

FOR LEASE

HIGH TIMBERS EXECUTIVE PLAZA

2441 HIGH TIMBERS

The Woodlands, TX 77380

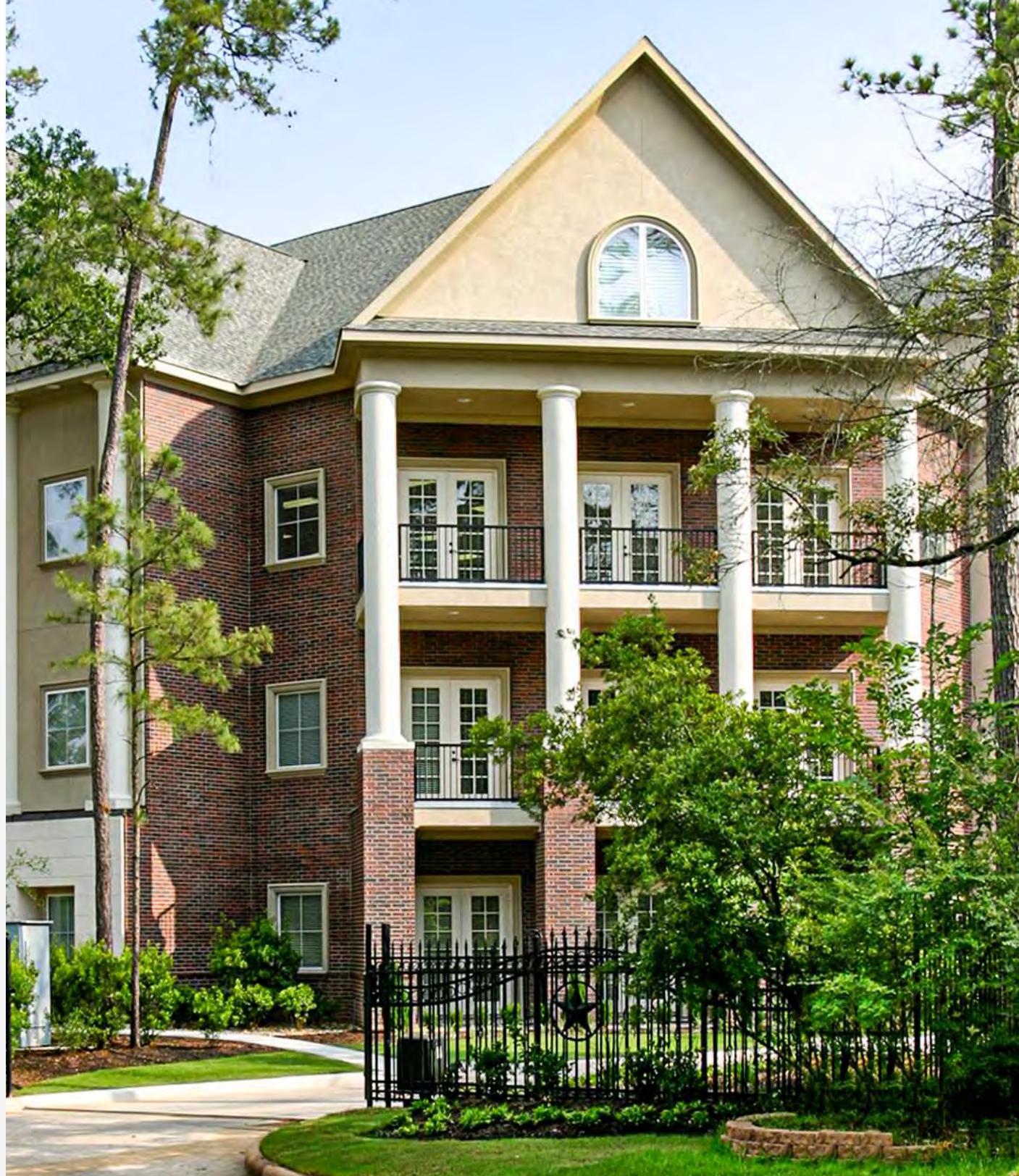
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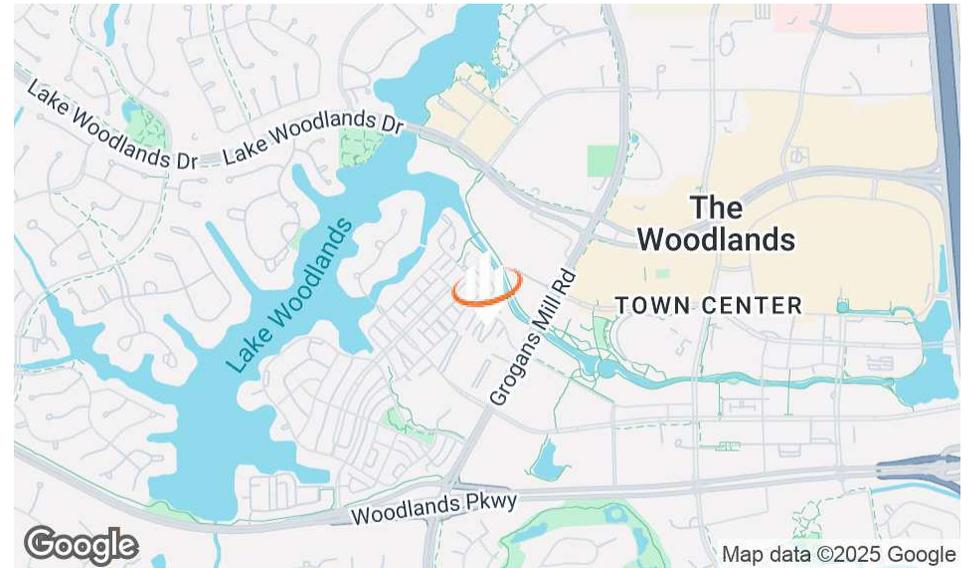
LISA HUGHES

O: 281.367.2220 x113

JEFF BEARD CCIM

O: 281.367.2220 x102





PROPERTY HIGHLIGHTS

- Four-story, Class B office building built in 2002
- Typical floor size: 8,000 SF
- Unfinished ceiling height: 10 feet
- The building features outdoor porches for many tenants
- Most tenants control their own thermostat for HVAC
- Parking: 96 total spaces with covered parking at \$75.00/space/mo.
- Building hours: 6:30 am to 6:00 pm, Mon-Fri
- Security: Card-key access
- This boutique, Class A, office building is in the heart of The Woodlands Town Center
- Minutes away from Market Street, The Woodlands Mall, Waterway and Hughes Landing

OFFERING SUMMARY

LEASE RATE:	Call Broker for Rate
AVAILABLE SF:	2,963 RSF
LOT SIZE:	1.317 Acres
BUILDING SIZE:	28,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,201	63,949	167,342
TOTAL DAYTIME POPULATION	6,905	66,748	167,342
AVERAGE HH INCOME	\$205,661	\$148,233	\$157,920

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PROPERTY & SPACE AMENITIES

- State of the art alarm system and video monitoring
- Bright security lighting in parking area
- 24/7 tenant access
- Tenants control A/C or heat after-hours and weekends
- Mail center
- Office cleaning service 5 nights a week
- Handicap Access parking
- Tastefully appointed lobby featuring granite and tile floors
- Granite surrounded elevator wall
- Two-story entrance
- Mezzanine seating area
- Efficient floor plans
- On-site management
- Drive-through Porte-Cochere
- Security cardkey access
- Class "A" quality and feel
- Beautifully landscaped building with all the amenities you expect
- Fire-safety sprinkler system throughout the building
- Elegant bathrooms
- Building is conveniently located across the street of The Woodlands Waterway where you can stroll down The Waterway for lunch at Market Street from your office
- Some office spaces have exterior porch
- Large conference room within the space
- Fully equipped break room

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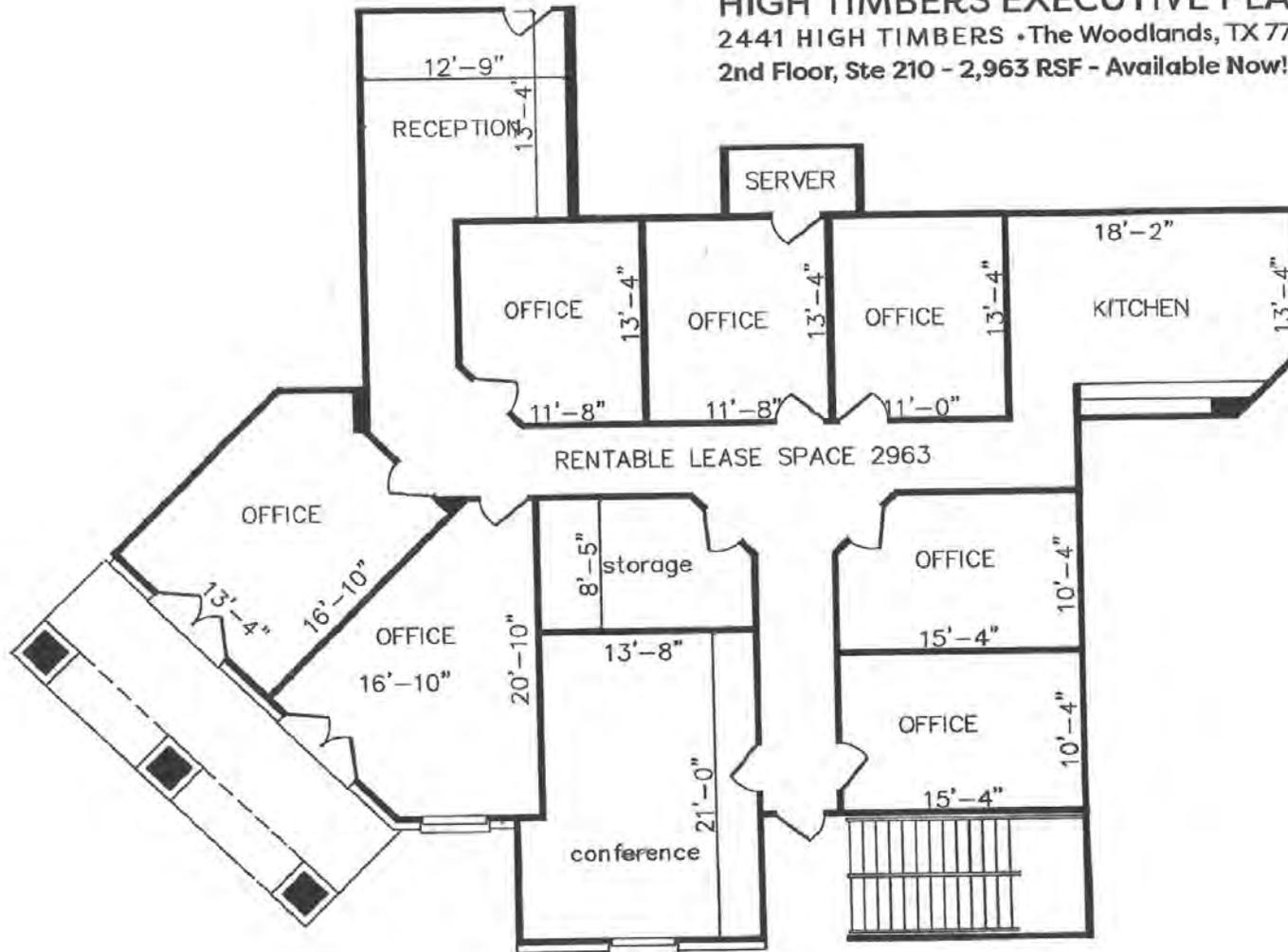
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2nd Floor, Ste 210 - 2,963 RSF - Available Now!



SUITE 210 - 2,963 RSF

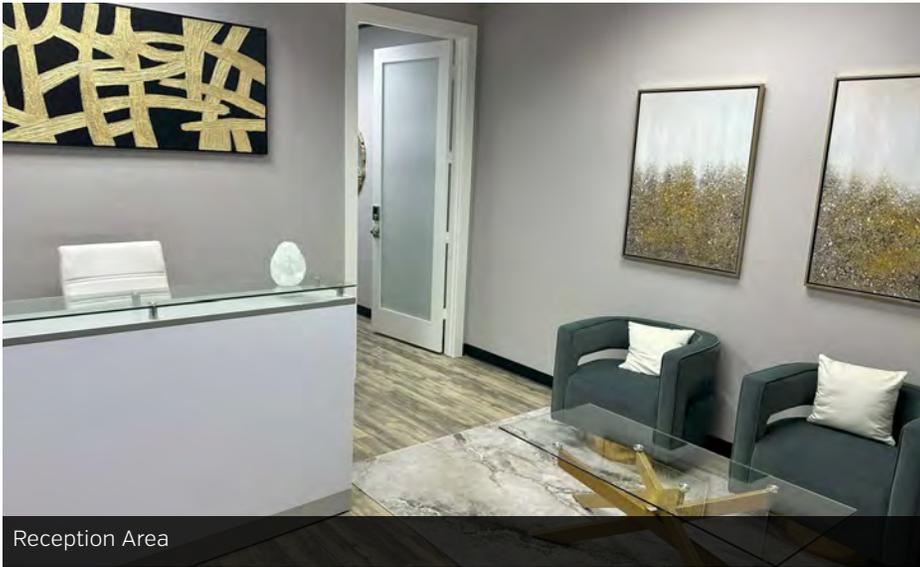
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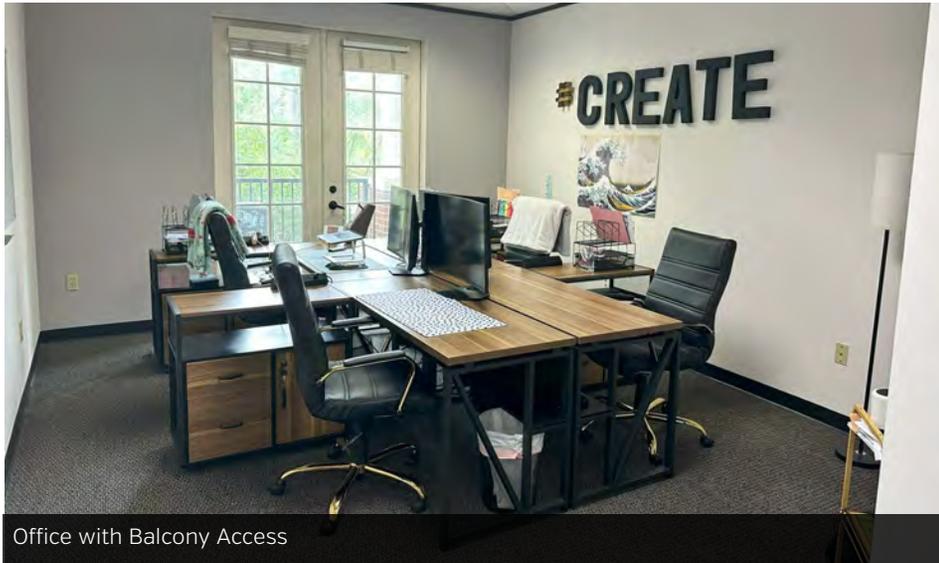
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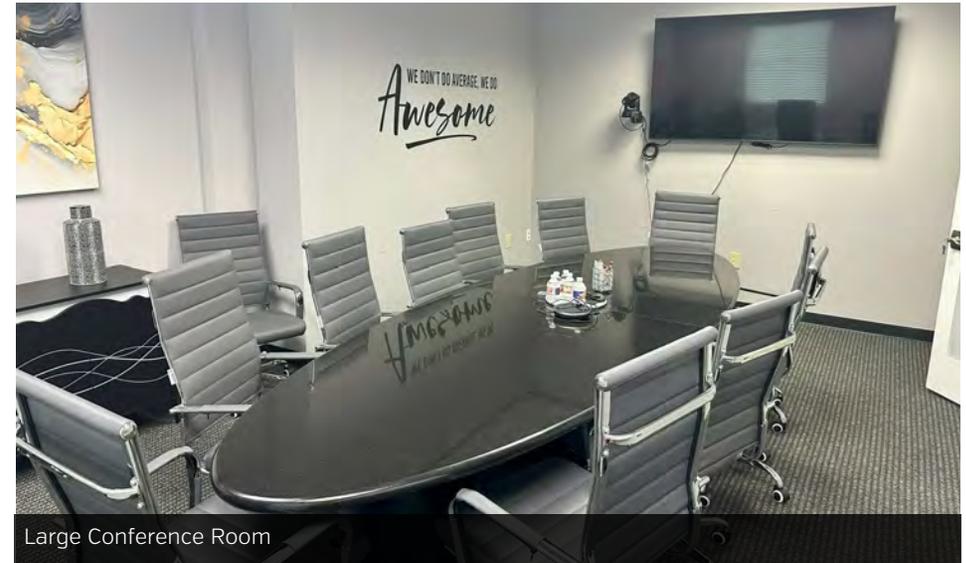
Reception Area



Furniture and Decor Available



Office with Balcony Access



Large Conference Room

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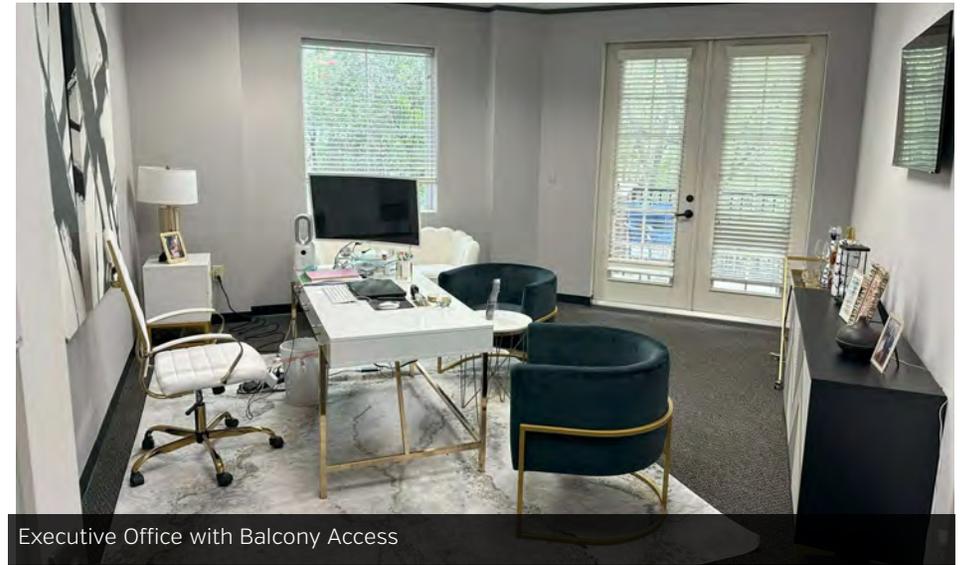
Seven Private Offices and a Storage Room



Fully Furnished Break Room



Fully Equipped Break Room



Executive Office with Balcony Access

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HUGHES LANDING



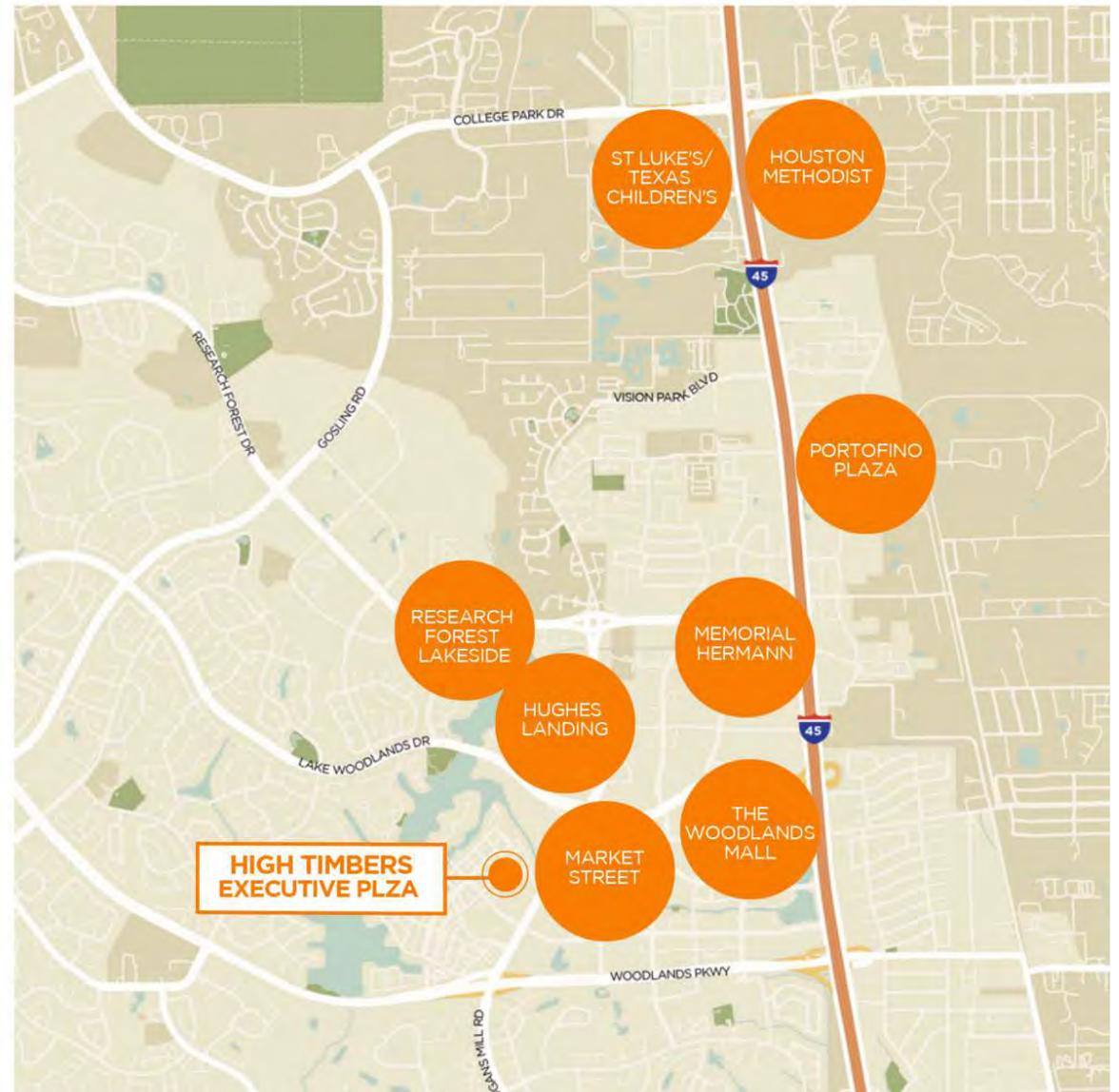
MARKET STREET

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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