



32503 Tamina Rd

32503 Tamina Rd, Magnolia, TX 77354



Antonio Plaza

eXP Realty

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32503 Tamina Rd

\$24.50 /SF/YR

This modern office space is designed to meet the needs of companies seeking a professional, comfortable, and flexible environment. It features a sleek lobby and reception, creating an excellent first impression, as well as a fully equipped conference room for meetings and collaborative discussions. The space includes 14 private offices, each with large windows...

- Located just west of The Woodlands, between the FM1488 and FM2978 corridors, minutes from 99 Grand Parkway and I-45.
- 14 private offices with large windows offering natural light and modern shades for enhanced privacy.
- Fully equipped conference room for professional meetings and collaborative discussions.
- Open conference zone with stadium-style seating next to the staircase leading to the upper lounge, perfect for presentations and informal events.
- High ceilings throughout the building, creating a sense of openness and airiness.
- Ample parking available for employees and visitors, ensuring convenience.

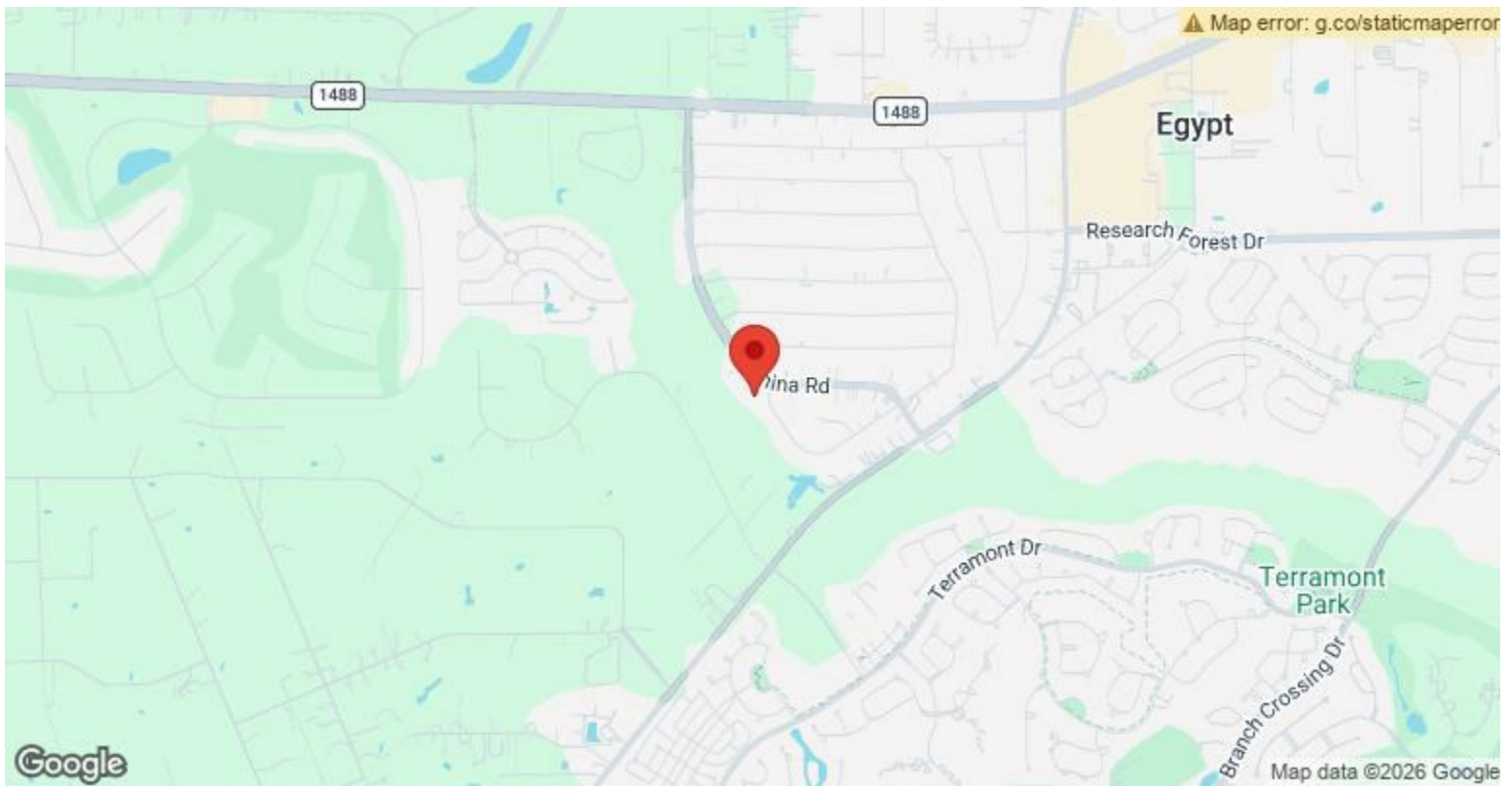


Rental Rate:	\$24.50 /SF/YR
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	19,200 SF
Walk Score ®:	30 (Somewhat friendly)
Operating Expenses:	\$0.48 USD/SF/MO
Rental Rate Mo:	\$2.04 /SF/MO

1st Floor

Space Available	4,700 SF
Rental Rate	\$24.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

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This modern office space is designed to meet the needs of companies seeking a professional, comfortable, and flexible environment. It features a sleek lobby and reception, creating an excellent first impression, as well as a fully equipped conference room for meetings and collaborative discussions. The space includes 14 private offices, each with large windows offering expansive views of the exterior, complemented by modern shades that enhance privacy. The offices are fully carpeted, providing a comfortable working atmosphere. Additionally, each office is equipped with a wall prepared to be used as a whiteboard, making it an ideal space for brainstorming and idea-sharing.

In the central area of the building, there is a conference zone integrated into the open space, where employees can hold conferences or presentations. Those attending can sit in the stadium-style seating, located next to the staircase that leads to the upper lounge. This layout allows for an engaging and dynamic environment, perfect for both formal and informal events. The video conference booths provide private spaces for virtual meetings, ensuring seamless communication.

The kitchen area is fully fitted with two glass-front refrigerators and a microwave drawer, perfect for breaks or informal gatherings. The upper lounge offers a quiet, comfortable rest area for employees to relax between tasks or engage in informal meetings.

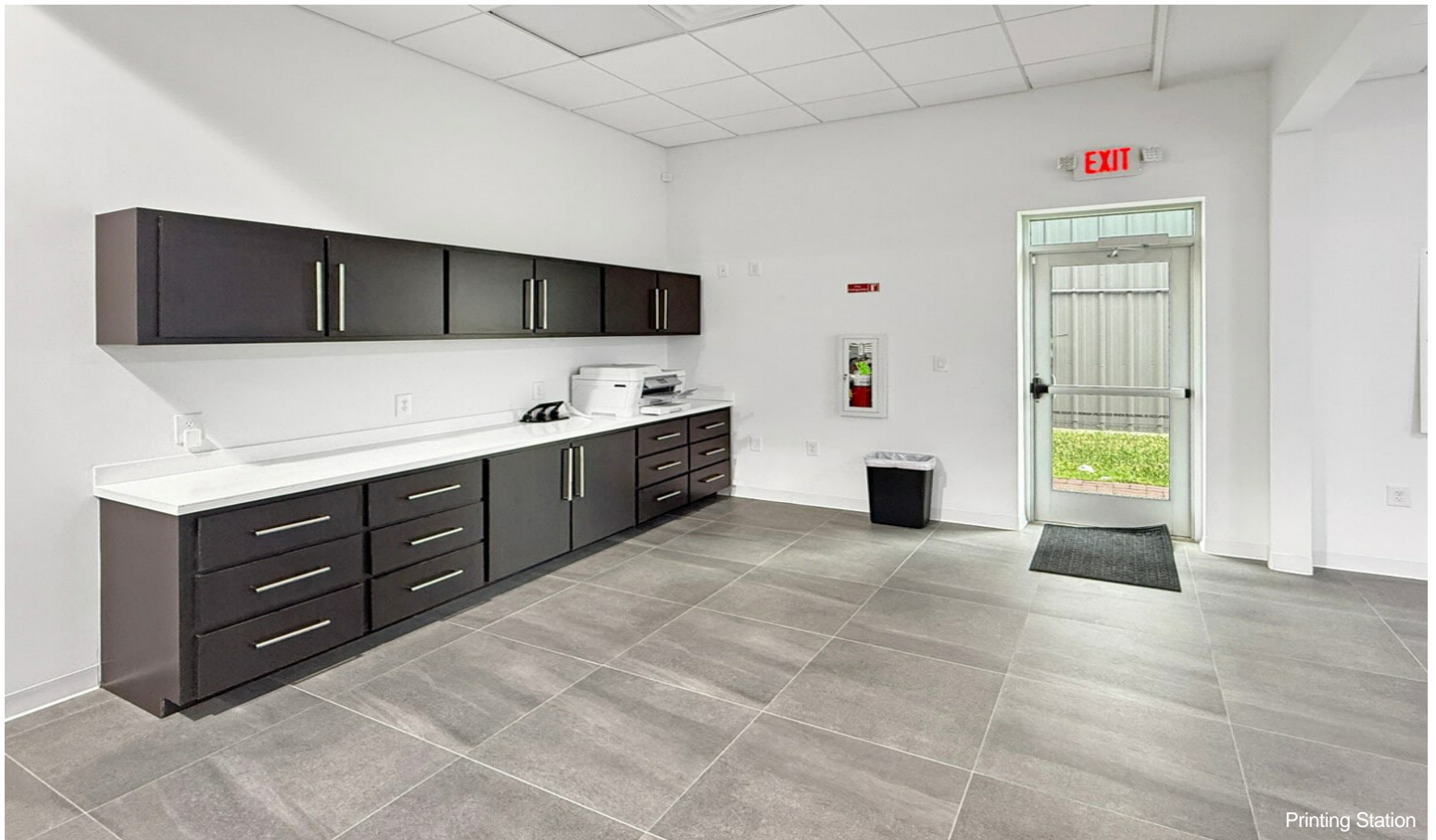
The building's high ceilings enhance the sense of space and openness, creating a bright and airy environment. Additionally, the property offers ample parking, ensuring convenience for both employees and visitors.

Located just west of The Woodlands, between the FM1488 and FM2978 corridors, minutes from the 99 Grand Parkway and I-45, and only 40 minutes from Intercontinental Airport, this building is easily accessible. It is an excellent choice for corporate offices seeking a modern, well-equipped space with amenities that cannot be found in high-rise buildings. With advanced technology and a focus on efficiency, this space is ideal for companies looking for a professional and adaptable work environment.

Property Photos



Conference Room

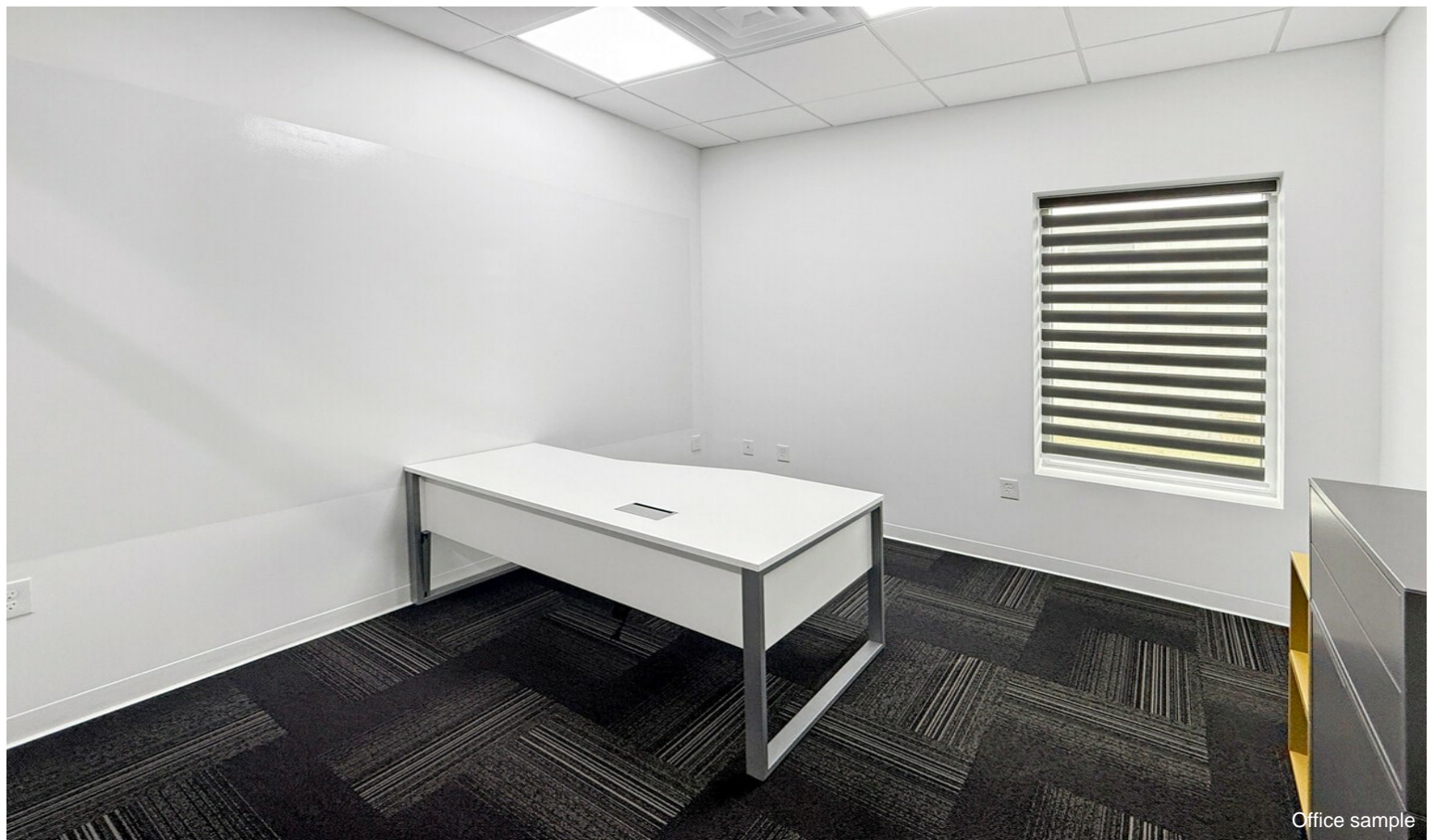


Printing Station

Property Photos



Reception Area



Office sample

Property Photos

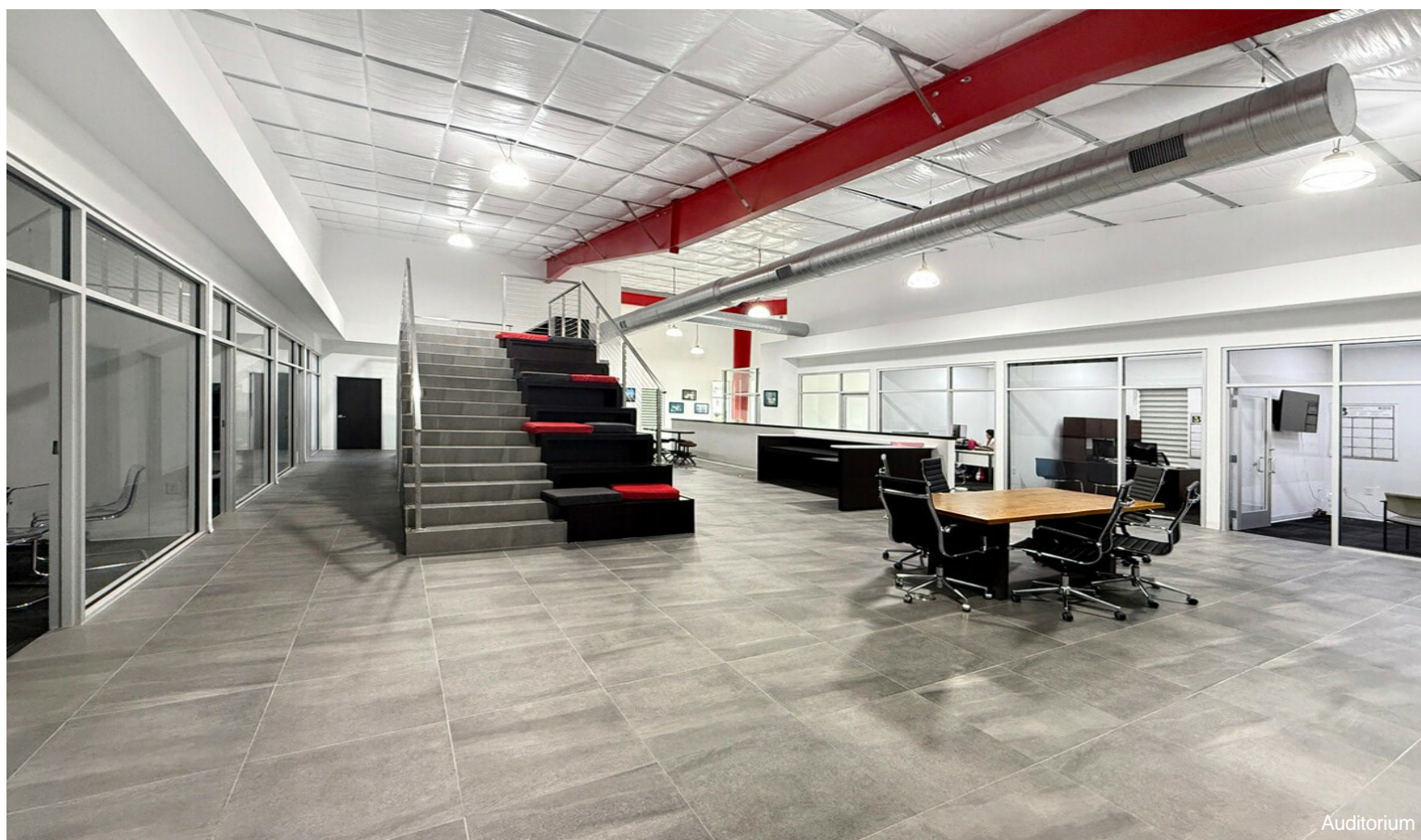
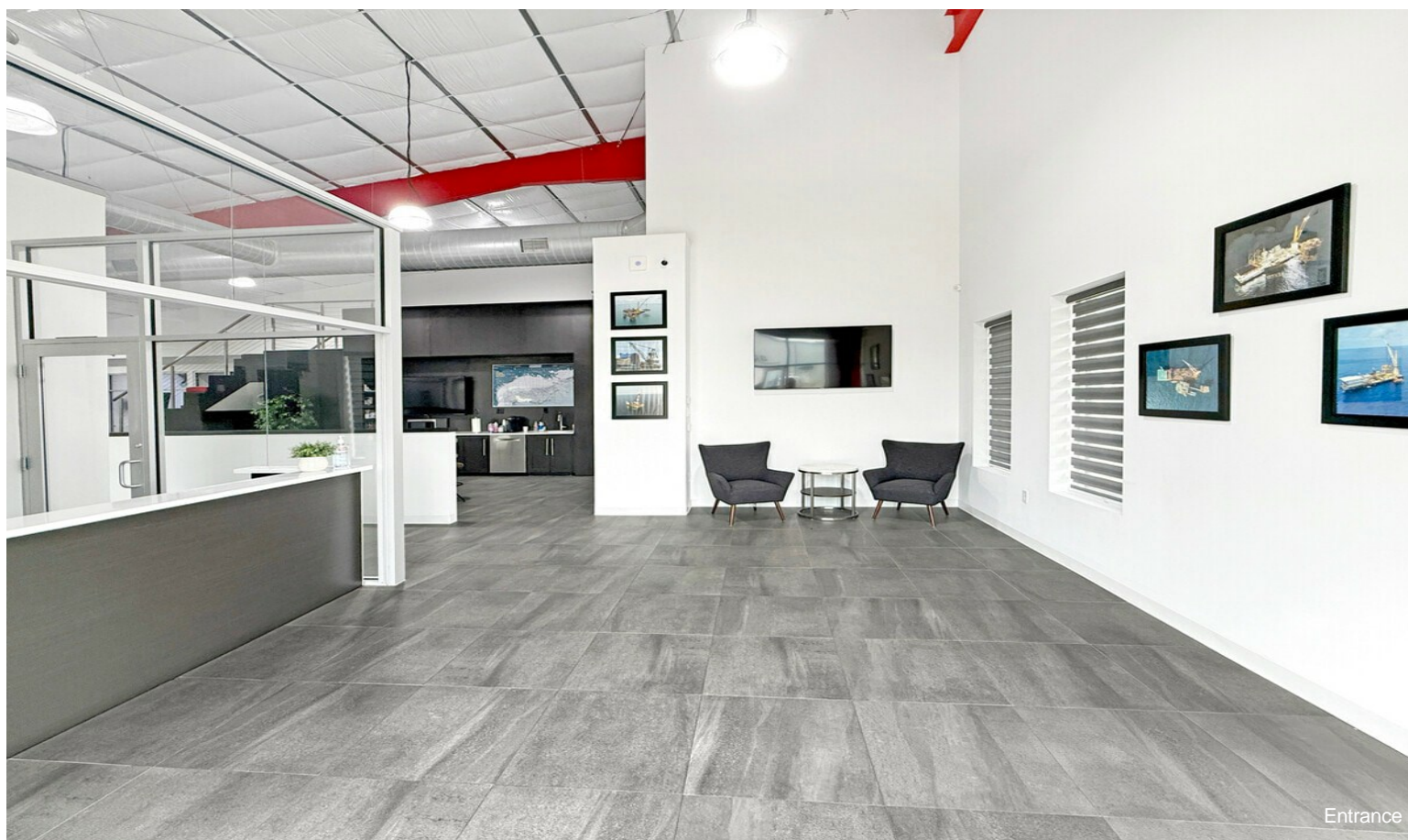


Conference Room



Break Area

Property Photos



Property Photos



Interior Reception



Upper Lounge

Property Photos

