

PARKWOOD I

10077 GROGANS MILL

THE WOODLANDS, TX 77380

BUILDING INFORMATION

Building Size:	100,240 SF
Number of Floors:	Five (5)
Rental Rate:	\$19.50 SF (NNN)
Opex:	\$13.58 SF (2026)
Lease Term Offered:	3, 5, 7, & 10 year terms

Available Suites and Square Footages:

Suite 303 - 2,477 SF



Suite 335 - 2,391 SF



Suite 450 - 2,155 SF



Suite 460 - 4,050 SF



LEASING INFORMATION

Chris Lewis, SIOR | *Managing Principal*
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Bill Insull, CCIM | *Principal*
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Blake Virgilio, CCIM, SIOR | *Principal*
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PROPERTY MANAGEMENT

Lee & Associates
Kaylynn Espinoza | *Property Manager*
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BROCHURE

Tenant Parking:	3.5 spaces per 1,000 SF leased, covered garage, Reserved at \$50/mo.
Building Architect:	CDI Douglass Pye
Telecom Providers:	Centurylink, Lumen, & AT&T
Amenities:	New Tenant Lounge & Microdeli, On-site property management, controlled access, security system, outdoor patio area, walkable dining options, 100% garage parking

