

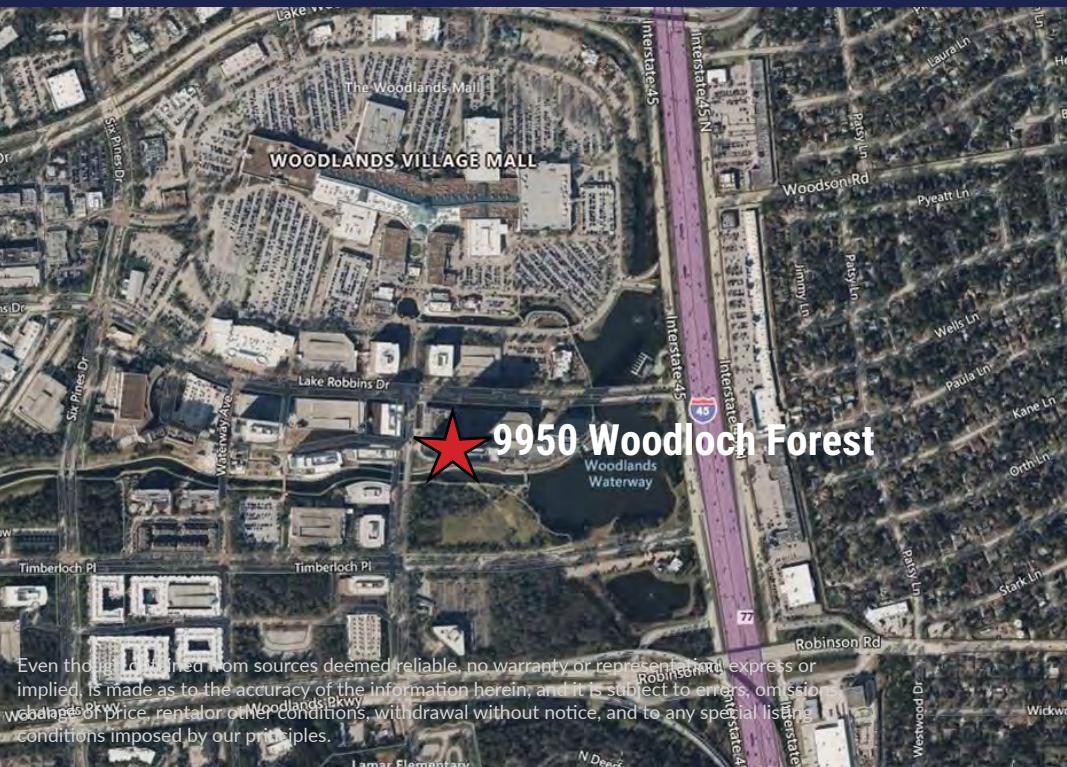
# 9950 Woodloch Forest

The Woodlands, Tx 77380

For Sublease



# NEWCOR



9950 Woodloch Forest

## Office Sublease

**Suite 1300: 7,769 SF**

**Availability: Immediate**

**Estimated NNN's: \$20.05/SF**

**Sublease Expiration: July 31, 2032**

**Rate: Contact Broker to Discuss**

## Features:

- Lobby Café
- Onsite Management and Security
- Dry Cleaning Services on site
- Fitness Club with Indoor Basketball and Pickleball
- Located adjacent to Interstate 45
- 11th Floor Outdoor Terrace
- Building Conference Rooms

Even though derived from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omission, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

**Ryan Dierker**  
ryan@newcorcre.com  
281.210.2484

**Newcor Commercial Real Estate**  
281.210.3090  
[newcorcre.com](http://newcorcre.com)

For Sublease

Suite Photos



Reception



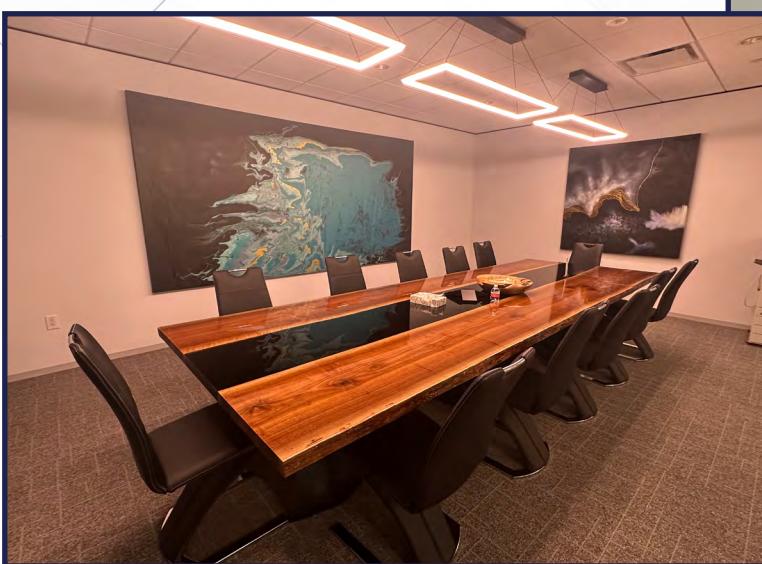
Office

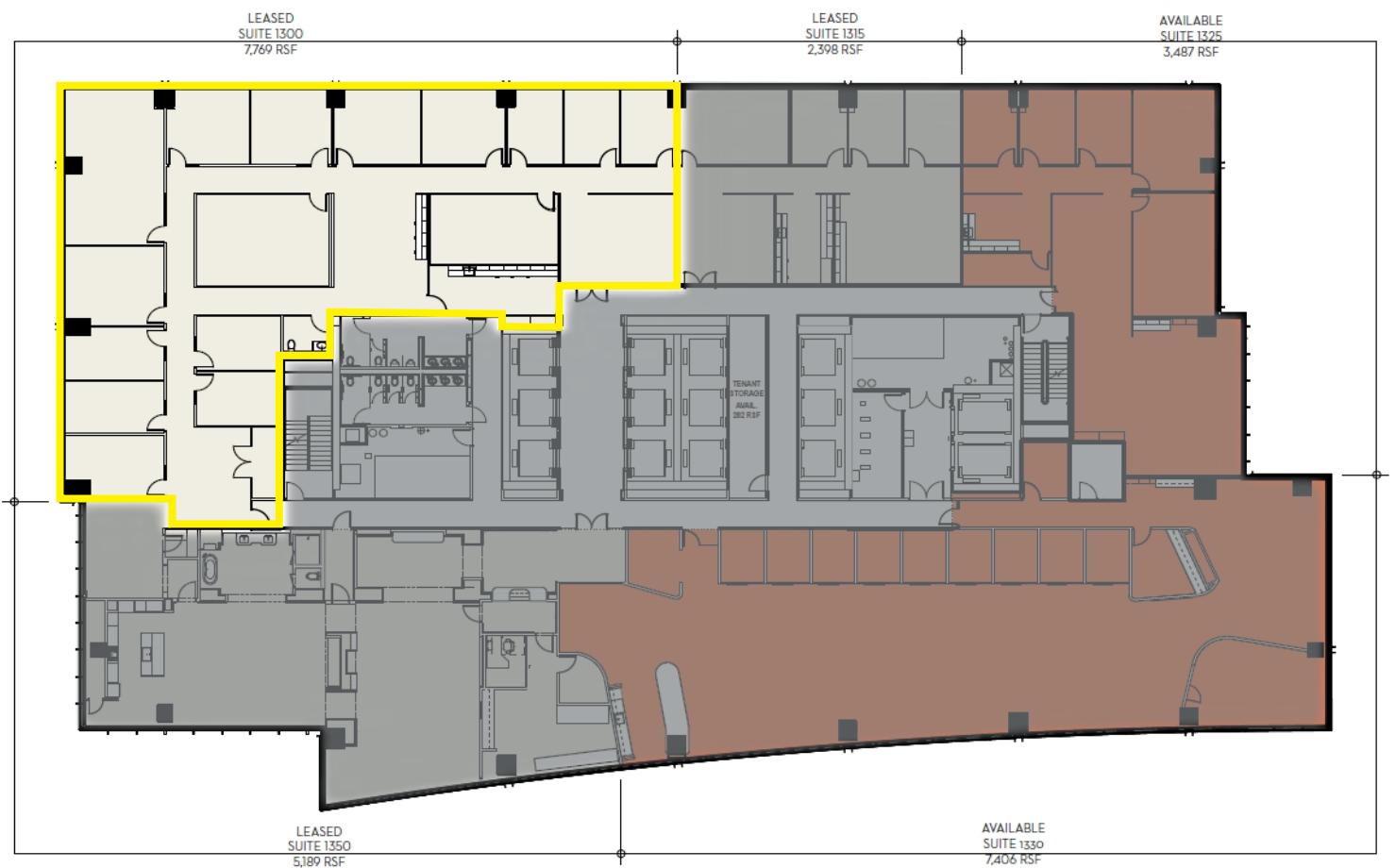


Executive Office



Conference Room



**For Sublease****Suite Floor Plan**

For Sublease

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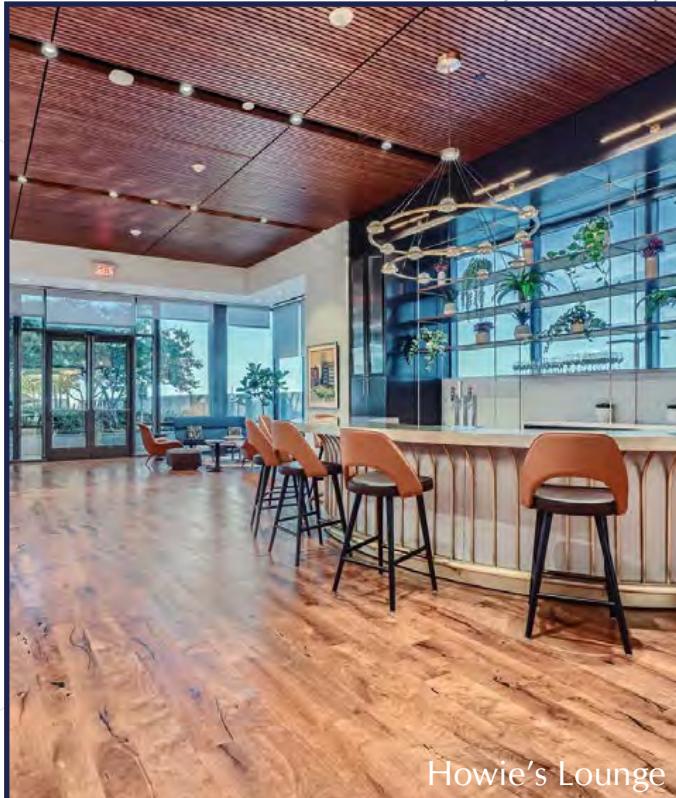
**Building  
Amenities**



1st Floor Lobby



1st Floor Lobby Cafe



Howie's Lounge



Dining Area

For Sublease

