

FOR LEASE

# PARKWOOD II

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10055 GROGANS MILL RD

The Woodlands, TX 77380

PRESENTED BY:

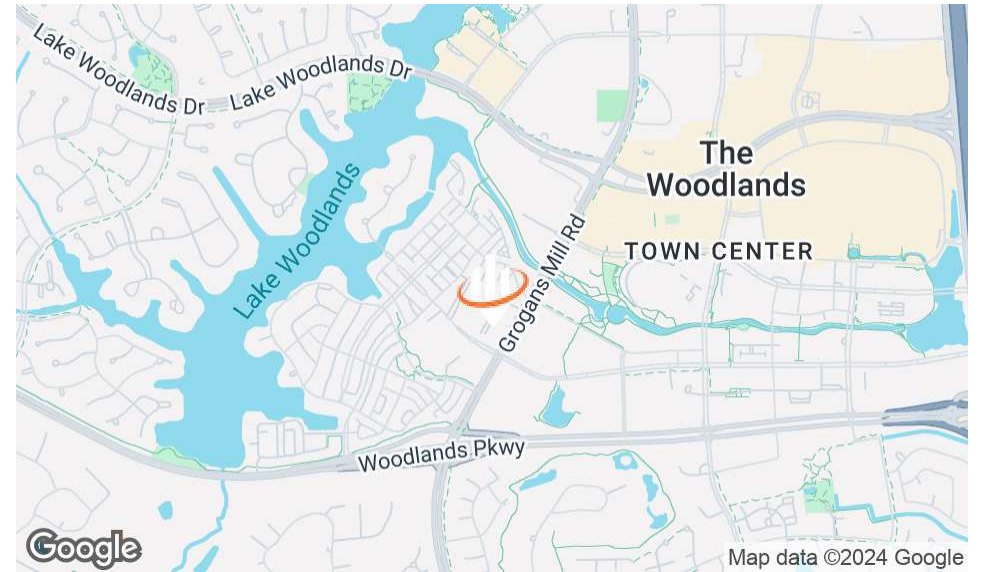
LISA HUGHES

O: 281.367.2220 x113

JEFF BEARD CCIM

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## PROPERTY HIGHLIGHTS

- Exclusive New Opportunity: Class A office building new to the market in The Woodlands
- Five-story building
- 3,000 SF to full floors available (up to 101,056 SF contiguous)
- Available immediately
- Garage parking - 3.5 spaces/1,000 SF Garage parking
- Located in the heart of The Woodlands Town Center, The Cynthia Woods Mitchell Pavilion and within walking distance to The Woodlands Waterway and Market Street
- Easy access to Interstate 45, the Hardy Toll Road, and the Grand Parkway

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$21.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	3,000 - 20,211 SF
<b>BUILDING SIZE:</b>	101,056 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTL POPULATION</b>	7,804	67,203	173,406
<b>TOTAL DAYTIME POPULATION</b>	22,982	104,985	191,963
<b>AVG. HOUSEHOLD INCOME</b>	\$177,503	\$128,012	\$134,220

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**PARKWOOD II - LOBBY RENOVATION**  
LOBBY VIEW



DESIGN DEVELOPMENT MEETING  
06.27.2023



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LOBBY VIEW



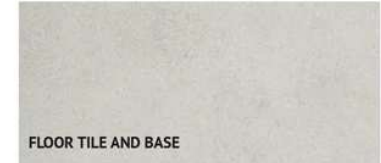
WOOD SLAT CEILING



INT/ EXTERIOR  
WALL TILE



INTERIOR WALL TILE



FLOOR TILE AND BASE



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**PARKWOOD II - LOBBY RENOVATION**  
PATIO VIEW



EXTERIOR WALL TILE



EXTERIOR FLOOR TILE



EXTERIOR PAVER



TURF



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EXTERIOR ENTRY 1



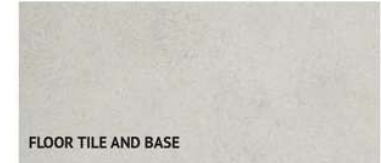
WOOD SLAT CEILING



INT/ EXTERIOR WALL TILE



INTERIOR WALL TILE



FLOOR TILE AND BASE



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PARKWOOD II 10055 Grogans Mill The Woodlands, TX 77380



**PARKWOOD II - LOBBY RENOVATION**  
EXTERIOR ENTRY 2



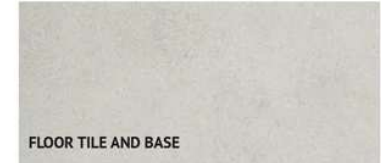
WOOD SLAT CEILING



INT/ EXTERIOR  
WALL TILE



INTERIOR WALL TILE



FLOOR TILE AND BASE



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**PARKWOOD II - LOBBY RENOVATION**  
BACKYARD VIEW



EXTERIOR WALL TILE



METAL SCREEN



EXTERIOR PAVER



TURF



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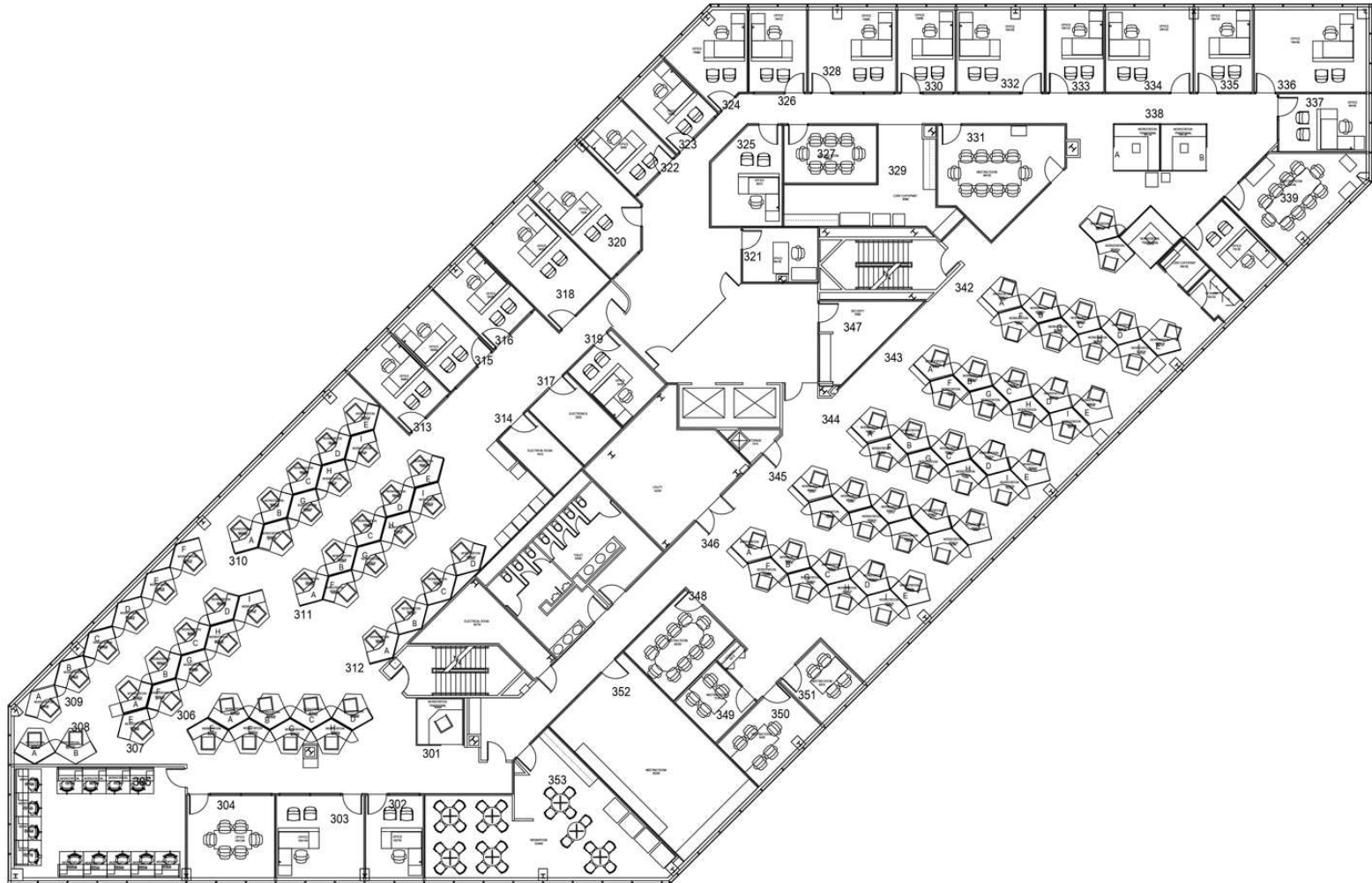
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# PARKWOOD II FLOOR 3



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# PARKWOOD II FLOOR 4



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PARKWOOD II

HUGHES LANDING



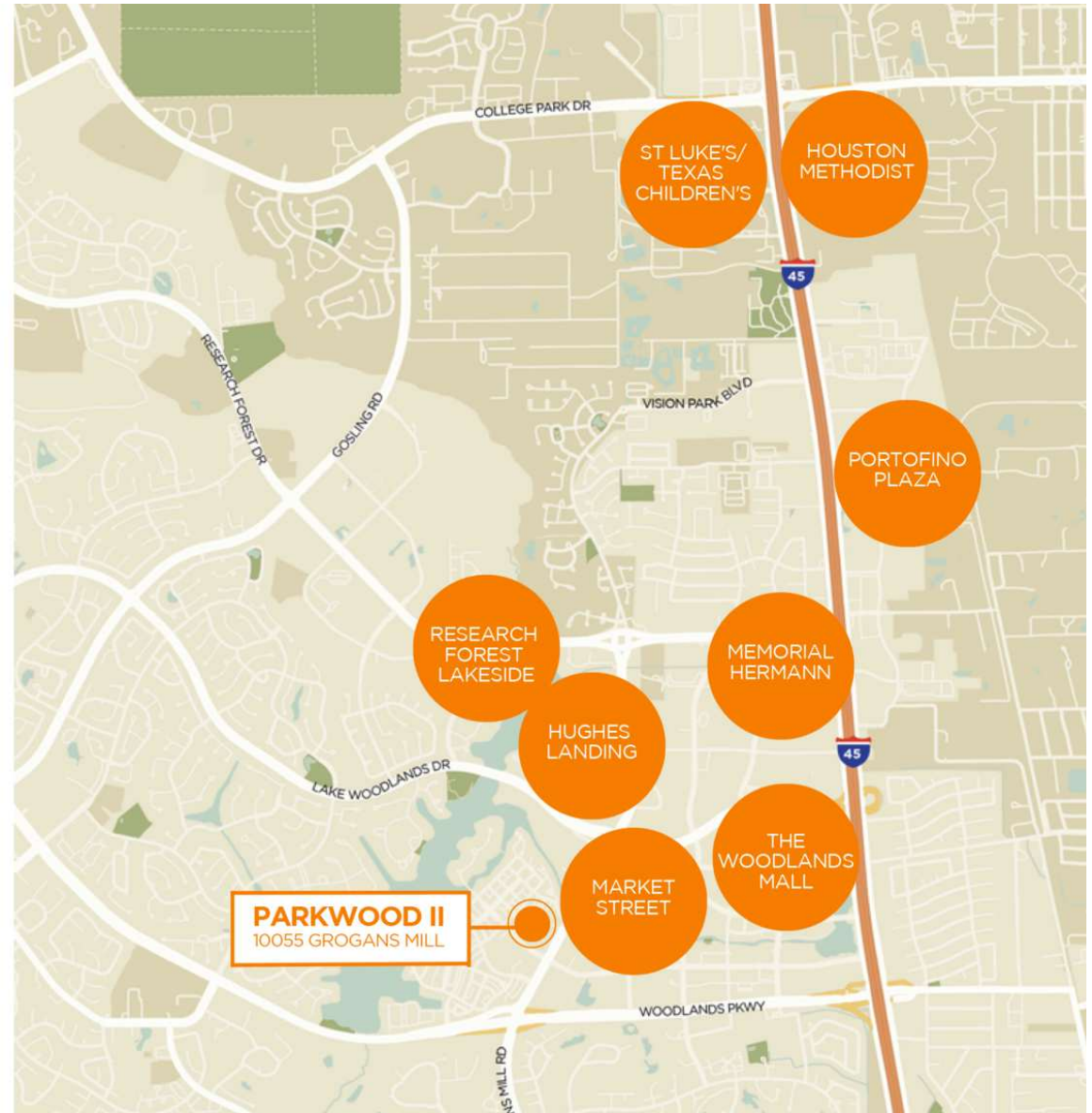
MARKET STREET

17 EATERIES | 45 SHOPS | 42 LIFESTYLE STORES



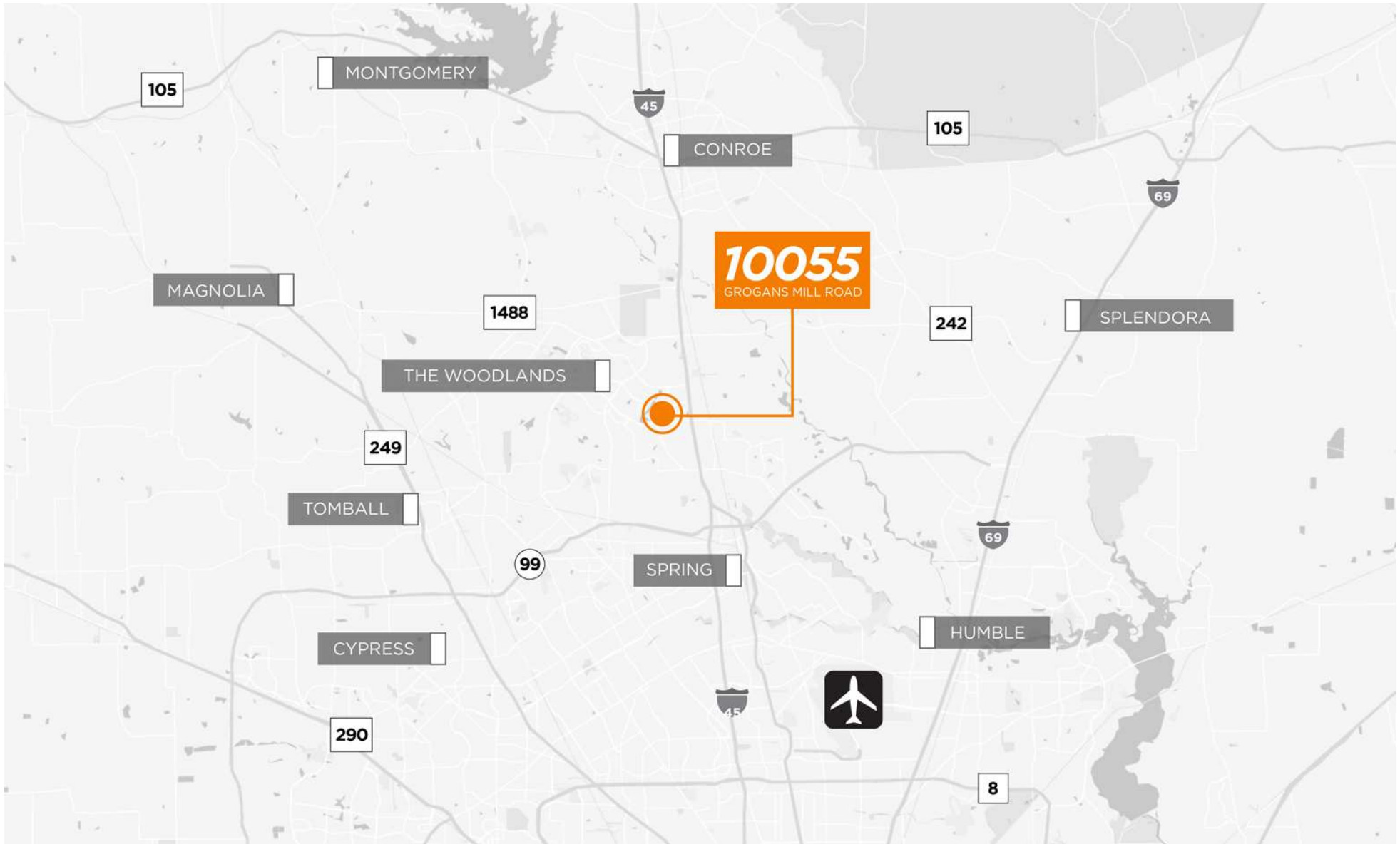
THE WOODLANDS MALL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES



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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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