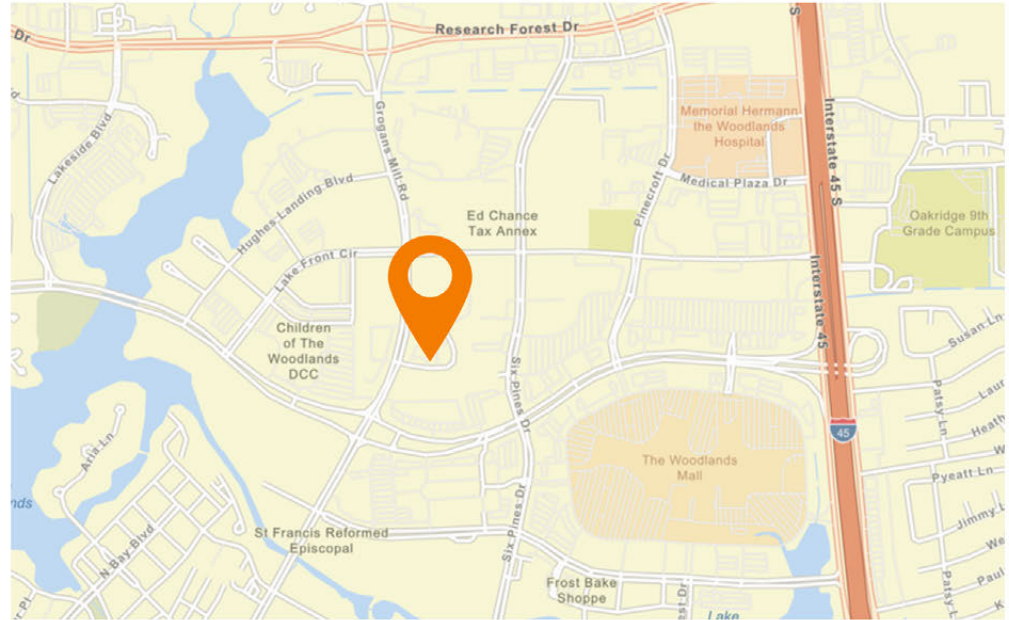




LUXURY OFFICE FOR LEASE
CBD - TOWN CENTER PLAZA
9400 GROGANS MILL RD | THE WOODLANDS, TX 77380

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW



- Immediate Available Last Tree Spaces: Suite 205 - 4,479 SF; Suite 300 - 4,500 SF & Suite 325 - 2,711 SF. (Can demise from 1,900 SF and up)
- Flexible Terms Available
- Surface & garage parking with EV plugs available, double glazed 'E' glass, energy management system and on-site storage area.
- Includes daily janitorial.
- The building features recently updated common areas including new carpet, wall covering, lights and ceiling tiles.
- Other updates to the building include on-site security cameras, entry system and upgraded fire & safety system and backup generator.
- Located in the heart of The Woodlands Town Center Central Business District, this Class A Luxury Style Office Building is minutes from Market Street, Hughes Landing, Waterway and The Woodlands Mall.
- Easy access to Interstate 45, Hardy Toll Road, and the Grand Parkway.

AVAILABLE SF	2,711 - 4,500 SF *CAN DEMISE FROM 1,900 SF AND UP
LEASE RATE	CALL FOR PRICING
BUILDING SIZE	41,166 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,767	63,147	171,114
TOTAL DAYTIME POPULATION	38,952	111,917	210,241
AVG HOUSEHOLD INCOME	\$215,285	\$149,436	\$156,508

*SOURCE: SITE TO DO BUSINESS 2025

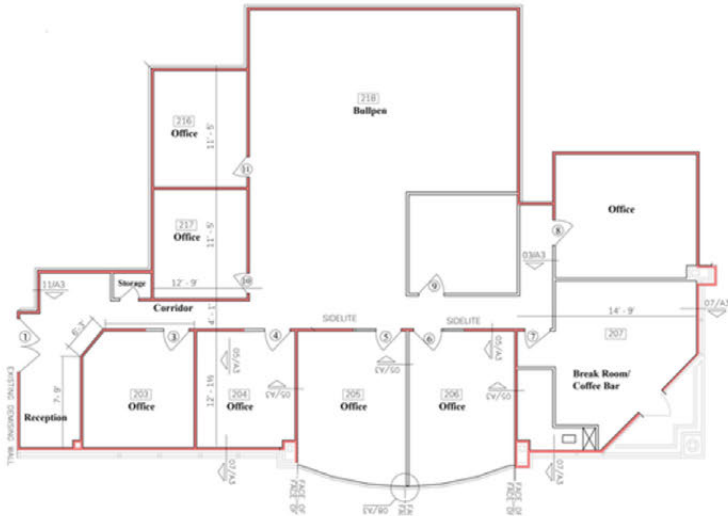
FLOOR PLANS & AVAILABLE SPACES

OFFICE LEASE INFORMATION:

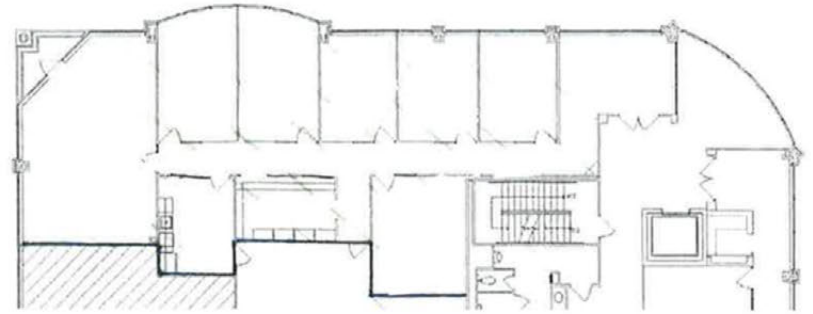
AVAILABILITY	IMMEDIATE
TOTAL SPACE	2,711 - 4,500 SF

LEASE TERM	3-YR MINIMUM
LEASE RATE	CALL FOR PRICING

SUITE 205 - 4,479 SF



SUITE 300 - 4,500 SF

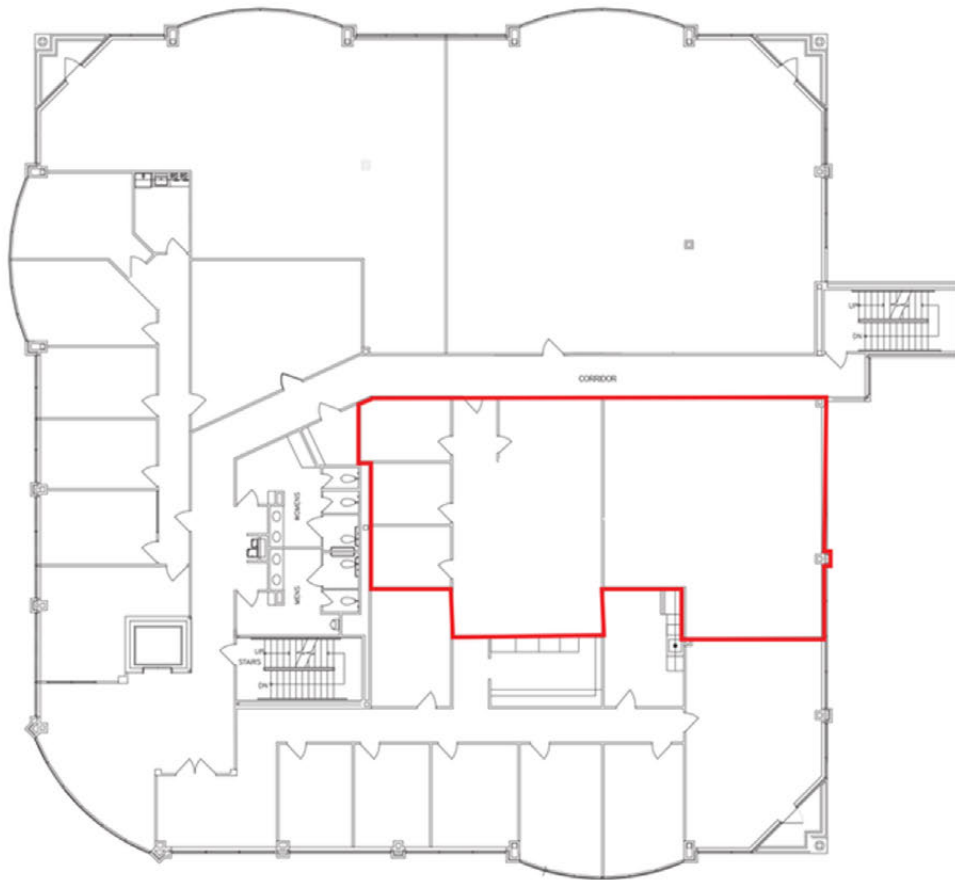


OFFICE LEASE AVAILABLE SPACES:

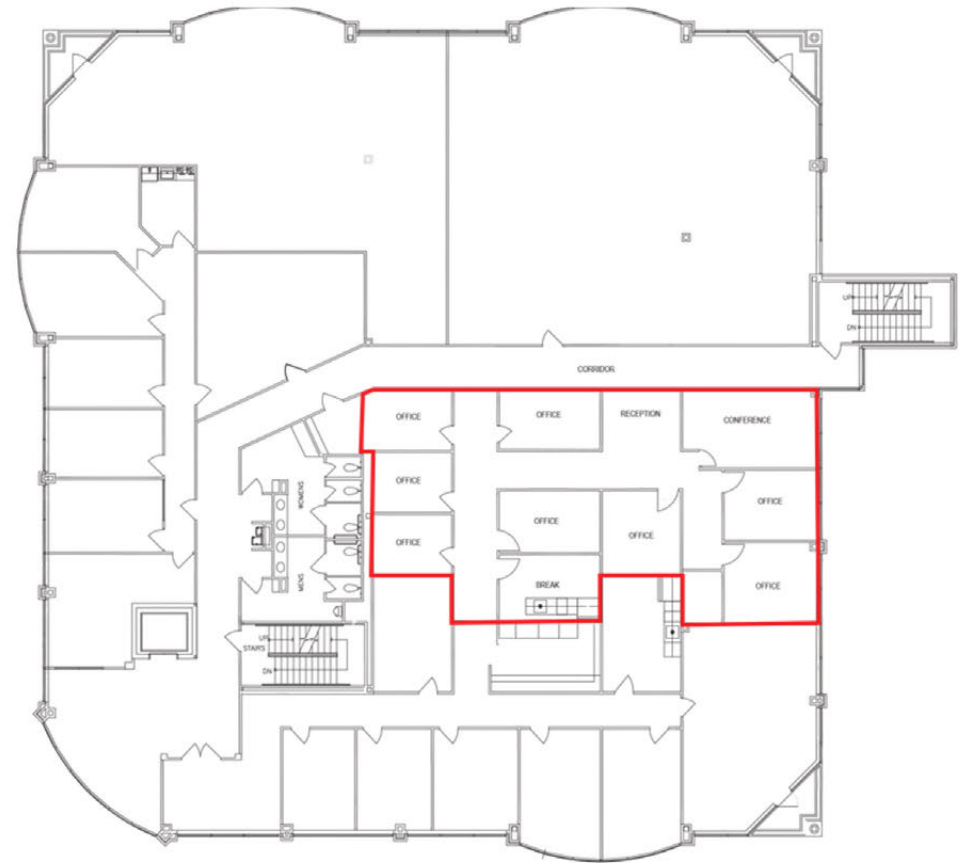
SPACE	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
Suite 205	Office	4,479 SF	CALL FOR PRICING	NNN	Reception, 8 Offices, Bullpen, Conference area & Breakroom
Suite 300	Office	4,500 SF	CALL FOR PRICING	NNN	Reception, 6 Offices, Conference Room, Workroom, Storage Room & Breakroom. Can be demised to smaller space from 1,900 SF
Suite 325	Office	2,711 SF	CALL FOR PRICING	NNN	See attached proposed

THIRD FLOOR SUITE 325 - 2,711 SF

AS-IS



PROPOSED



SURROUNDING RETAIL

Conveniently located within a five minute drive/walk to all of The Woodlands most coveted hotels, shops, eateries, entertainment districts and hospitals.

HOTELS



HUGHES LANDING



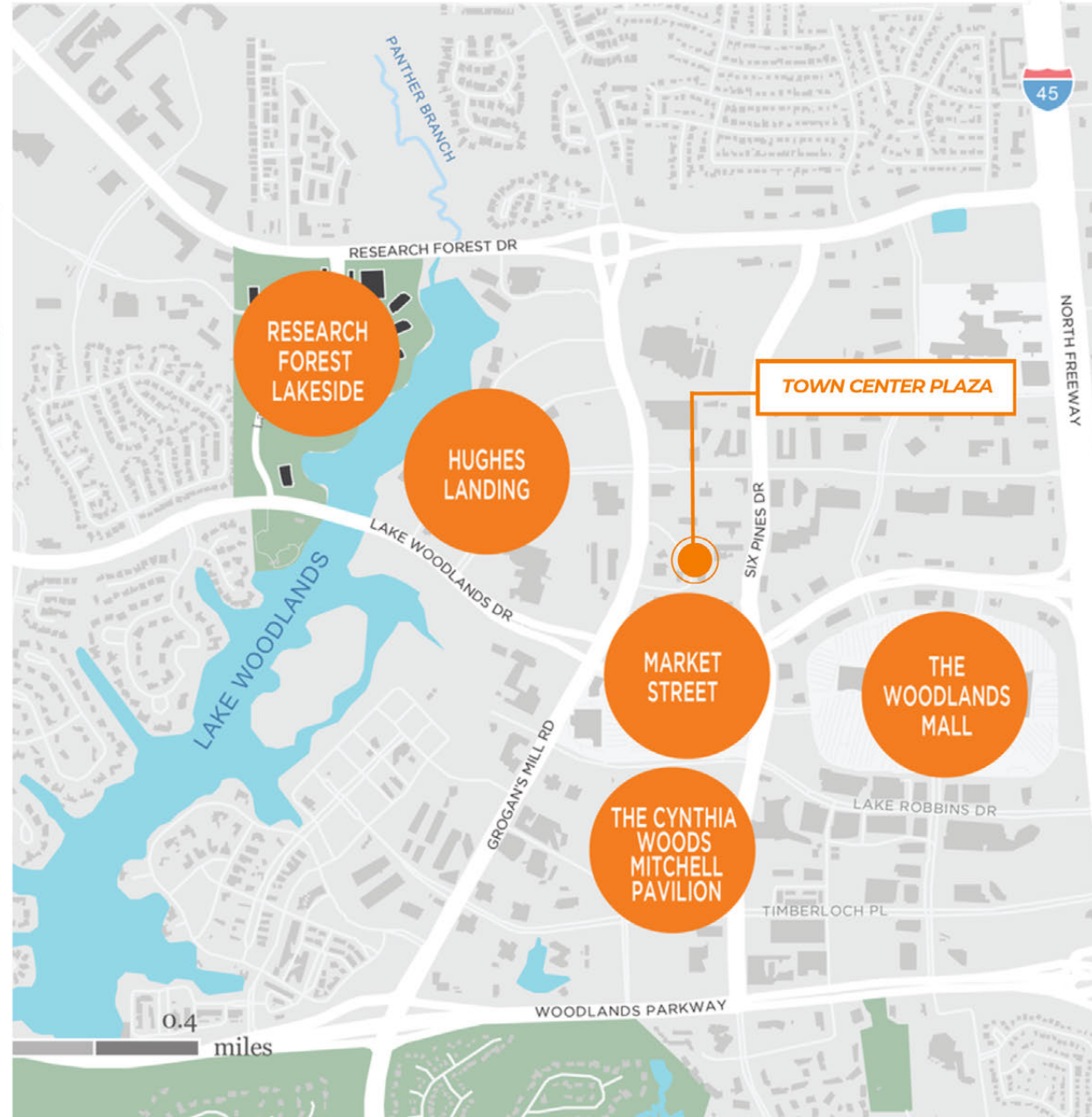
MARKET STREET

17 EATERIES | 45 SHOPS | 42 LIFESTYLE STORES

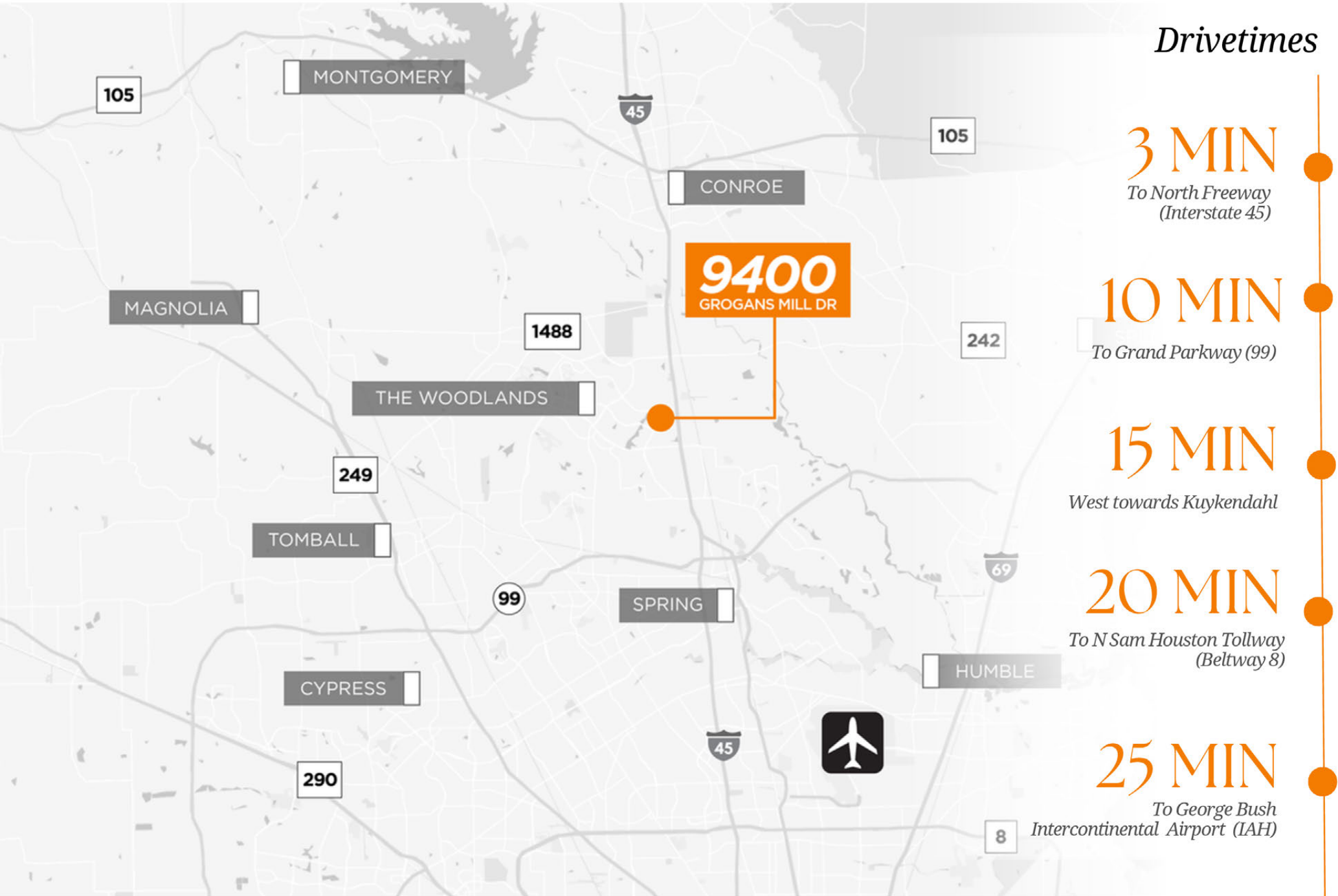


THE WOODLANDS MALL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES



PROPERTY LOCATION



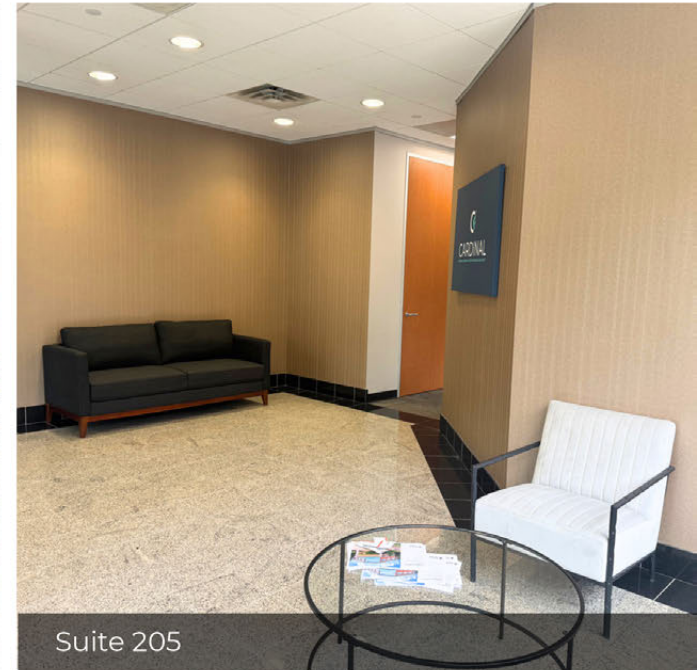
PROPERTY PHOTOS



Suite 205



Suite 205



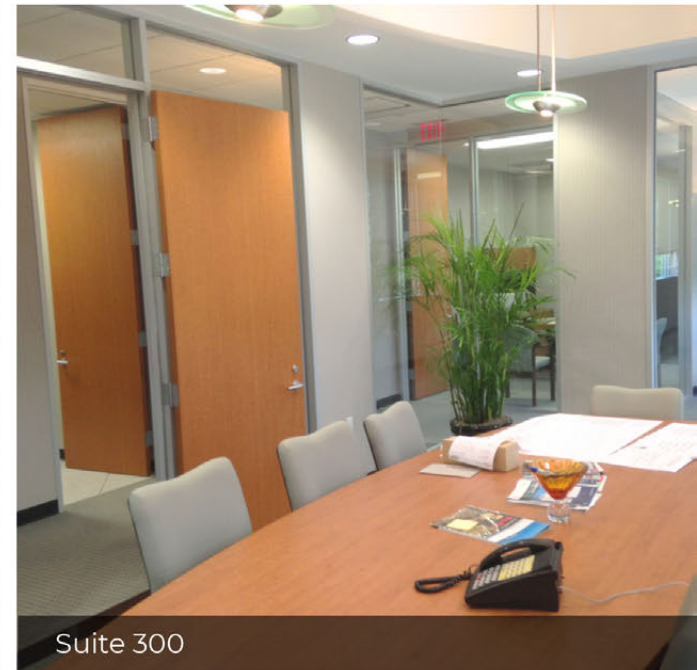
Suite 205



Suite 300



Suite 300



Suite 300

MARKET OVERVIEW

THE WOODLANDS MARKET OVERVIEW



The Woodlands is a 28,000-acre master-planned community, with a population of more than 120,000. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architect's is a new 111-unit luxury projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment,

#1	#2	#2	56,952	Workforce (Pop. 16+)
Best Place to Buy a House in The US	Best Cities to Live in the US	Best Cities to Raise a family in the US		
83%	63%	35%+	\$183,382	Average Household Income
of workforce is white collar	of population holds a Bachelor's degree or Higher	of population above \$150k HHI		

*Source: Niche.com

FOR MORE INFORMATION:

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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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date