

FOR LEASE

2203 TIMBERLOCH PL

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The Woodlands, TX 77380

PRESENTED BY:

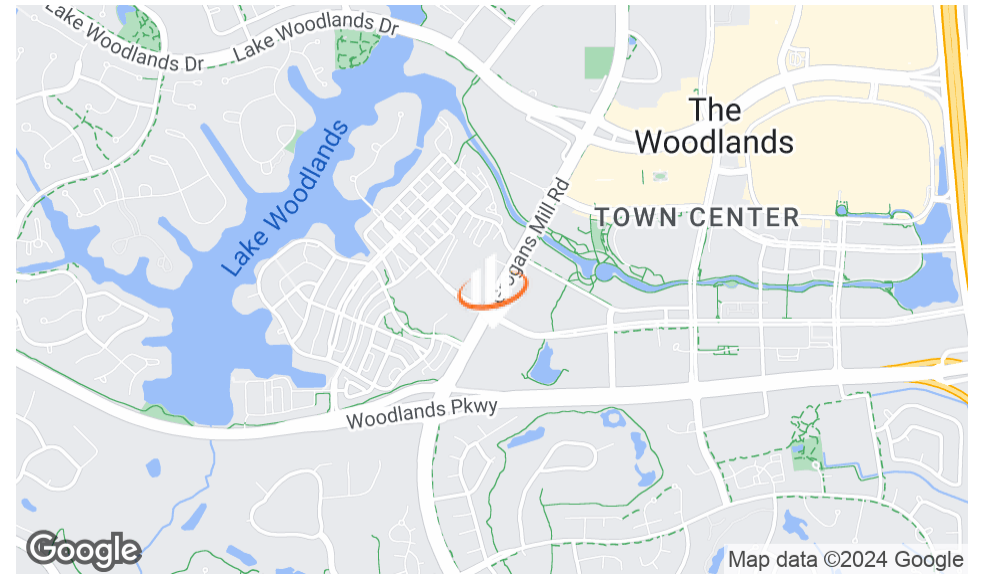
LISA HUGHES

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PROPERTY HIGHLIGHTS

- Timberloch Place is a complex of four, two-story atrium-style office buildings of approximately 52,000 SF each.
- The design features four building quadrants arranged around a sky-lit interior garden atrium.
- Located in the heart of The Woodlands Town Center, adjacent to The Cynthia Woods Mitchell Pavilion and within walking distance to The Woodlands Waterway and Market Street.
- New Micro Market at 2202 Timberloch for the use of all tenants.
- Various space plans available that will fulfill any space requirement.
- First floor common area conference room is available for tenants' use, with Free Wi-Fi in the lobby.
- Forested views from lease spaces are some of the most scenic in The Woodlands. Public areas beautifully detailed in warm brick pavers with a well-landscaped, interior atrium garden.
- Ample parking and easy access to Interstate 45 and the Hardy Toll Road.
- Tenants receive discounted business rates at The Woodlands Resort and Conference Center.

OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/YR [Full Service]
AVAILABLE SF:	732 - 6,801 SF
BUILDING SIZE:	52,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,762	67,642	179,797
TOTAL DAYTIME POPULATION	19,594	91,782	199,208
AVERAGE HH INCOME	\$184,252	\$134,630	\$141,153

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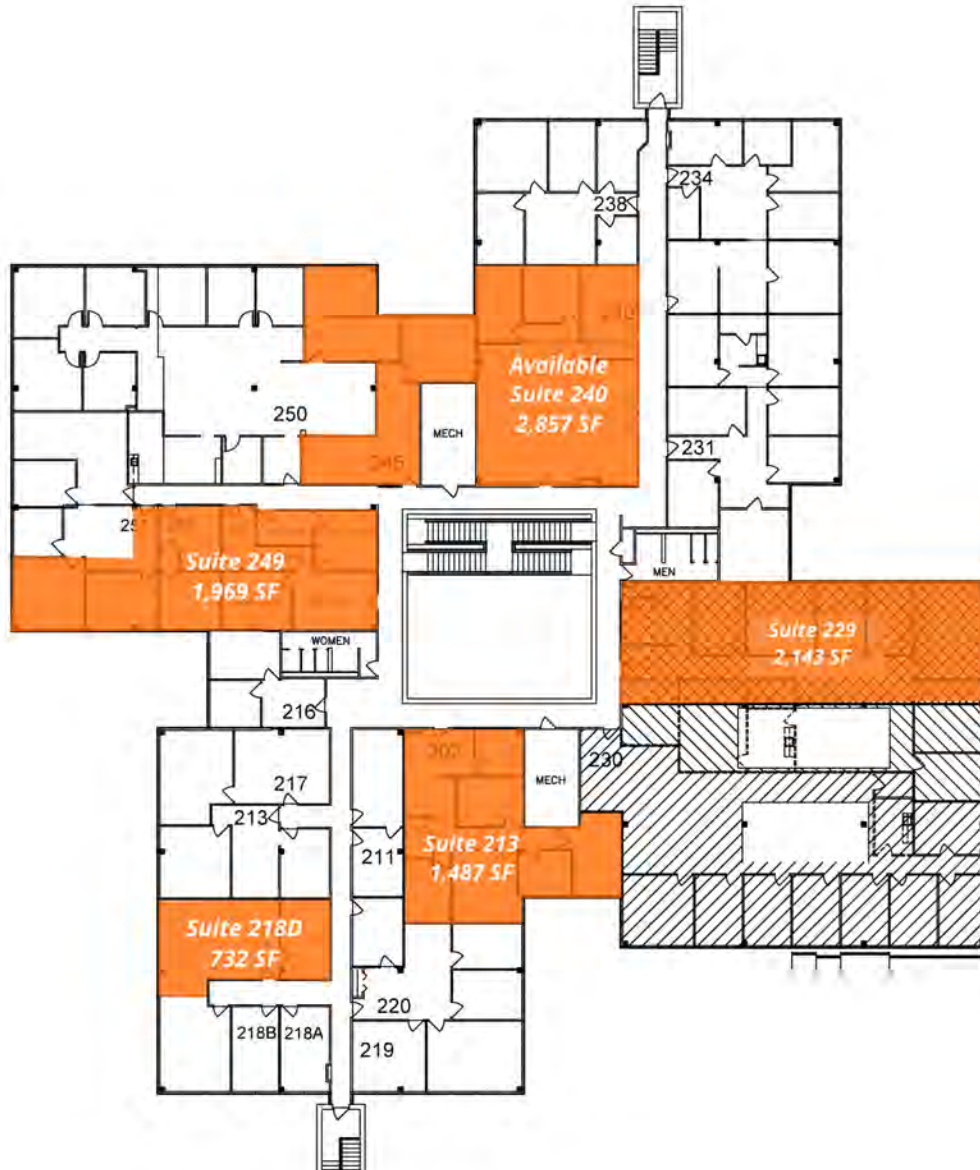


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THE WOODLANDS MARKET OVERVIEW

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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