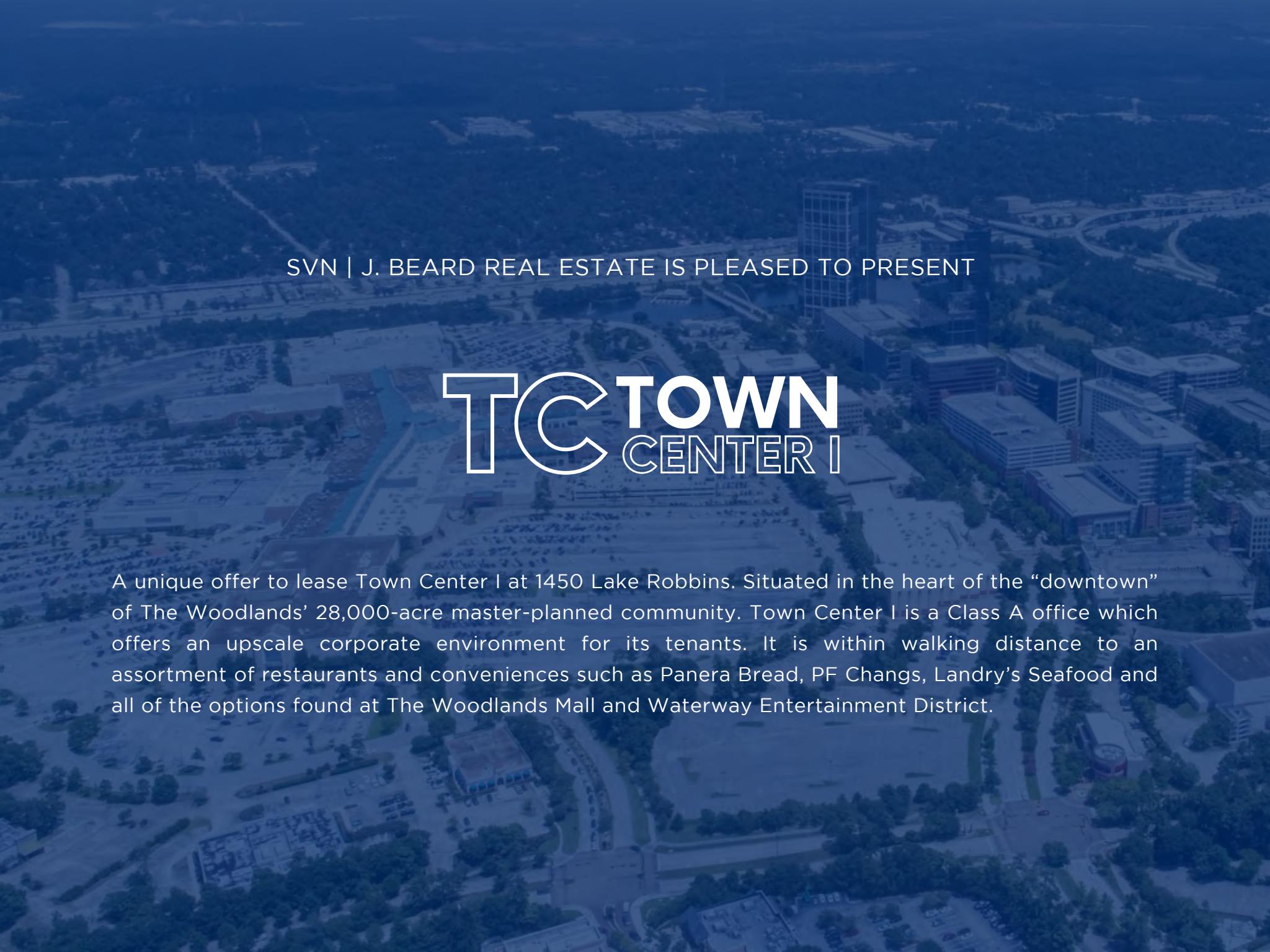




TOWN CENTER I

1450 LAKE ROBBINS DR | THE WOODLANDS, TX 77380

The background of the image is a high-angle aerial photograph of The Woodlands, Texas. It shows a mix of residential areas with green lawns and trees, and a more dense urban center with several large, modern office buildings. A prominent skyscraper is visible in the upper right. A major highway with a complex interchange cuts through the city. The overall scene is a blend of natural beauty and urban development.

SVN | J. BEARD REAL ESTATE IS PLEASED TO PRESENT

TC TOWN CENTER I

A unique offer to lease Town Center I at 1450 Lake Robbins. Situated in the heart of the “downtown” of The Woodlands’ 28,000-acre master-planned community. Town Center I is a Class A office which offers an upscale corporate environment for its tenants. It is within walking distance to an assortment of restaurants and conveniences such as Panera Bread, PF Changs, Landry’s Seafood and all of the options found at The Woodlands Mall and Waterway Entertainment District.



TOWN CENTER I



PROPERTY OVERVIEW

- Move-in ready suites available
- 3.5/1,000 SF covered parking
- On-site property management
- Energy Star Labeled
- Walking distance to restaurants, conveniences, The Woodlands Mall and the Waterway Entertainment District
- Direct access to I-45, 4 miles from Hardy Toll Rd, and 20 minutes from George Bush Intercontinental Airport [IAH]

AVAILABLE SPACES

Suite #	Available SF	Type
625	2,394	NNN



TOWN CENTER I



CLASS A, 6-STORY,
OFFICE BUILDING WITH
138,764 RENTABLE SF



23,307 TYPICAL
FLOOR SQUARE FEET



ON-SITE PROPERTY
MANAGEMENT



DIRECT ACCESS TO
INTERSTATE 45



LOCATED WITHIN THE
WOODLANDS TOWN
CENTER



3.5/1,000 SF
COVERED PARKING

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

TOTAL POPULATION	6,367	65,082	172,834
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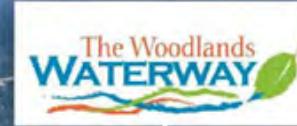
TOTAL DAYTIME POPULATION	27,607	99,208	194,186
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AVG. HOUSEHOLD INCOME	\$166,347	\$144,891	\$152,824
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*Demographics data derived from 2021 STDB



TOWN CENTER I



SUBJECT SITE

CINEMARK

KIRBY
ICE HOUSE

LAKE ROBBINS DR

45

TO HOUSTON

THE WESTIN
AT THE WOODLANDS

WOODLANDS PKWY

TOWN CENTER I

OPTIMAL LOCATION

HUGHES LANDING

State Fare
KITCHEN & BAR

TRULUCK'S
SEAFOOD • STEAK • CRAB HOUSE

DEL FRISCO'S GRILLE
The Stand

ESCALANTE'S
FINE TEX-MEX & TEQUILA

LP

FOGO DE CHÃO
CHurrascaria



MARKET STREET

17 EATERIES | 45 SHOPS | 42 LIFESTYLE STORES

TESLA

GUCCI

HYATT
CENTRIC™

LOUIS VUITTON

lululemon

CRÚ
FOOD & WINE BAR

Tommy Bahama
RESTAURANT & BAR

CAVA

MASTRO'S
RESTAURANTS
TM

THE WOODLANDS MALL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES



The Cheesecake
Factory

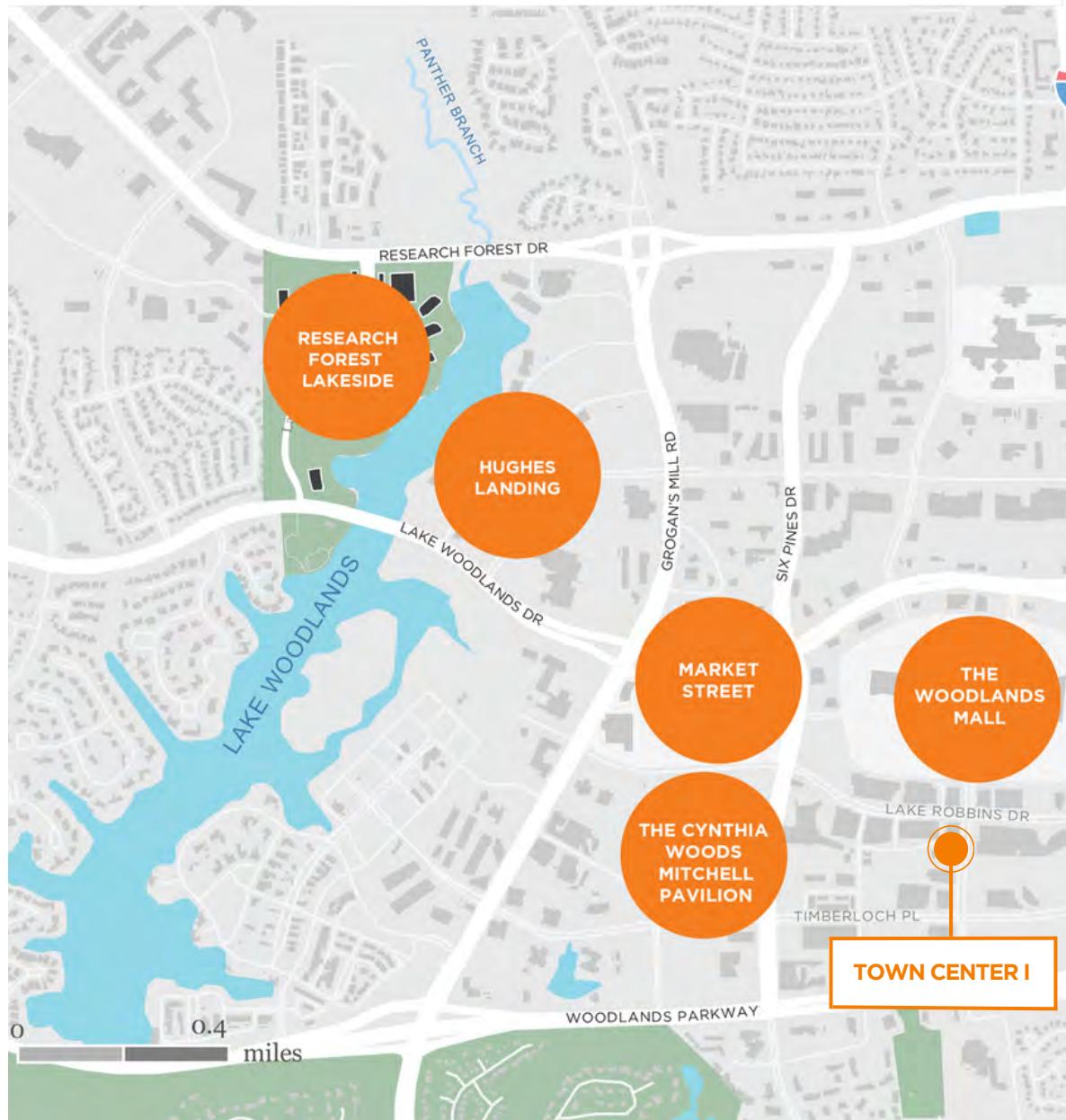
IN-N-OUT
BURGER

Fleming's
PRIME STEAKHOUSE & WINE BAR

NORDSTROM

NORTH
ITALIA

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



TOWN CENTER I



PREMIER ACCESS

DRIVETIMES

3 MIN

To North Freeway (I-45)

10 MIN

To Grand Parkway (99)

15 MIN

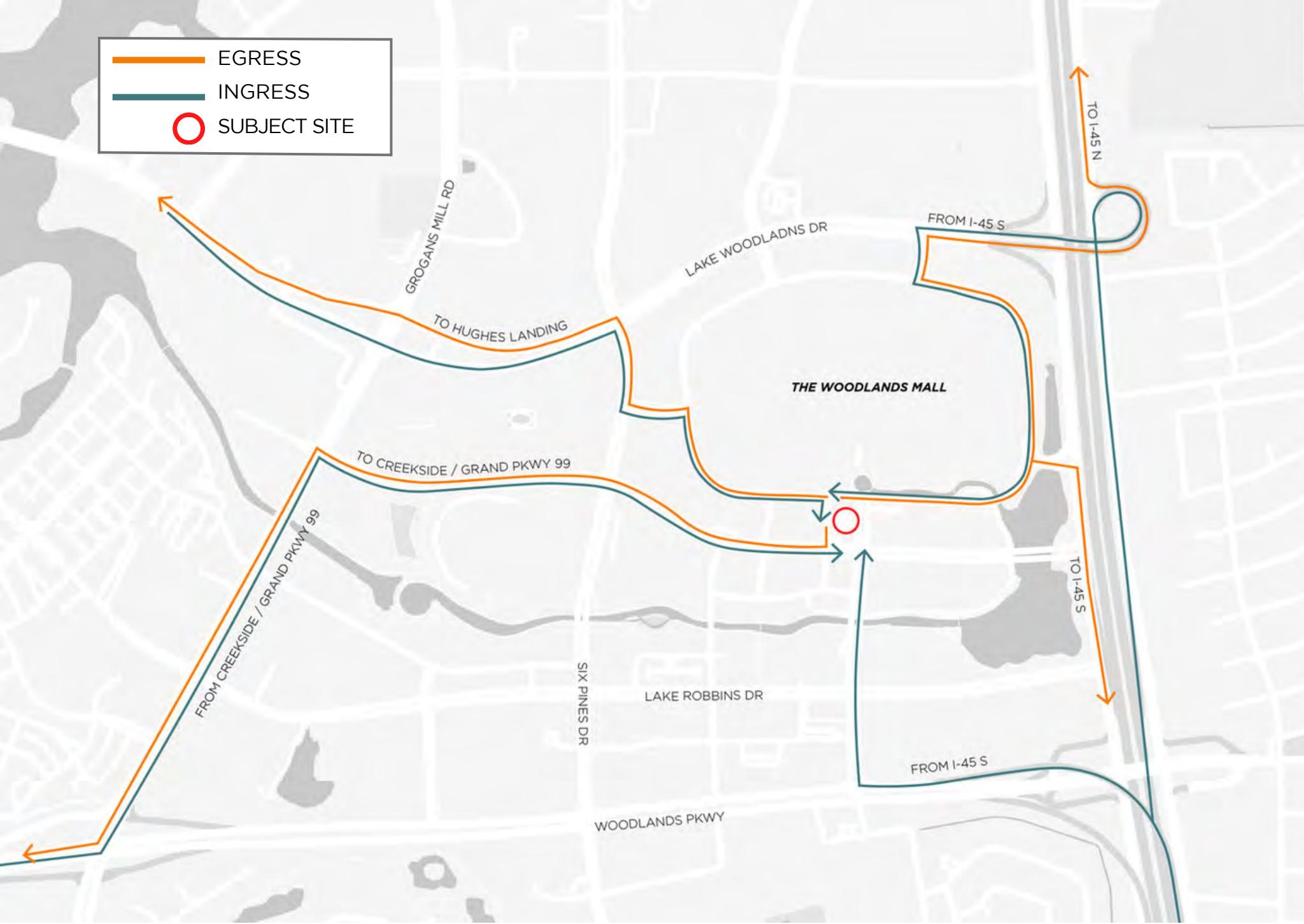
West towards Kuykendahl

20 MIN

To N Sam Houston Tollway
(Beltway 8)

25 MIN

To George Bush
Intercontinental Airport
(via Hardy Toll Rd)



TOWN CENTER ONE

SUITE 625 - 2,394 SF





THE WOODLANDS MARKET HIGHLIGHTS

MARKET OVERVIEW

The Woodlands is a 28,000-acre master-planned community, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.



Currently 49,000 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.



The Woodlands has emerged as a major healthcare hub in the Houston area, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist, and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson is building a 20,000 SF outpatient clinic, expected to open in 2019.

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.

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, and entertainment.

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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.

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	