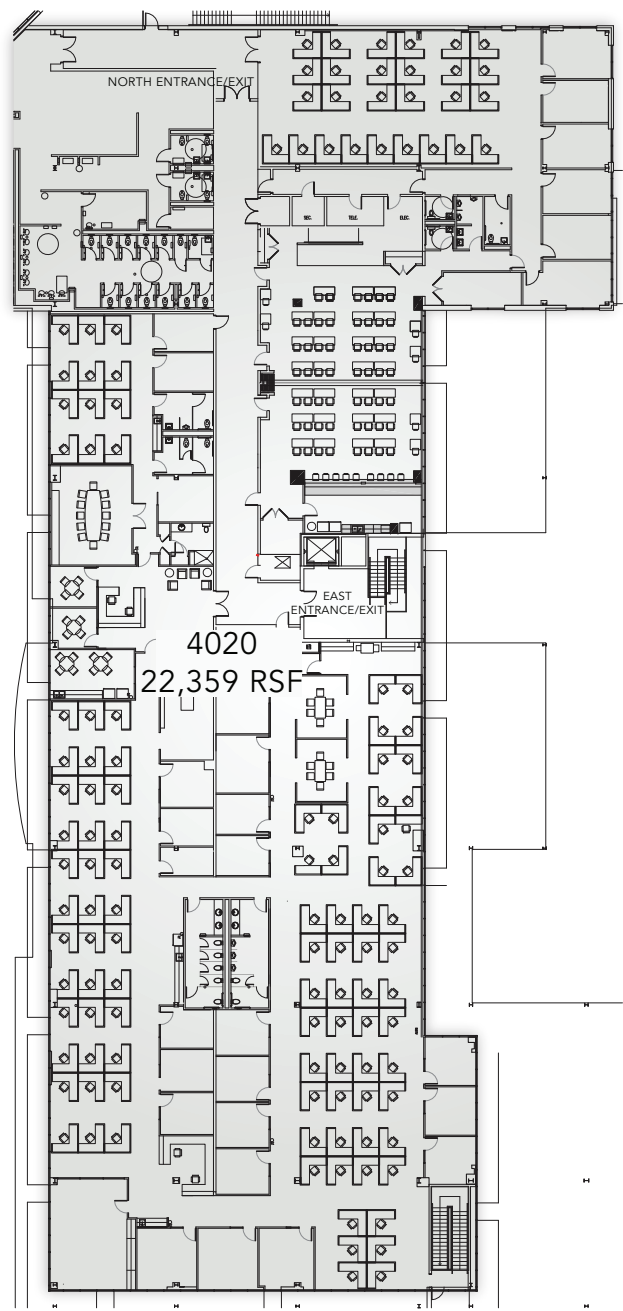
- 2nd Gen Medical Space
- Overlooking Courtyard Surrounded by Class A Retail & Dining
- Nurse's Station
- 5 Exam Rooms with Natural Light and Plumbing
- Lab Area
- In Suite Restroom
- Contiguous to an Additional 1,656 SF
- Valet Parking Available
- Tenant controls their own HVAC system

RENT: \$33 PSF FS (2025 base year)

MEDICAL/OFFICE SPACE, SUITE 4010
ADDITIONAL PHOTOS



SUITE 4020 - SITE PLAN



GENERAL OVERVIEW

2nd Generic Office Space	22,359 RSF
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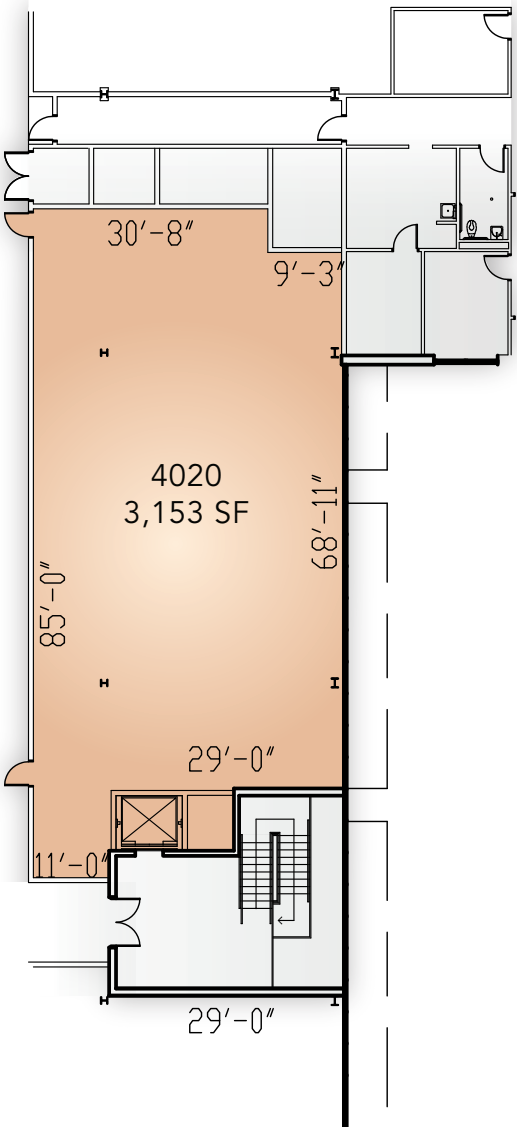
Training Room	3,153 RSF
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TOTAL	= 25,512 RSF
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RENT: \$33 PSF FS (2025 base year)

TRAINING ROOM, SUITE 4020 - SITE PLAN

3000 SF



GENERAL OVERVIEW

3,153 SF

RENT: \$33 PSF FS (2025 base year)



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.

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Licensed Supervisor of Sales Agent/Associate	License No	Email	Phone
Sales Agent/Associate's Name	License No	Email	Phone

Sales Agent/Associate's Name

Date