

FOR LEASE

TOWN CENTER PLAZA

9400 GROGANS MILL RD

The Woodlands, TX 77380

PRESENTED BY:

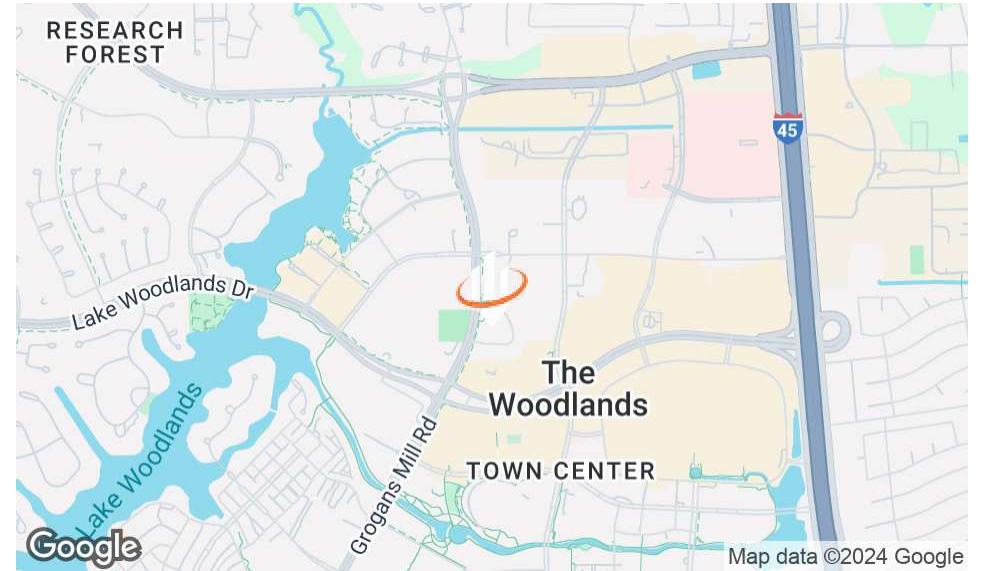
LINDA CRUMLEY

O: 281.367.2220 x119

JEFF BEARD CCIM

O: 281.367.2220 x102





PROPERTY HIGHLIGHTS

- Available Spaces: Suite 200 - 2,687 SF; Suite 205 - 4,479 SF; Suite 225 - 1,851 SF; Suite 240 - 1,975 SF; Suite 300 - 4,500 SF;
- Flexible Terms Available.
- Suites 205 is demisable from 3,542 SF to 4,479 SF and Suite 225 is demisable from 1,851 sf to 2,788 SF.
- Surface & garage parking available, double glazed 'E' glass, energy management system and on-site storage area.
- Includes daily janitorial.
- The building features recently updated common areas including new carpet, wall covering, lights and ceiling tiles.
- Other updates to the building include on-site security cameras, entry system and upgraded fire & safety system.
- Located in the heart of The Woodlands Town Center Central Business District, this Class A office building is minutes from Market Street, Hughes Landing, Waterway and The Woodlands Mall.
- Easy access to Interstate 45, Hardy Toll Road, and the Grand Parkway.
- Building has backup generator.
- Direct access to Evergreen park.

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OFFERING SUMMARY

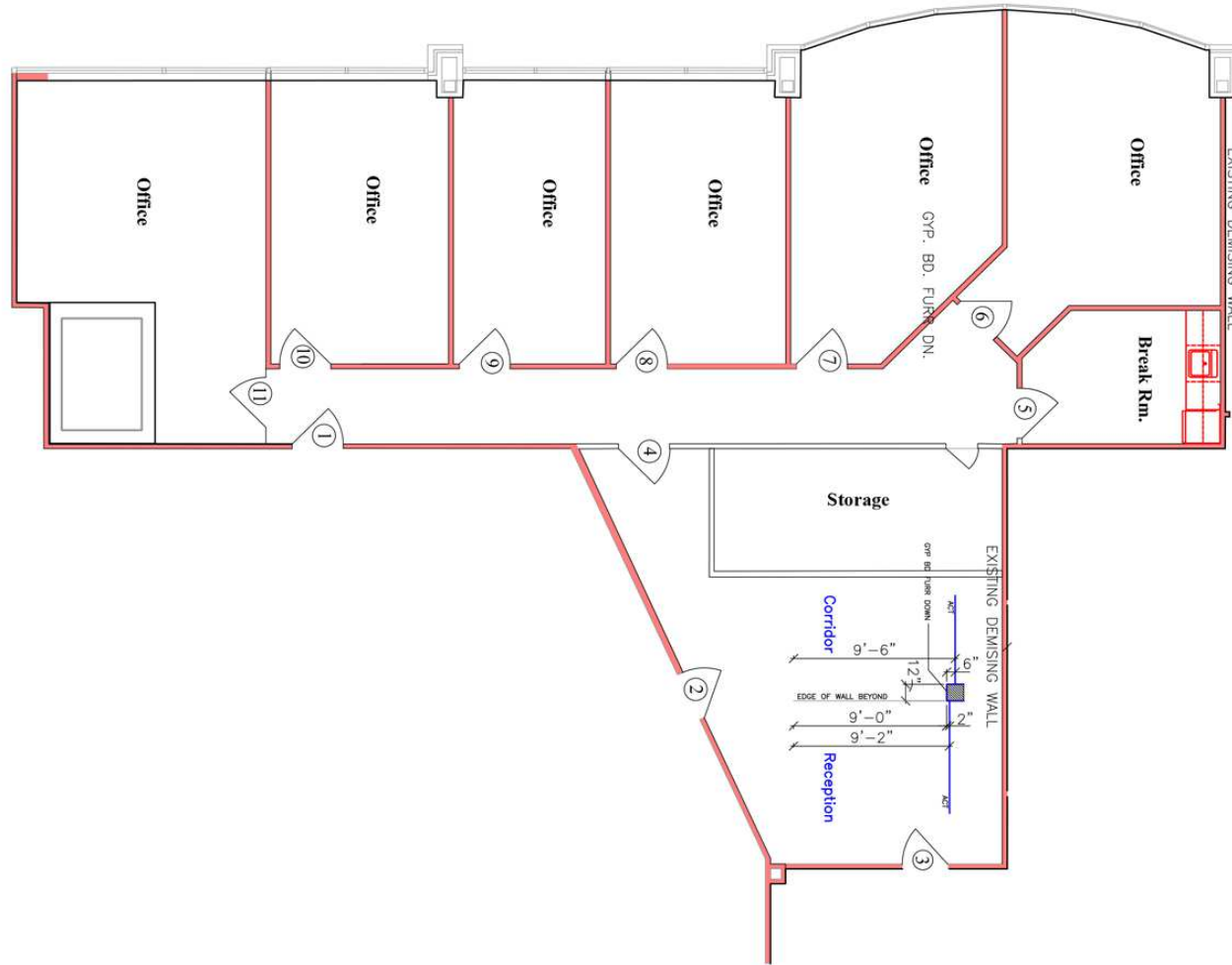
LEASE RATE STARTS AT:	\$ 18.50 - \$ 22.00 SF/YR (NNN)
AVAILABLE SF:	1,851 - 6,330 SF
BUILDING SIZE:	41,166 SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,238	65,309	169,392
TOTAL DAYTIME POPULATION	23,221	89,761	189,453
AVERAGE HH INCOME	\$190,713	\$128,580	\$134,105

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 2

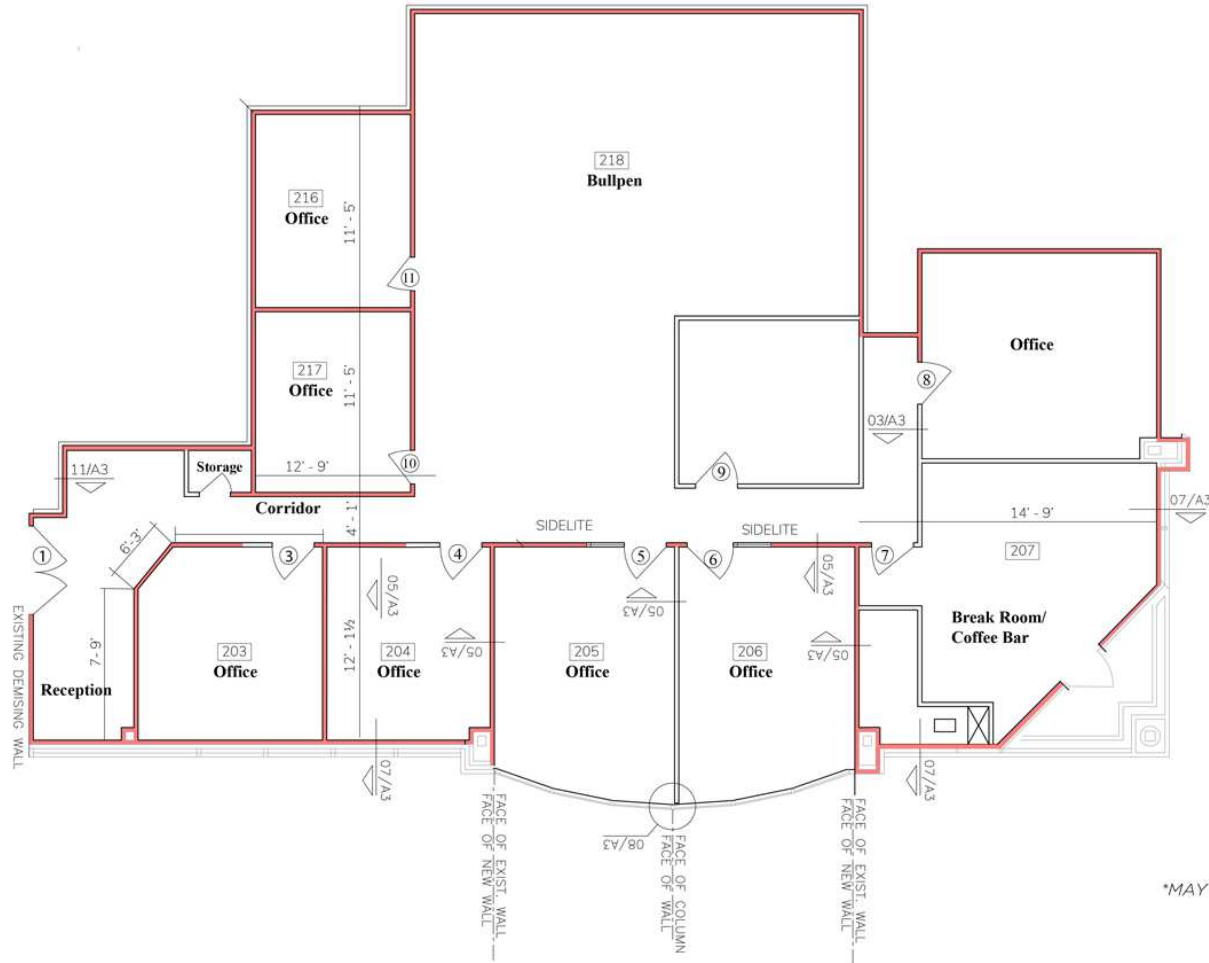
SUITE 200 - 2,687 SF



All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product.

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 SUITE 205 - 4,479 SF

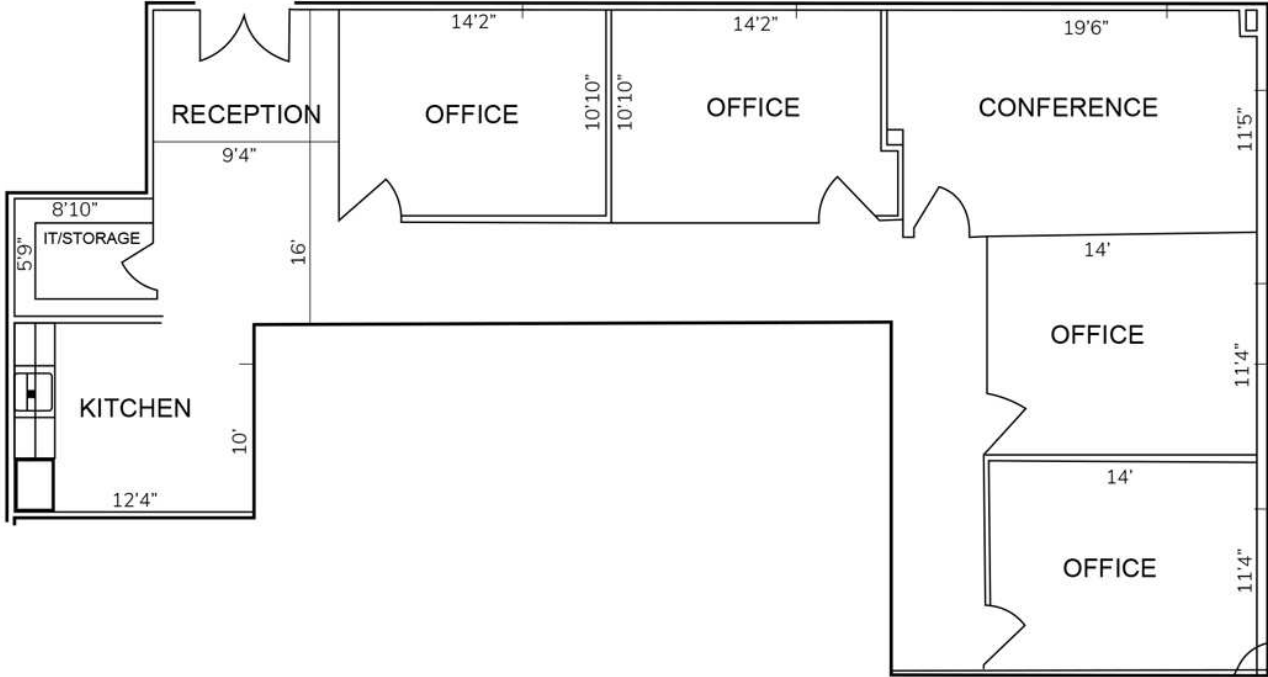


*MAY NOT BE TO SCALE

Divisible 3,500 - 4,479

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SUITE 225 - 1,851 SF

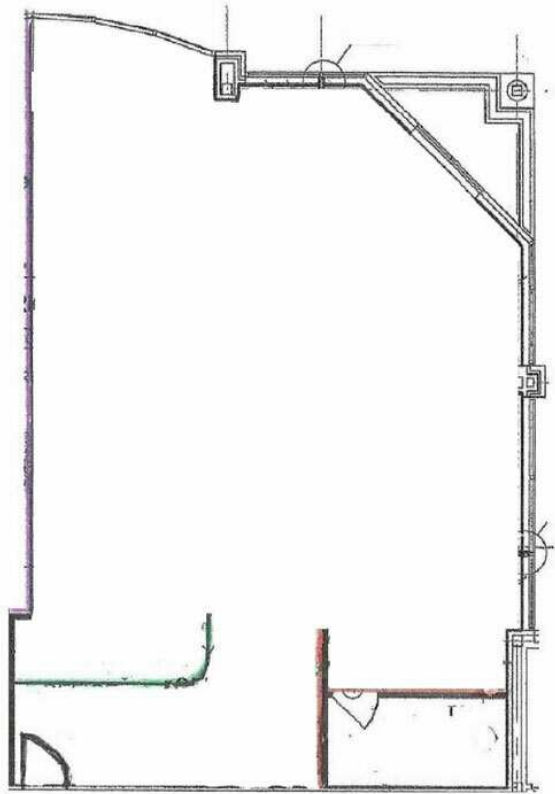


*Conceptual - Not to Scale

Divisible 1,851 - 2,830

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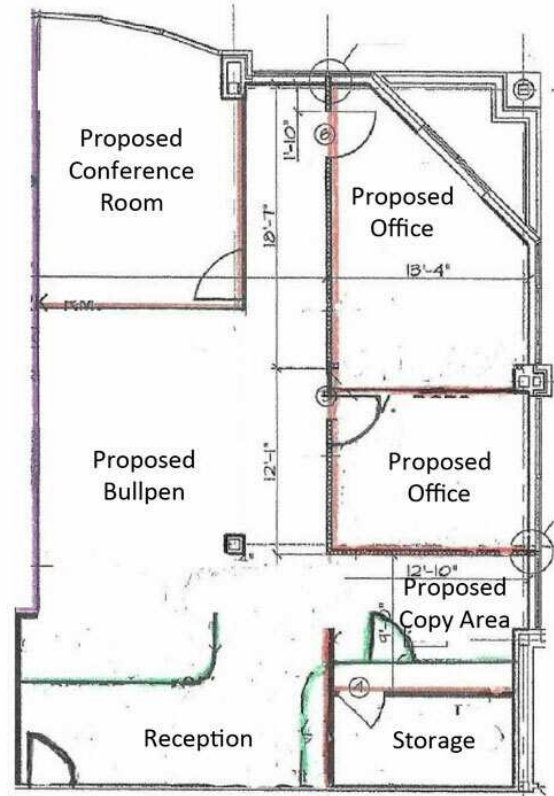
SUITE 240 – 1,975 SF



**Not to Scale*

Existing Entrance
Glass Door

AS-BUILT



**Not to Scale*

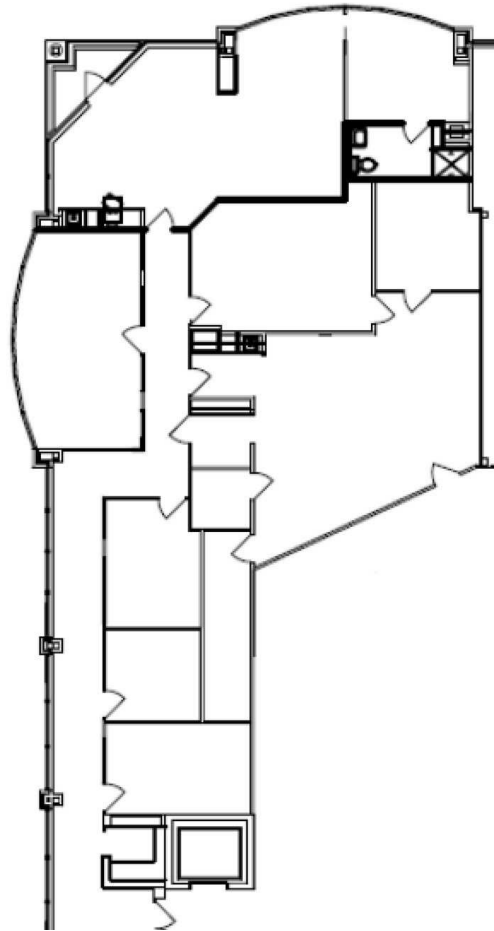
Existing Entrance
Glass Door

PROPOSED

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Suite 300

4,500 RSF

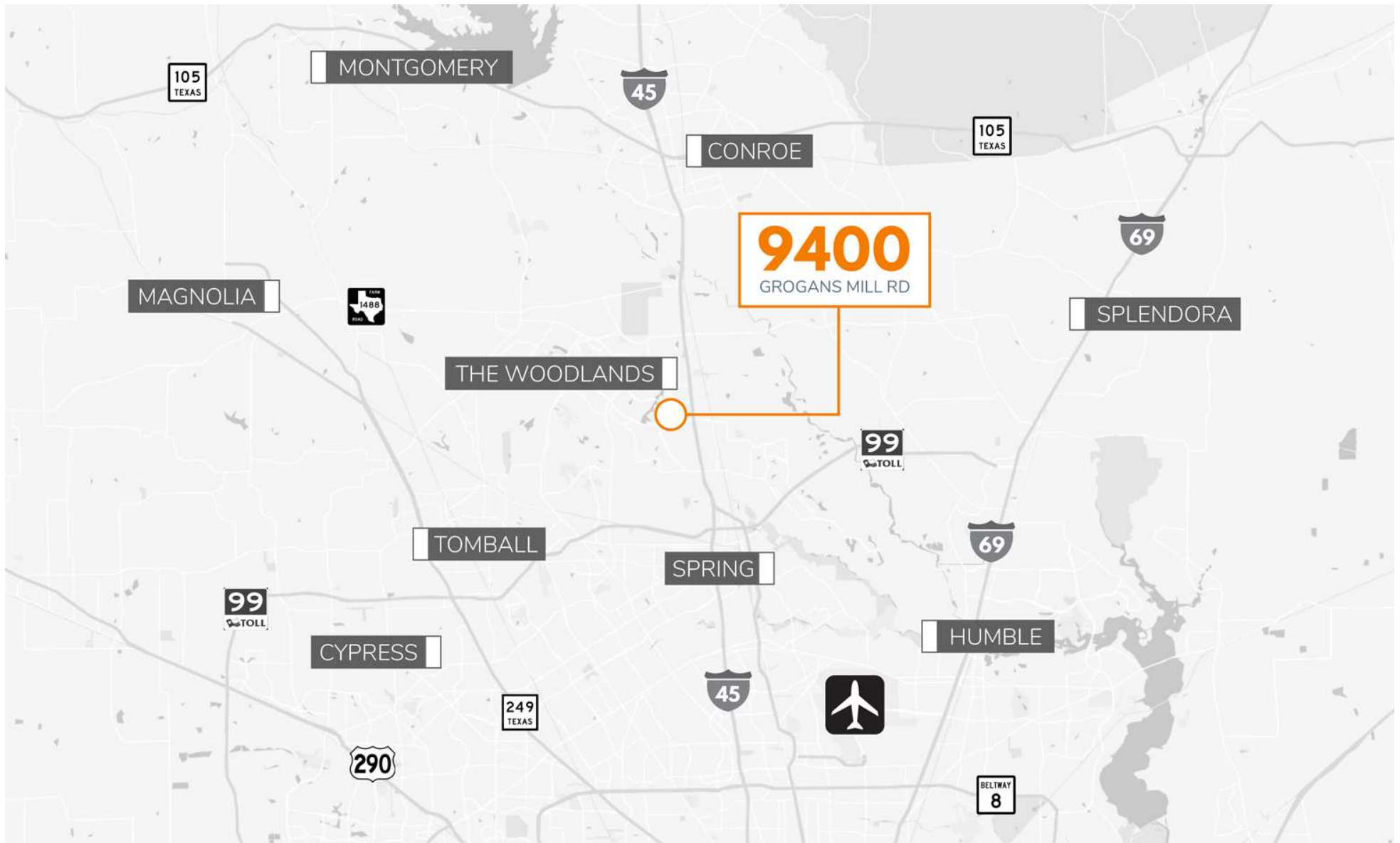


Divisible 2,000- 4,500

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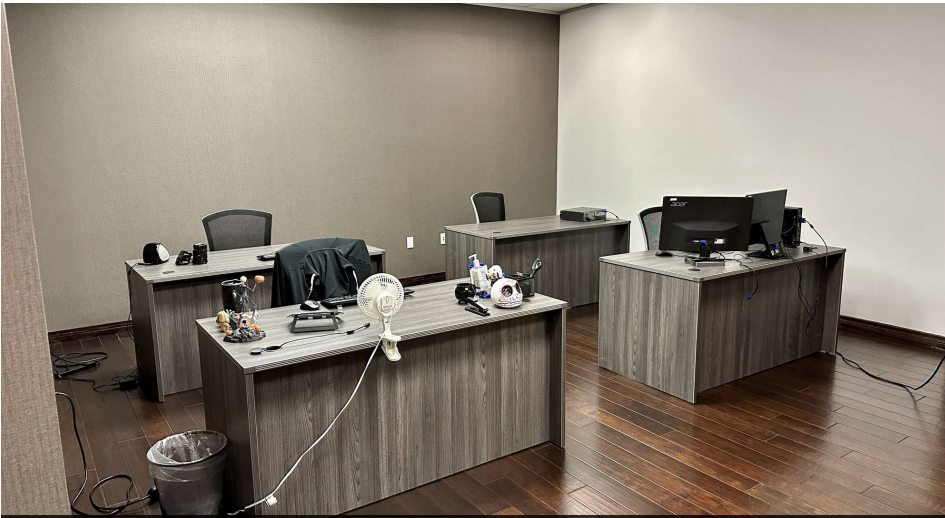


Covered Building Entry and Private Covered Garage



Building Entry Lobby

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Suite 200 - Reception Area [Furnishings are not included]



Suite 200 - Office [Furnishings are not included]



Suite 200 - Conference Room [Furnishings are not included]

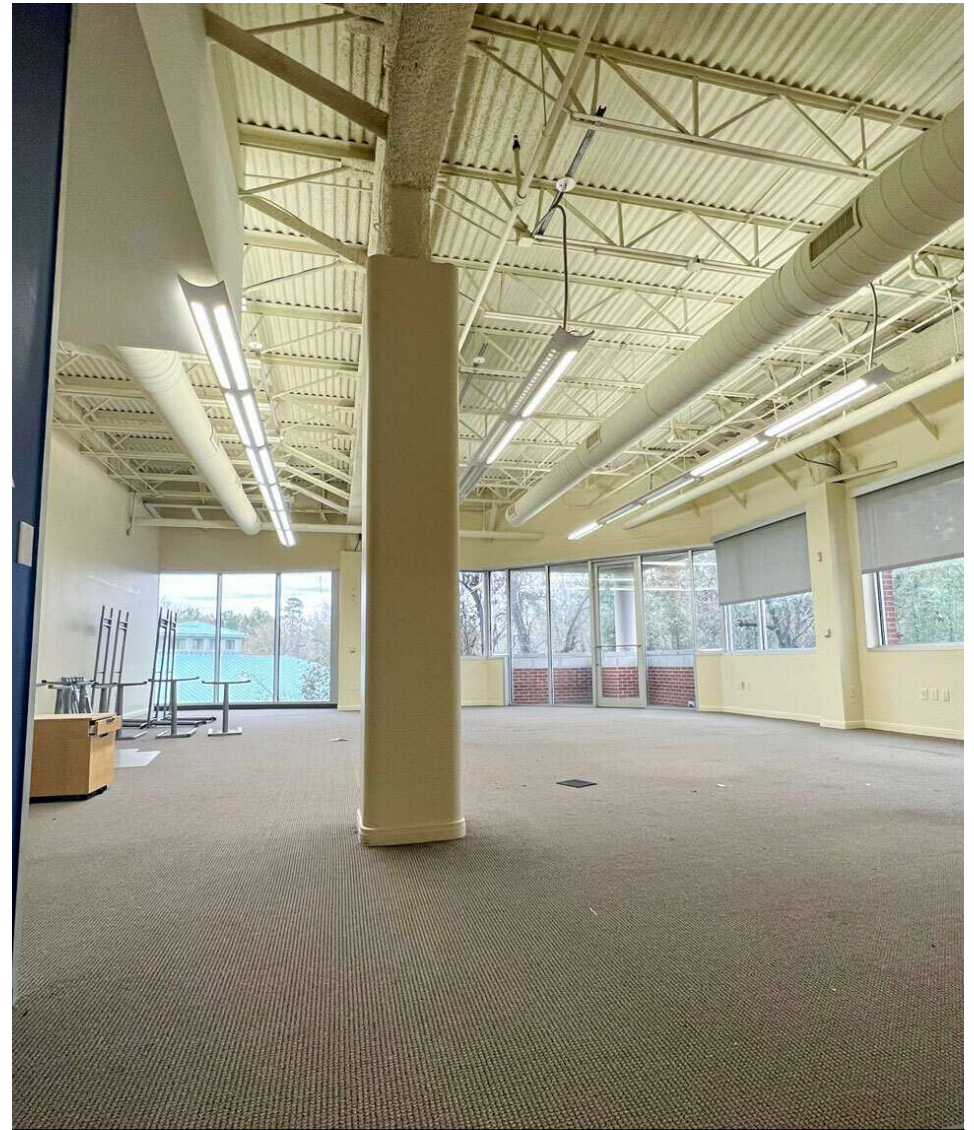


Suite 200 - Break Room [Furnishings are not included]

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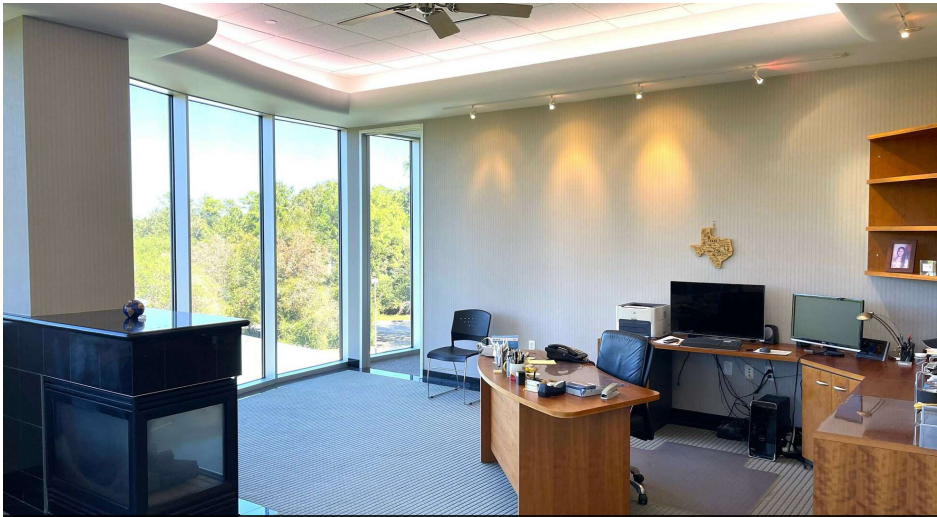


Suite 240 - Entry



Suite 240 - As-Built with Private Balcony

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Suite 300 - Executive Office with Fireplace and Private Restroom



Suite 300 - Executive Office with Wet Bar and Private Balcony



Suite 300 - Workroom / Bullpen



Suite 300 - Reception with Elevator Lobby Exposure

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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.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date