

# SIERRA PINES II

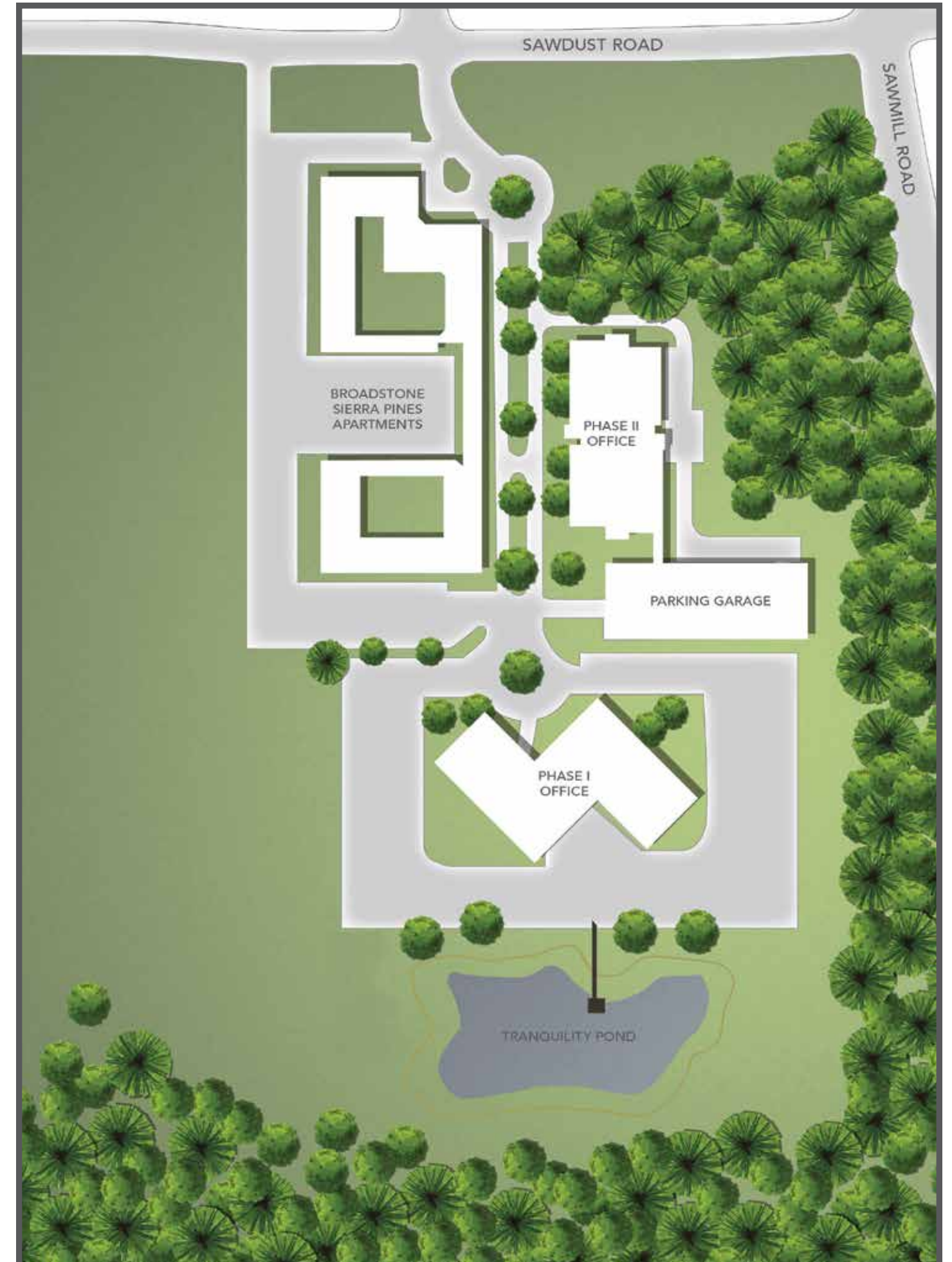


  
STREAM

# FACTS AND STATS

An important part of this master-planned project was keeping the natural elements of the existing grounds in mind. Sierra Pines was strategically planned and developed to keep the preexisting trees intact and to continue to be a home to the wildlife naturally found at this location.

ADDRESS	1575 Sawdust Road The Woodlands, TX 77380
WEBSITE	<a href="http://www.sierra-pines.com">www.sierra-pines.com</a>
YEAR DELIVERED	2015
BUILDING TYPE	Class A
BUILDING SIZE	153,809 SF
TYPICAL FLOOR PLATE	26,830 SF
ON-SITE SECURITY	24 hours, 7 days per week Card-key access Video surveillance
PARKING	4.0/1,000 in a structured garage
GREEN DESIGN	LEED Silver Certification





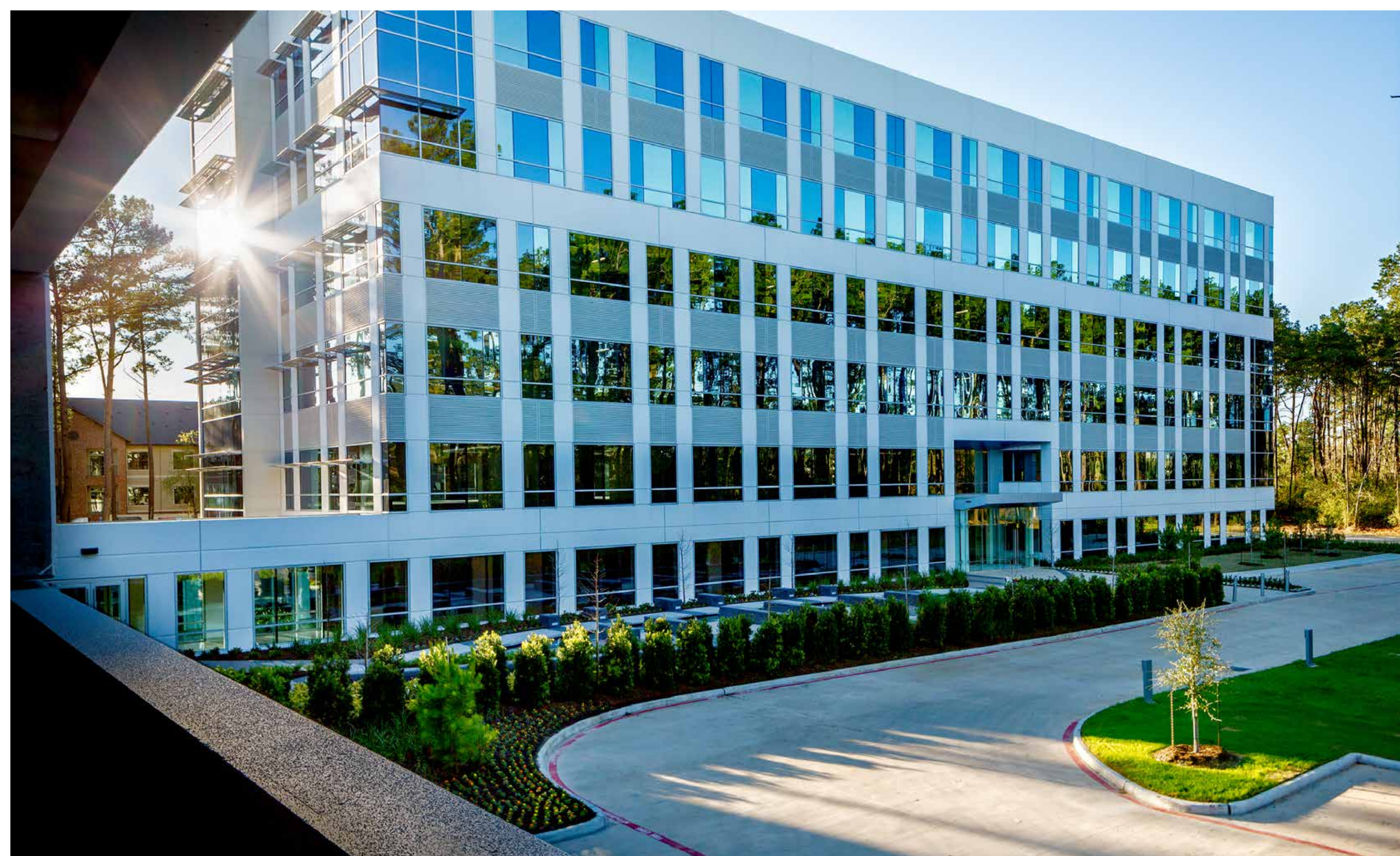
MAIN DROP-OFF | WEST LOBBY ENTRANCE



## TRANQUILITY GARDEN

A 25,000 square foot garden created to provide tenants at Sierra Pines II with a unique outdoor experience, which will provide them with a relaxing place to reflect on their work day.





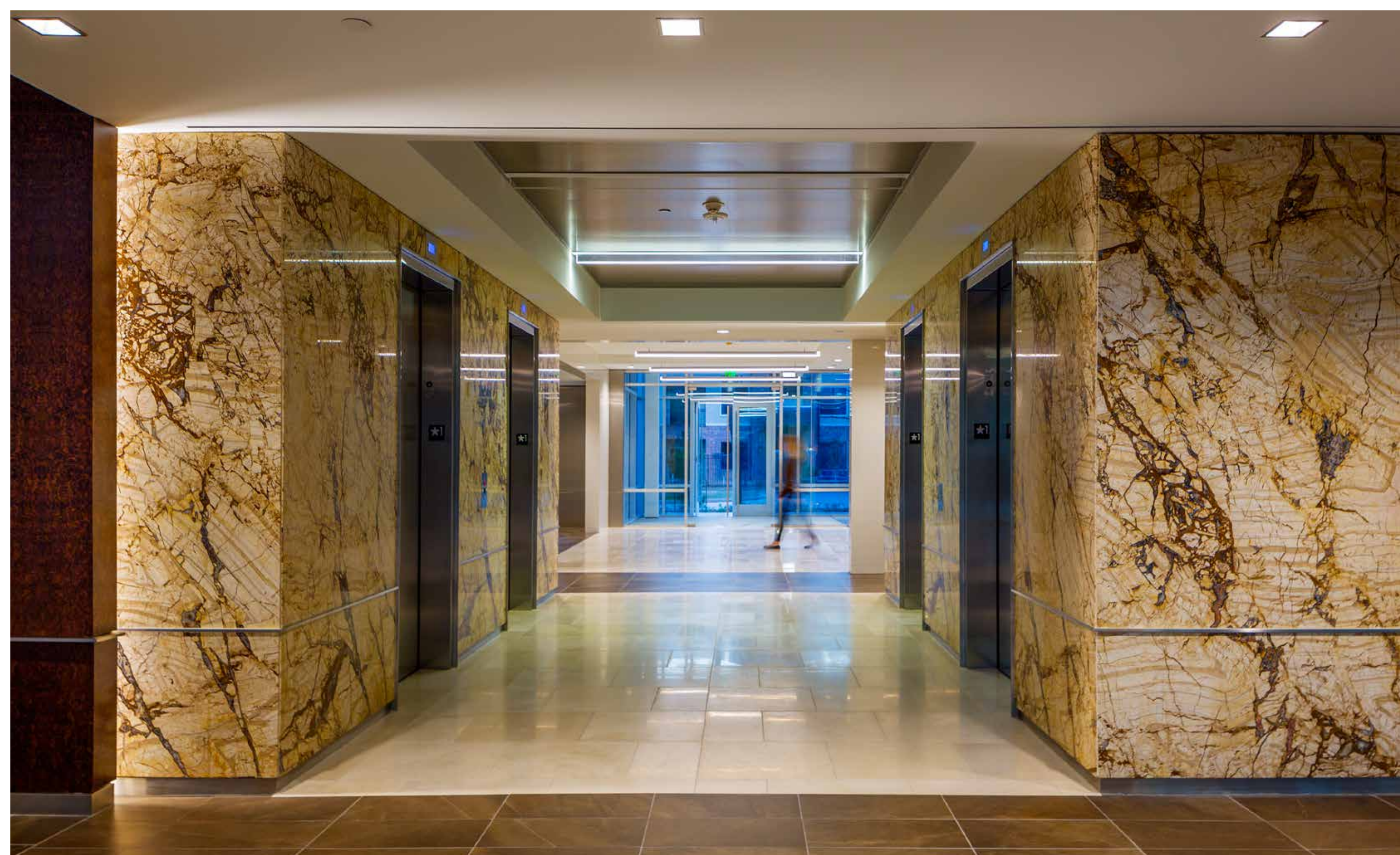
EAST VIEW



## CLIMATE CONTROLLED LINK

One of the most unique aspects of Sierra Pines II is the climate controlled link. Each tenant and visitor has the luxury of parking in the structured garage and using the link to take them directly into the main lobby of the building.





ELEVATOR LOBBY



EAST LOBBY

## LOBBY

Upon entry into the main lobby of Sierra Pines II, tenants and visitors will notice the beautiful natural elements and finishes found throughout the ground floor. Honed limestone, bright white Japonias glass, walnut wood veneer accents and natural fossil blanc stonework bring the outdoors in.



WEST LOBBY



ELEVATOR LOBBY



## LOCATION AND ACCESS

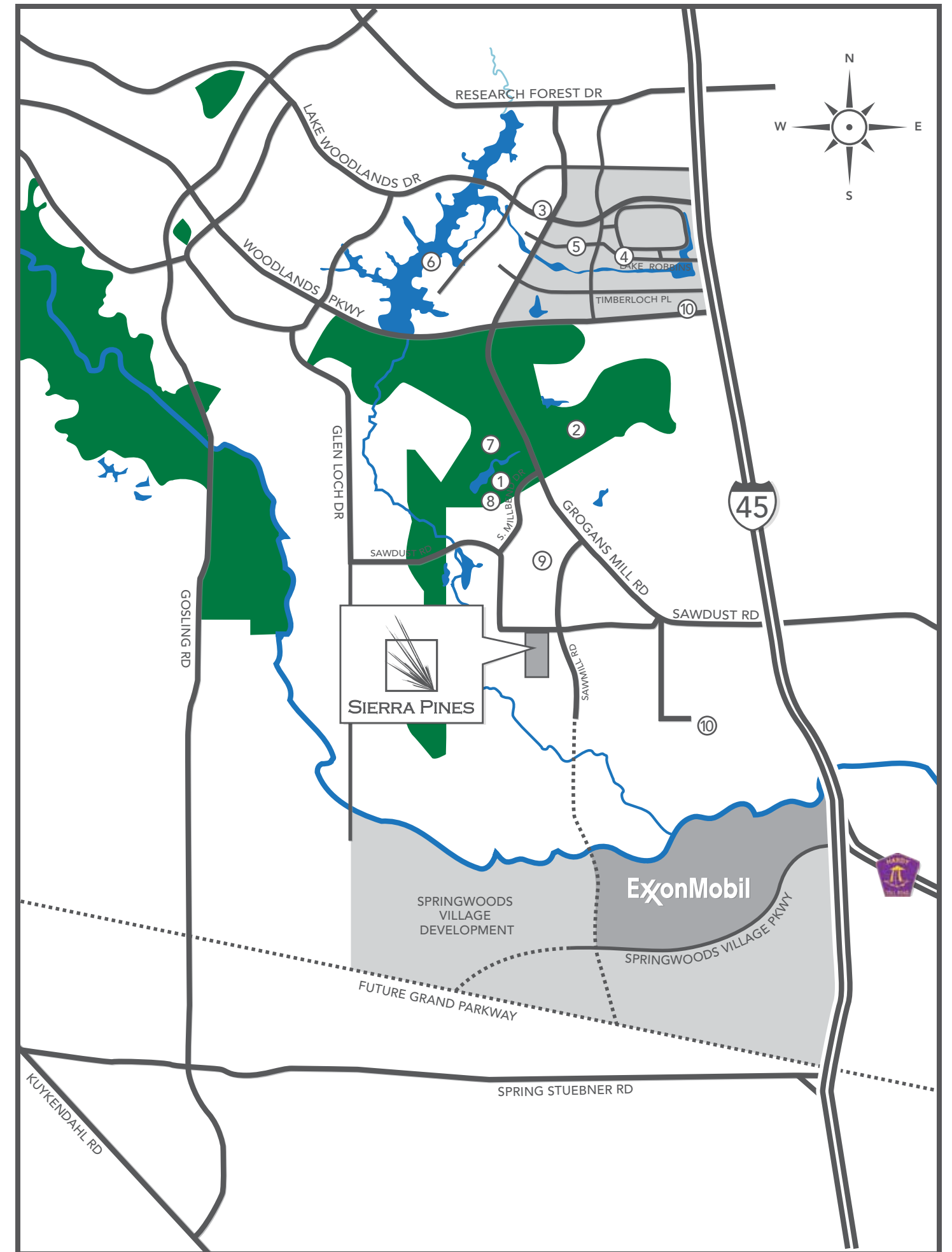
Sierra Pines is ideally situated directly between The Woodlands Town Center and the ExxonMobil campus. With convenient access to I-45, Woodlands Parkway and the Grand Parkway, transportation to and from the site is an ease.

- 3 minutes to Woodlands Conference Center
- 5 minutes to I-45
- 7 minutes to The Woodlands Town Center, Waterway Square, The Woodlands Mall and Market Street
- 12 minutes to Grand Parkway
- 20 minutes to Bush Intercontinental Airport

## NEARBY AMENITIES

Being in the center of a master-planned community, Sierra Pines is surrounded by an abundance of amenities to offer its tenants, including nearby shopping, dining, recreational parks and entertainment destinations.

- |   |  |
|---|--|
| 1. The Woodlands Resort & Conference Center                                 | 5. Market Street                         |
| 2. The Woodlands Country Club   | 6. Lake Woodlands                        |
| 3. Town Center  | 7. Canongate at The Woodlands            |
| 4. Cynthia Woods Mitchell Pavilion<br>Waterway Square<br>The Woodlands Mall | 8. Grogan's Mill Village Shopping Center |
|   | 9. Sawmill Park                          |
|   | 10. The Woodlands Express                |





TRANQUILITY GARDEN

PARKING GARAGE

CLIMATE CONTROLLED LINK

GRAND LOBBY

FUTURE DELI

WEST LOBBY



FOR LEASING INFORMATION CONTACT:

713.300.0300

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