

FOR SALE

PINE CIRCLE OFFICE BUILDING

1600 LAKE FRONT CIRCLE

The Woodlands, TX 77380

PRESENTED BY:

MATT KNAGG

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PROPERTY HIGHLIGHTS

- 22,142 square foot Office Building situated on approximately 1.98 Acres in The Woodlands.
- 83 total parking spaces yielding a ratio of 3.75 per 1000.
- Two story building with an interior elevator in the lobby.
- Additional direct access to second story through exterior stairway.
- Building could be utilized as an owner/user property or investment.
- Prime location in the center of The Woodlands within a half mile of The Woodlands Mall, Town Center, Market Street, and Hughes Landing.
- Located on Lake Front Circle between Lake Woodlands Drive and Research Forest Drive, both being major thoroughfares into and out of The Woodlands.
- Lake Front Circle has direct access to I-45, a major highway connecting Dallas to Houston.
- Conveniently located ~.5 miles west of Memorial Herman The Woodlands Hospital, and 2.5 miles south of Texas Children's Hospital, St. Luke's Health The Woodlands, and Houston Methodist The Woodlands Hospital, easily connected by I-45.
- Surrounded by restaurants, retail, office, and hospitality businesses.

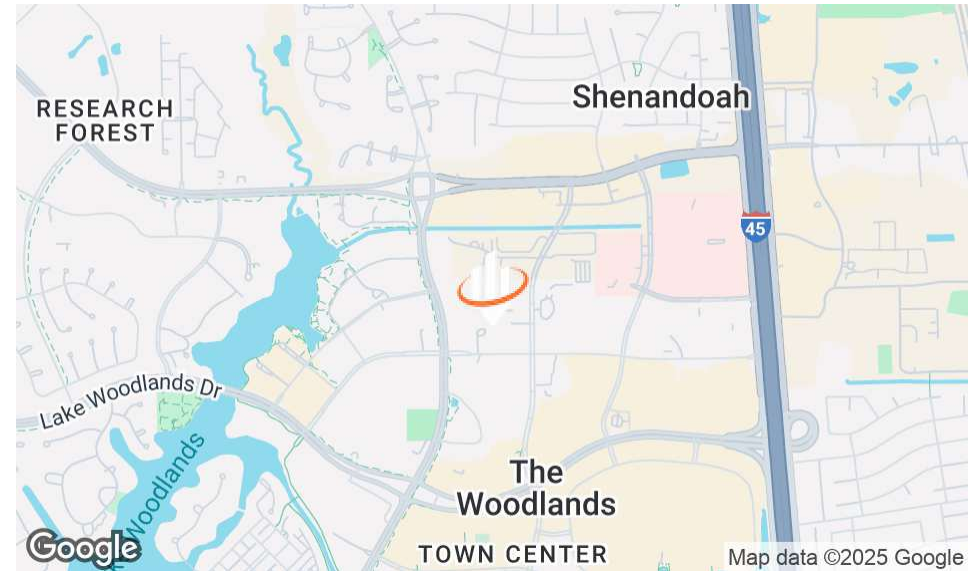
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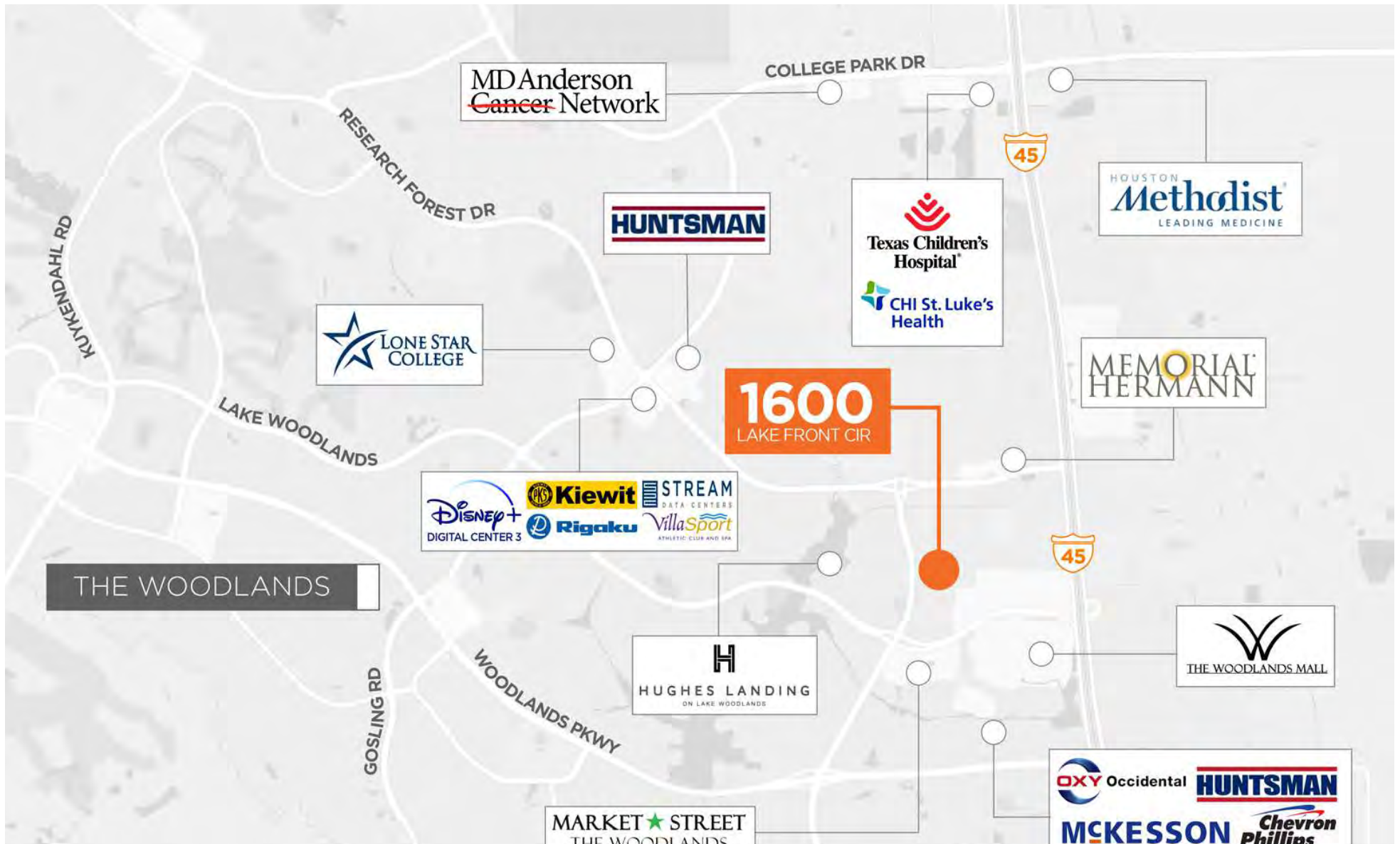
OFFERING SUMMARY

SALE PRICE:	\$4,250,000
LOT SIZE:	1.98 Acres
GROSS BUILDING AREA	22,142 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,410	62,485	168,687
TOTAL DAYTIME POPULATION	29,884	95,010	187,286
AVG HOUSEHOLD INCOME	\$200,991	\$151,790	\$157,426

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PINE CIRCLE OFFICE BUILDING - FOR SALE

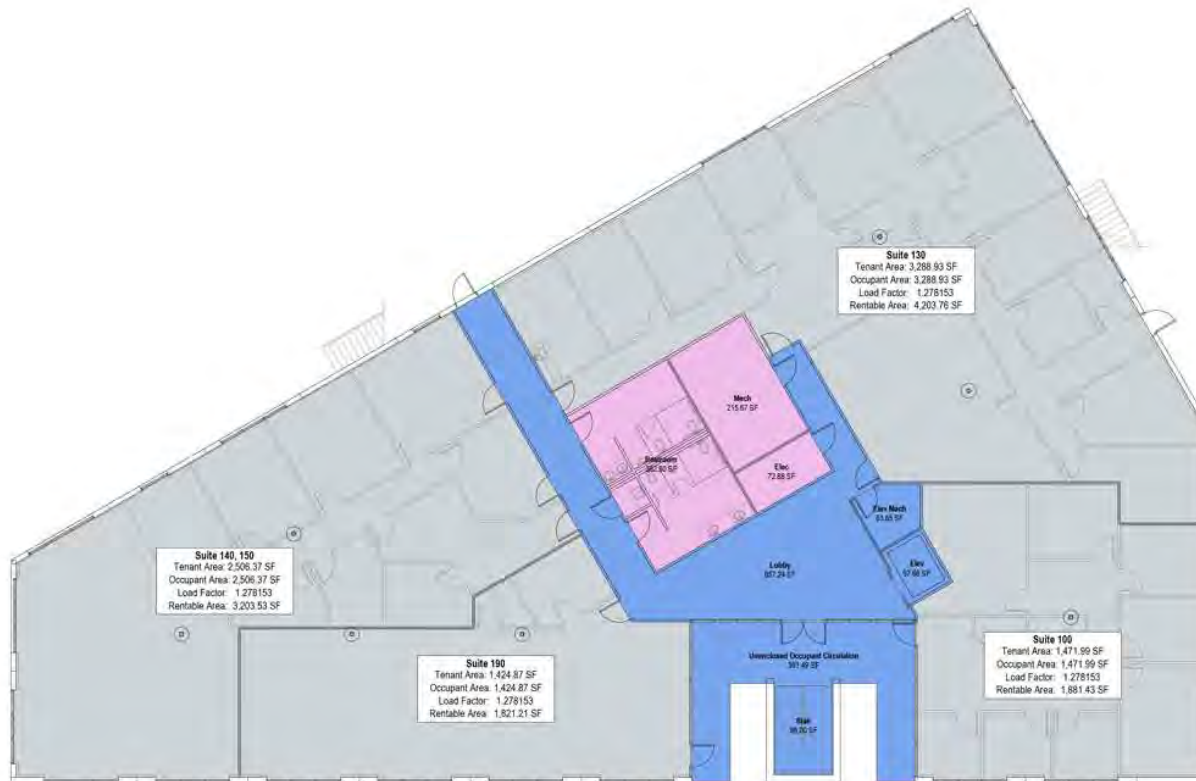
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Space Classification Legend

Building Service Area
Floor Service Area
Tenant Area

Building Area Totals (sf) BOMA 2017B Office

BOMA 2017A Classification	Area	Rentable Area
Base Building Circulation	982.77 SF	0.00 SF
Building Amenity Area	477.72 SF	0.00 SF
Building Service Area	1,856.99 SF	0.00 SF
Floor Service Area	1,364.14 SF	0.00 SF
Major Vertical Penetration	156.70 SF	0.00 SF
Tenant Ancillary Area	307.32 SF	0.00 SF
Tenant Area	16,523.76 SF	21,512.69 SF

Level Area Totals (sf) BOMA 2017B Office

BOMA 2017A Classification	Area	Rentable Area
Building Service Area	1,466.03 SF	0.00 SF
Floor Service Area	671.14 SF	0.00 SF
Tenant Area	8,692.17 SF	11,109.93 SF

Level 01

1600 Lake Front Circle
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08/22/2023

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Input	A Input	B Input	C Input	D =B-C	E Input	F Input	G Input	H =F + G	I Input	J = D - H - I	K = ΣD / ΣH	L = H * K	M	N = H * M
Floor Level	Gross Area 1	Boundary Area (IPMS 2)	Rentable Exclusions	Floor Rentable Area	Space ID	Tenant Area	Tenant Ancillary Area	Occupant Area	Base Building Circulation	Service & Amenity Area	Load Factor B	Rentable Area	Capped Load Factor	Capped Rentable Area
Level 01			-		145445 - Suite 100	1,471.99	-	1,471.99			1.2782	1,881.43	1.2782	1,881.43
			-		145442 - Suite 130	3,288.93	-	3,288.93			1.2782	4,203.76	1.2782	4,203.76
			-		146564 - Suite 140, 150	2,506.37	-	2,506.37			1.2782	3,203.53	1.2782	3,203.53
			-		145448 - Suite 190	1,424.87	-	1,424.87			1.2782	1,821.21	1.2782	1,821.21
Level 01 Totals	11,071.05	10,829.35	-	10,829.35		8,692.17	-	8,692.17	-	2,137.18	1.2782	11,109.93	1.2782	11,109.93
Level 02			-		147680 - Storage	144.20	-	144.20			1.2782	184.31	1.2782	184.31
			-		146800 - Suite 201	307.67	-	307.67			1.2782	393.25	1.2782	393.25
			-		146578 - Suite 215	918.32	-	918.32			1.2782	1,173.76	1.2782	1,173.76
			-		147664 - Suite 220	1,970.41	19.69	1,990.09			1.2782	2,543.64	1.2782	2,543.64
			-		157245 - Suite 227-235	773.98	49.57	823.55			1.2782	1,052.62	1.2782	1,052.62
			-		146581 - Suite 248	3,717.01	238.06	3,955.06			1.2782	5,055.18	1.2782	5,055.18
			156.70		Major Vertical Penetrations	-	-	-						
Level 02 Totals	11,071.05	10,840.04	156.70	10,683.34		7,831.58	307.32	8,138.90	982.77	1,561.67	1.2782	10,402.76	1.2782	10,402.76
Building Totals	22,142.10	21,669.39	156.70	21,512.69		16,523.76	307.32	16,831.07	982.77	3,698.85	1.2782	21,512.69	1.2782	21,512.69

Values in this table represent (check one) X square feet square meters

*Gross Area 1 is not applicable to the 2017 BOMA Office Standard. It is based on the BOMA 2018 Gross Areas standard (ANSI/BOMA Z65.3-2018) and provided as additional information in this report.

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THE WOODLANDS 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 best-selling, master planned communities in the nation.

Currently 49,000 employees work in the area with such major employers as Oxy, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Hewlett-Packard, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands that has created an estimated 10,000-12,000 jobs and is 3-4 million square feet.

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 opened their 20,000 SF outpatient clinic 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, entertainment, recreation and conference center facilities.

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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. **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.

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