

# OFFERING MEMORANDUM

1776 WOODSTEAD COURT  
THE WOODLANDS, TX 77380



Will Austin, SIOR  
Senior Vice President  
713 985 4604  
[will.austin@partnersrealestate.com](mailto:will.austin@partnersrealestate.com)

Hunter Johnston, SIOR  
Senior Vice President  
713 985 4627  
[hunter.johnston@partnersrealestate.com](mailto:hunter.johnston@partnersrealestate.com)

**partners**

# Property Details

**1776 WOODSTEAD COURT, THE WOODLANDS, TX 77380**

ADDRESS

**39,139 SF**

NET RENTABLE SQUARE FEET

**2.3 ACRES**

TOTAL LAND SIZE

**2**

STORIES

**B**

BUILDING CLASS

**85%**

OCCUPANCY

**1981**

YEAR BUILT/RENOVATED

**MULTI**

TENANCY

**4.05/1,000 SF**

PARKING

**FULL SERVICE**

SERVICE TYPE

**THE WOODLANDS**

SUBMARKET

**12.6%**

SUBMARKET VACANCY RATE



**partners**

# Property Features

Located in The Woodlands, one of Houston's strongest Office Submarkets - Golf Course View - TPC Woodlands Golf Course

- Private Patios on 1st Floor
- Private Restrooms and AC in each Suite
- 24-Hours Access
- Reserved, Covered Parking
- Proximity to Hughes Landing and The Woodlands Waterway Market St.
- Convenient Access to I-45, Hardy Toll Road, and Grand Parkway

# Capital Improvements

- Multi-Tenant Professional Office with Diversified Tenants
- Base Roof Replaced 2014
- Many New AC Units (2023-current)
- Suites Recently Refreshed with Make-Ready Improvements
- Small-Bay Suite Configuration(High Demand User Size)





**partners**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.



**partners**

# Rent Roll Summary

## Total Building Summary

	Occupied	Vacant	Total
Total Rental Area	33,223	5,916	39,139
Percentage	84.88%	15.12%	100.00%
Average Rate Per SF	\$23.29		

## First Floor Summary

	Occupied	Vacant	Total
Total Rental Area	18,910	0	18,910
Percentage	100.00%		100.00%
Average Rate Per SF	\$23.36		

## Second Floor Summary

	Occupied	Vacant	Total
Total Rental Area	14,313	5,916	20,229
Percentage	70.75%	29.25%	100.00%
Average Rate Per SF	\$23.20		



# The Woodlands At A Glance

**The Woodlands, Texas** is a premier master-planned city located just north of Houston, known for its strong corporate presence, Affluent demographics, and exceptional quality of life. Home to major corporate campuses, Class A office space, upscale retail and destination entertainment. The Woodlands offers a dynamic business environment supported by excellent infrastructure, highly rated schools, and a highly educated workforce. Its balanced mix of urban amenities, natural surroundings, and sustained economic growth makes it one of the most desirable markets for commercial investment in Greater Houston area.



**402,454**  
**2020**  
**Population**

**The Woodlands–**  
**Conroe**  
**Urban Area**

## Major Employers



Regional hub for energy, healthcare, finance, and corporate offices. Significant daytime population due to office campuses.



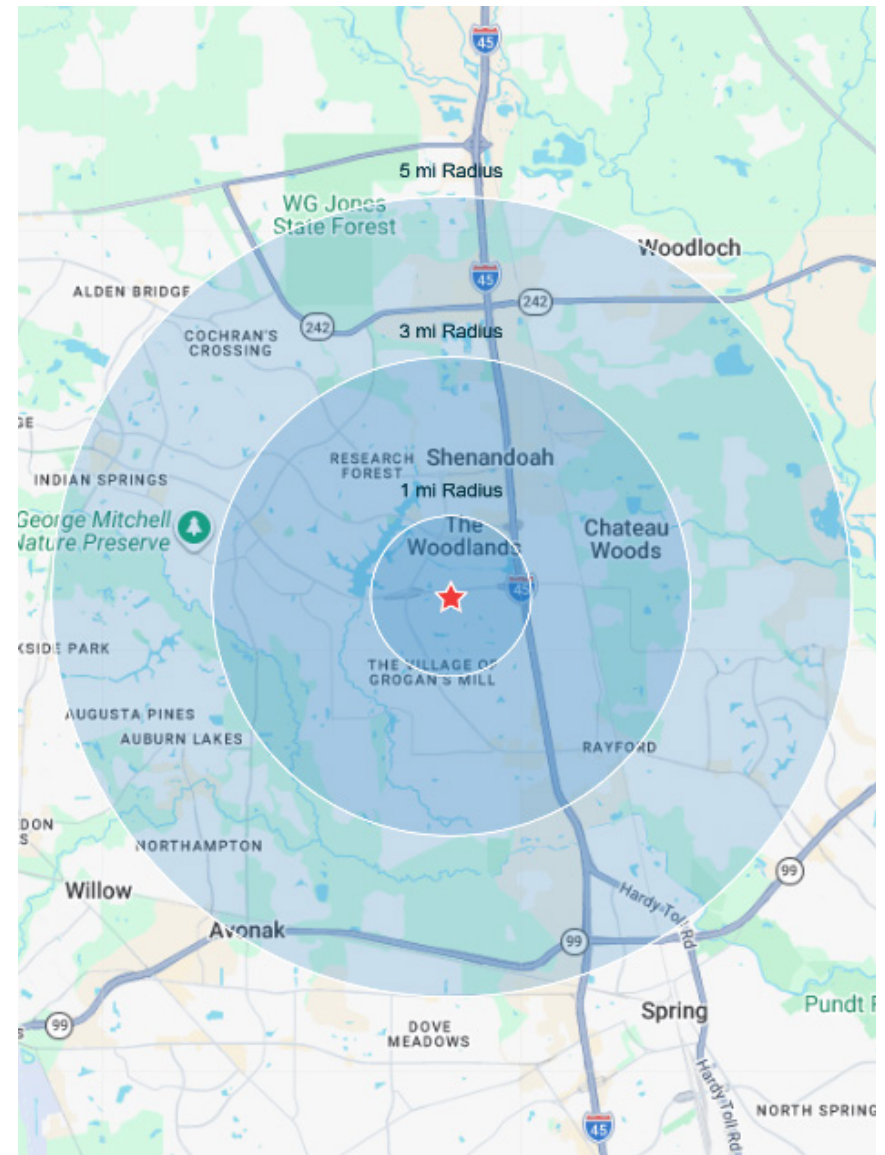
**Cynthia Woods Mitchell Pavilion**

Cynthia Woods Mitchell Pavilion iconic outdoor amphitheater, hosts major national concerts and cultural events. The Woodlands have over 220 miles of hike -and- bike trails, more than 140 parks.



# Demographics

Population	1 Mile	3 Miles	5 Miles
Estimated Population 2025	7,149	66,765	180,940
Projected Population 2030	8,420	74,608	196,599
Estimate Households 2025	3,829	29,242	69,473
Projected Household 2030	4,722	33,878	78,154
Estimated Average Household Income (2025)	\$218,583	\$153,492	\$164,546
Median Household Income			
Projected Average Household Income (2030)	\$223,441	\$153,685	\$163,146
Estimated Median Household Income (2025)	\$105,321	\$107,307	\$122,033
Projected Median Household Income (2030)	\$106,834	\$107,307	\$122,033
Daytime Demographics			
Total Businesses	1,952	6,903	11,016
Total Employees	27,093	79,012	107,754



# Market Overview

Located about 45 minutes north of Houston, The Woodlands has established itself as the region's premier suburban office hub, with high-quality office space supporting some of the highest rents in the metro area. The submarket is one of Houston's strongest performers, with vacancy falling to a six-year low by Q1 2026—nearly half the metro average—driven by steady tenant demand and limited new construction. Elevated borrowing costs are expected to keep new supply muted in the near term.

Downsizing risks have largely diminished, as most companies that planned to reduce space have already done so. Across Houston, fewer than 25% of office leases signed before April 2020 remain unexpired, reducing near-term rollover risk. While office-using job growth is slowing and large corporate relocations have eased, overall market conditions remain favorable.

The Woodlands benefits from a strong economic foundation, anchored by seven Fortune 500 companies, significant infrastructure projects like the Grand Parkway, and major mixed-use developments such as Springwoods Village. A highly educated workforce—over 60% of residents hold a bachelor's degree or higher—continues to attract employers, reinforcing its status alongside Houston's top office clusters.

Medical office demand is a notable growth driver, as ambulatory healthcare expands across the metro. The Woodlands is well positioned to capture this trend, highlighted by Memorial Hermann's upcoming 135,000-square-foot facility in Shenandoah. Healthcare already represents nearly half of local employment, underscoring its critical role in the submarket's long-term economic strength.



12 Mo Deliveries in SF

**28.1K**

12 Mo Net Absorption in SF

**334K**

Vacancy Rate

**11.7%**

Market Asking Rent Growth

**1.1%**

## Key Indicators

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	14,406,088	10.8%	\$39.39	14.1%	60,000	0	0
3 Star	9,234,579	13.7%	\$32.05	13.3%	15,870	0	9,371
1 & 2 Star	1,791,378	9.2%	\$26.95	12.8%	8,392	0	0
<b>Submarket</b>	<b>25,432,045</b>	<b>11.7%</b>	<b>\$35.85</b>	<b>13.7%</b>	<b>84,262</b>	<b>0</b>	<b>9,3971</b>

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-1.2% (YOY)	9.9%	10.6%	16.0%	2004 Q1	1.6%	1999 Q1
Net Absorption SF	334K	677,678	91,558	5,385,568	2015 Q2	(1,025,787)	2020 Q2
Deliveries SF	28.1K	811,532	40,244	5,462,434	2015 Q2	47,634	2021 Q4
Market Asking Rent Growth	1.1%	1.8%	3.6%	14.0%	2007 Q4	-6.3%	2010 Q2
Sales Volume	\$24.5M	\$74.6M	N/A	\$516.8M	2020 Q1	\$374K	2002 A3

# Our Team



**Will Austin, SIOR**

Senior Vice President

713 985 4604

[will.austin@partnersrealestate.com](mailto:will.austin@partnersrealestate.com)



**Hunter Johnston, SIOR**

Senior Vice President

713 985 4627

[hunter.johnston@partnersrealestate.com](mailto:hunter.johnston@partnersrealestate.com)

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.