

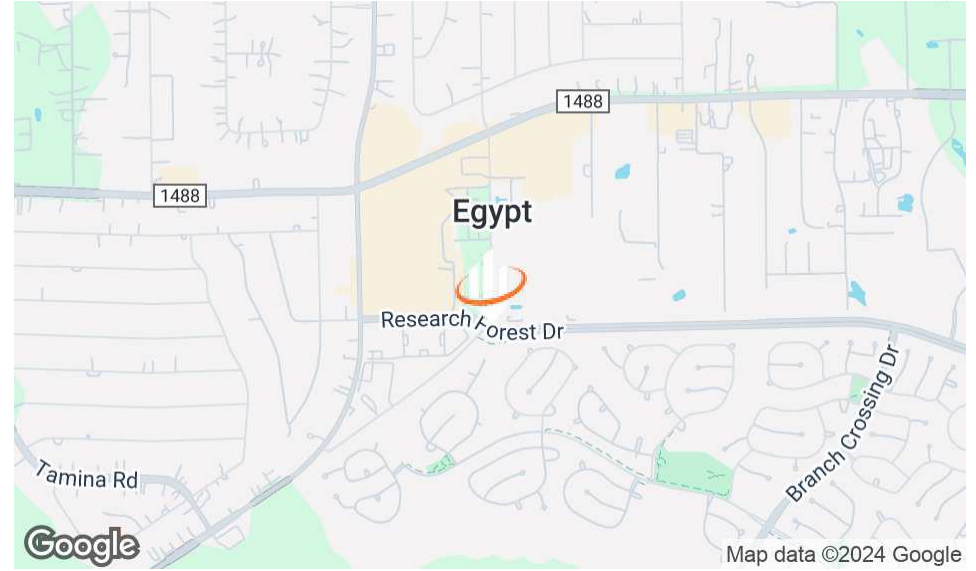


MEDICAL SPACE FOR LEASE

ELYSIUM AT WESTGATE CROSSING

10110 RESEARCH FOREST DR. | THE WOODLANDS, TX 77354

9320 LAKESIDE BLVD. STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM



PROPERTY HIGHLIGHTS

- 13,941 Medical building.
- 1,223 - 5,469 SF Available.
- Orthodontist and General Dentist as co-tenants.
- Located at the signalized intersection at Research Forest Drive and Egypt Lane.
- Woodlands Submarket with multiple access points from Research Forest Drive and Egypt Lane.
- Less than a 1/4 mile east from FM 2978 and south of FM 1488 via Egypt Lane.
- Other nearby users include Zanti Cucina, 7-11, SGK Plastic Surgeon, Magnolia Family Medicine, and AK Spine and Pain Center
- Target anchored Regency center with 205,607 SF of retail & restaurant space located across Egypt Lane.

OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| LEASE RATE: | \$38.00 SF/YR (NNN) |
| AVAILABLE SF: | 1,223 - 5,469 SF |
| LOT SIZE: | 1.25 Acres |
| BUILDING SIZE: | 13,941 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 8,440 | 53,405 | 108,682 |
| TOTAL DAYTIME POPULATION | 7,628 | 56,364 | 120,101 |
| AVH HOUSEHOLD INCOME | \$158,672 | \$167,780 | \$158,438 |

NEAL KING **JEFF BEARD CCIM**
 O: 281.367.2220 x125 O: 281.367.2220 x102



NEAL KING

O: 281.367.2220 x125

JEFF BEARD CCIM

O: 281.367.2220 x102



NEAL KING

O: 281.367.2220 x125

JEFF BEARD CCIM

O: 281.367.2220 x102

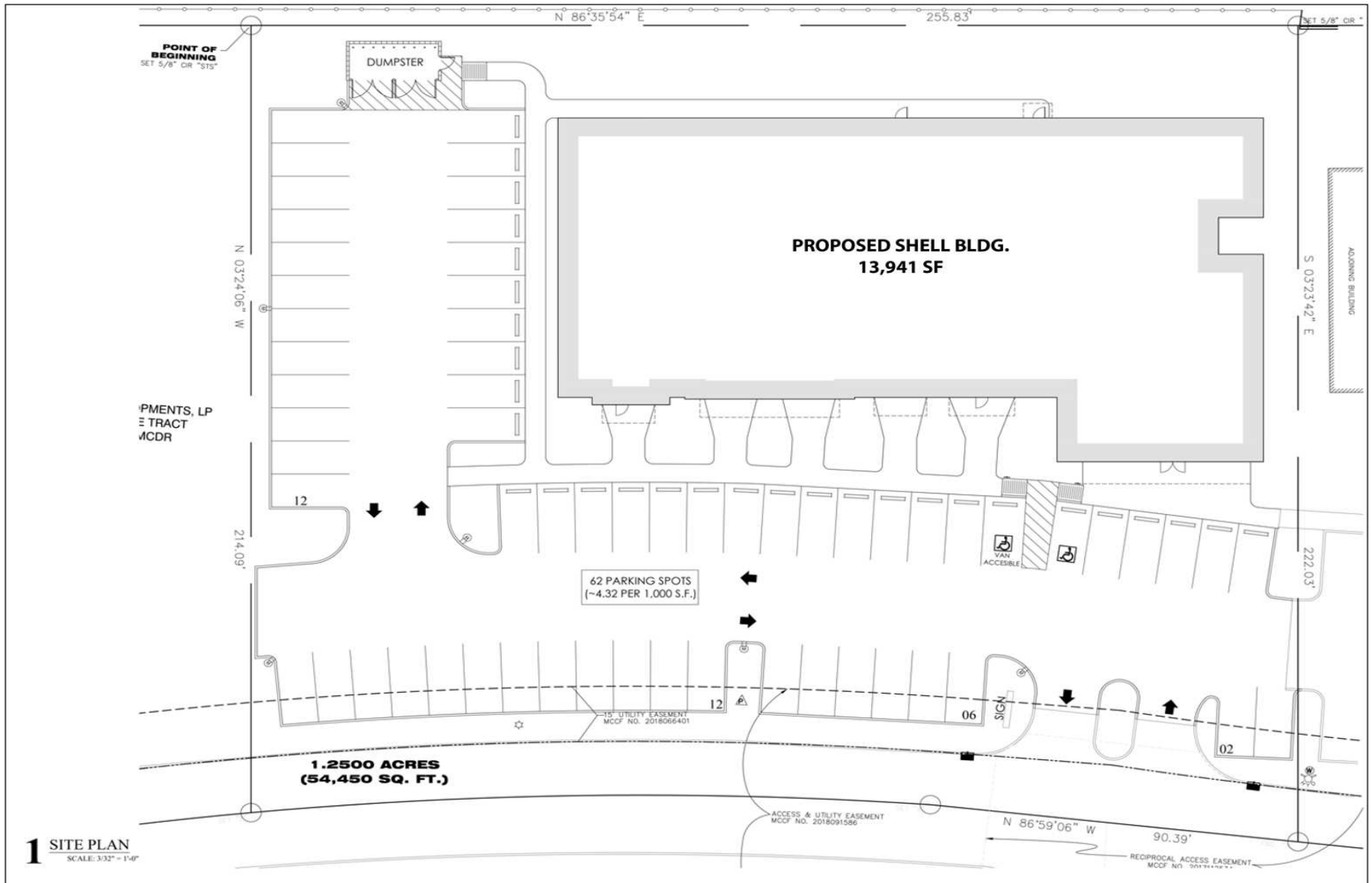
LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| LEASE TYPE: | NNN | LEASE TERM: | 5+ Years |
| TOTAL SPACE: | 1,223 - 5,469 SF | LEASE RATE: | \$38.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-------|-----------|------------------|------|---------------|
| 100 | - | 4,583 SF | NNN | - |
| 200 | - | 2,255 SF | NNN | - |
| 200 | - | 2,255 SF | NNN | - |
| 400 | Available | 1,605 - 5,469 SF | NNN | \$38.00 SF/yr |
| 500 | Available | 1,223 - 5,469 SF | NNN | \$38.00 SF/yr |
| 600 | Available | 2,642 - 5,469 SF | NNN | \$38.00 SF/yr |

NEAL KING JEFF BEARD CCIM
O: 281.367.2220 x125 O: 281.367.2220 x102



NEAL KING JEFF BEARD CCIM
 O: 281.367.2220 x125 O: 281.367.2220 x102



NEAL KING JEFF BEARD CCIM
 O: 281.367.2220 x125 O: 281.367.2220 x102



NEAL KING JEFF BEARD CCIM
 O: 281.367.2220 x125 O: 281.367.2220 x102



NEAL KING

O: 281.367.2220 x125

JEFF BEARD CCIM

O: 281.367.2220 x102



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.

NEAL KING

O: 281.367.2220 x125

JEFF BEARD CCIM

O: 281.367.2220 x102

FOR LEASING INFORMATION:

NEAL KING

Senior Advisor
281-360-22220 EXT: 125
neal.king@svn.com

JEFF BEARD, CCIM

Managing Director
281-814-9928
jeff.beard@svn.com



281.367.2220

JBEARDCOMPANY.COM

9320 LAKESIDE BLVD | STE 250
THE WOODLANDS, TX 77381

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.