

Rothwood Center – New Building!

Flexible Design! – With or without office – Catered to your needs!

Office/Warehouse Leasing @ Rothwood Road
(north of Spring Stuebner)



WAREHOUSE SPACES AVAILABLE FOR LEASE:

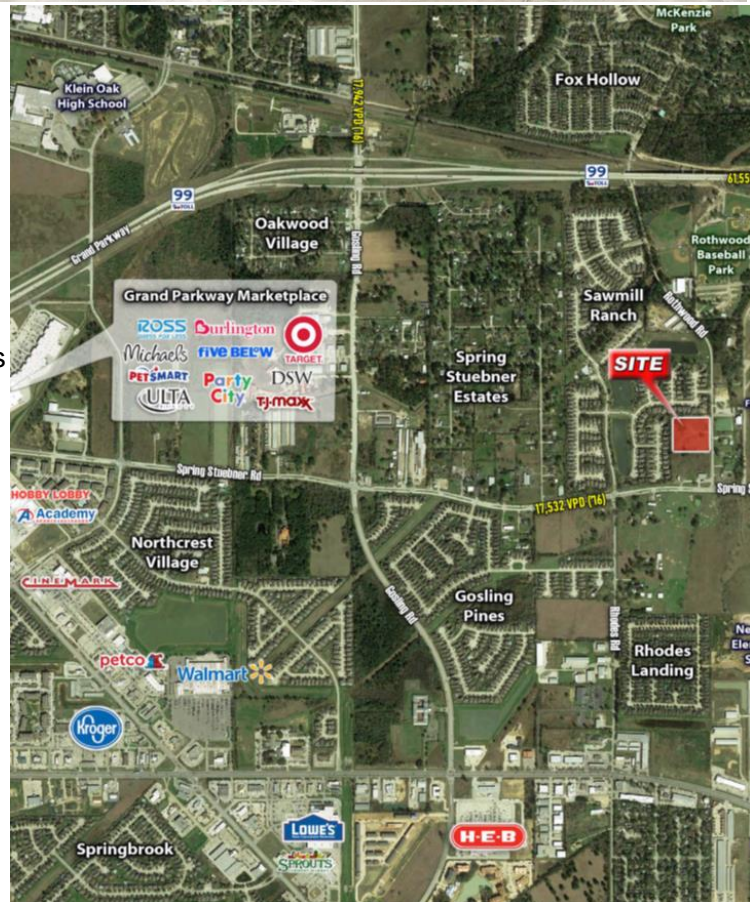
- ✓ 18 units of varying sizes available
- ✓ 3,000 sf – 2,400 sf warehouse with 600 sf office
- ✓ 1,945 sf – 1,500 sf warehouse + 445 sf office mezz.
- ✓ 1,850 sf – 1,255 sf warehouse with 595 sf office
- ✓ 1,500 sf – All office space or all warehouse
- ✓ 1,213 sf – All office space or all warehouse
- ✓ 925 sf – All office space or all warehouse

PROJECT INFORMATION:

- ✓ 5 Office/warehouse buildings – Bldg 5 in Progress
- ✓ 35 Units from 925 sf to 4,500 sf
- ✓ 126 Parking spaces
- ✓ Easy access (2 driveways)
- ✓ Metal buildings with rolling doors
- ✓ All office suites delivered: 100% finished, private restroom and break-out room, open concept, 9 ft ceilings, independent A/C and electric meter.
- ✓ Monument sign available

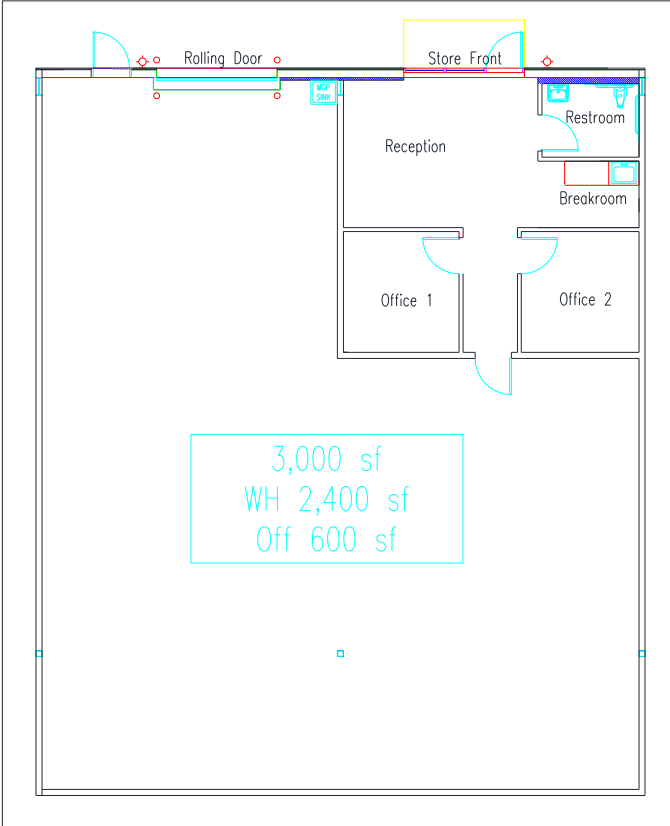
GREAT LOCATION:

- ✓ 22131 Rothwood Road
- ✓ 550 feet from Spring Stuebner Rd
- ✓ 0.5 miles south of Grand Parkway 99
- ✓ 1 mile east of Gosling Rd
- ✓ 3 miles west of I-45
- ✓ 1.2 miles east of new Amazon Warehouse
- ✓ 1.5 miles east from Grand Parkway Marketplace
- ✓ 1.5 miles west of Springwoods development
- ✓ 4 miles south of The Woodlands

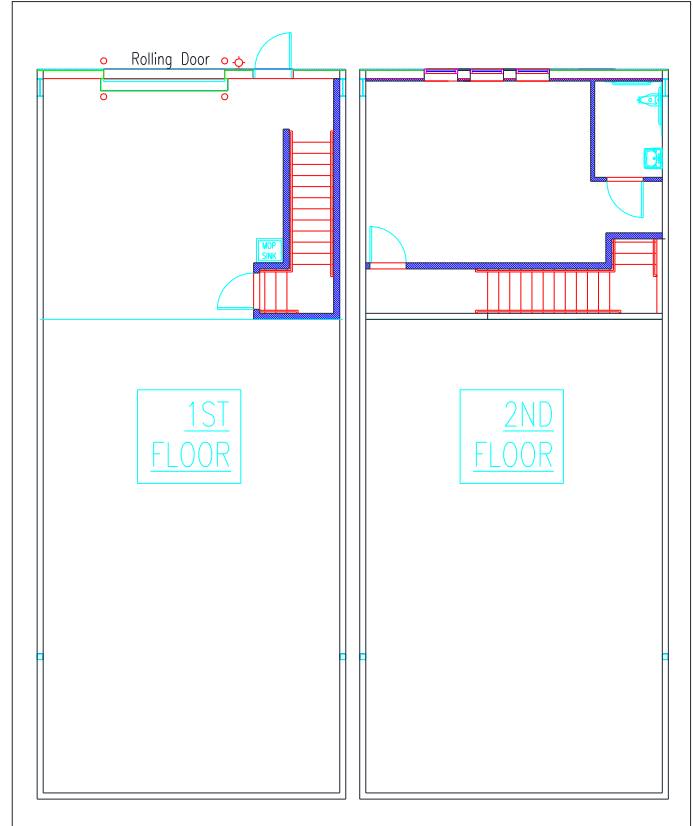


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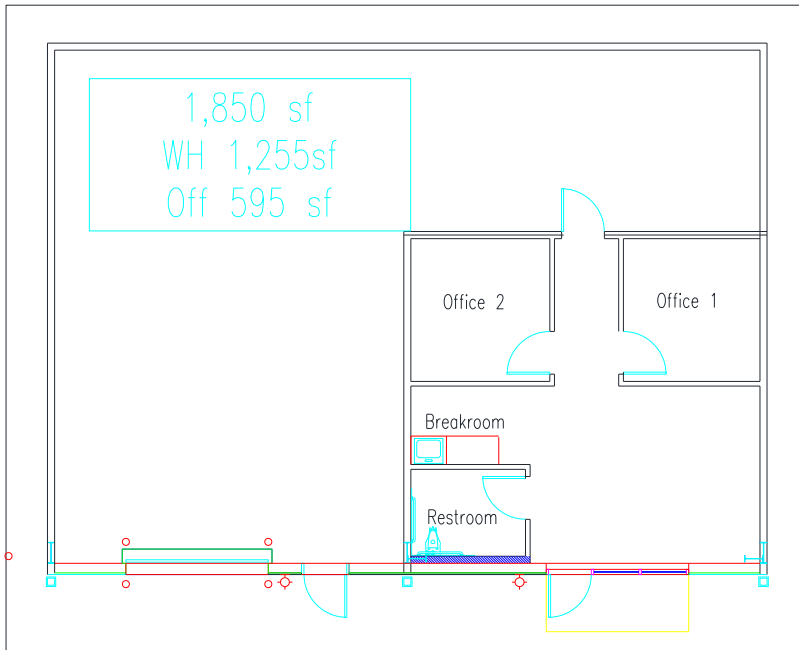
3,000 sf units with office



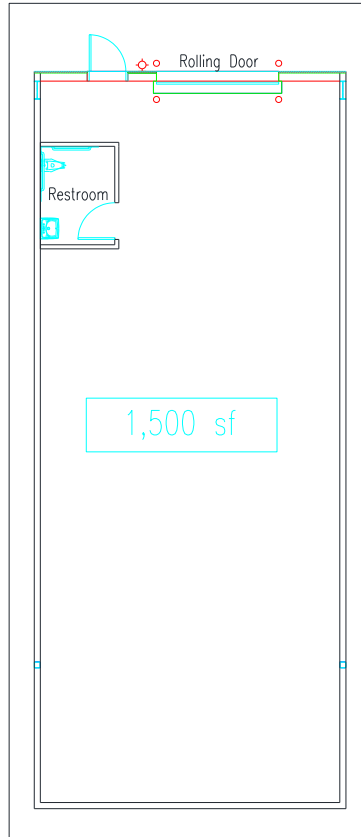
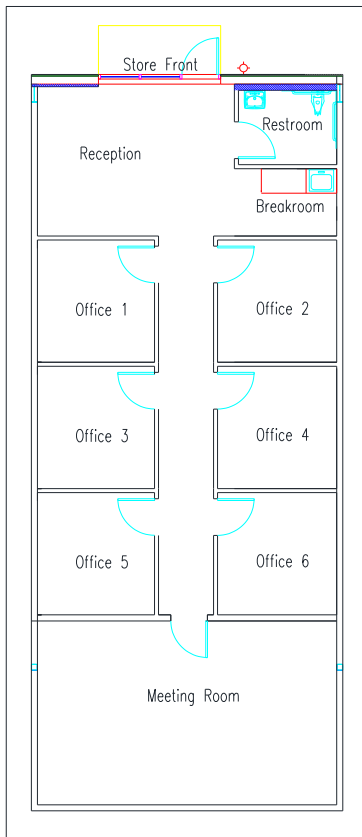
1,945 sf units with office mezzanine

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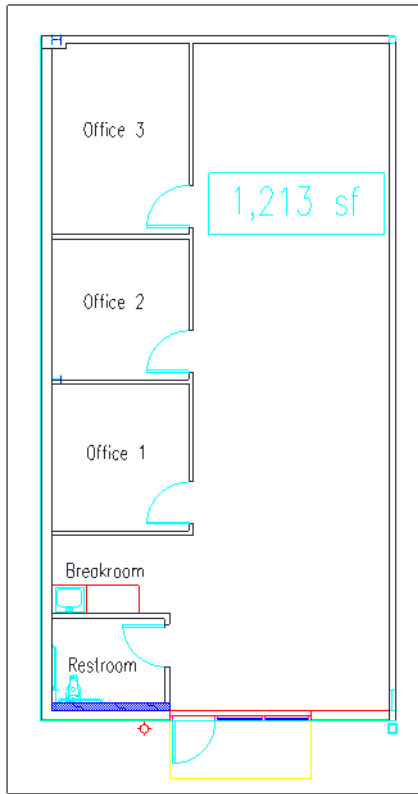
1,850 sf units with office & warehouse space



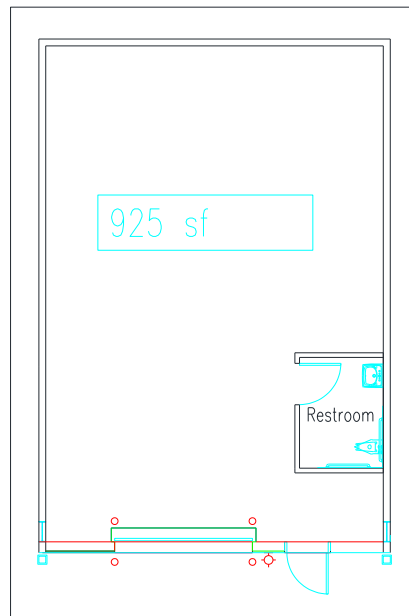
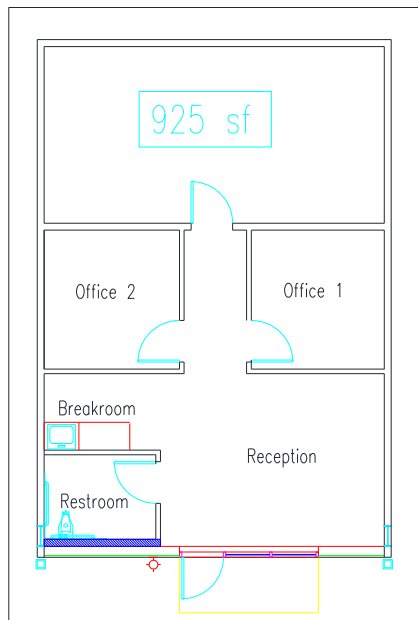
1,500 sf units with or without office

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1,213 sf units with or without office



925 sf units with or without office