

Montgomery's County Industrial & Office

1		Timberloch PI Superblock East The Woodlands, TX 77380 Montgomery County	Building Type: Class A Office Status: Proposed Building Size: 654,119 SF Typical Floor Size: 654,119 SF Stories: 27 Expenses: 2015 Tax @ \$0.14/sf For Sale: Not For Sale	Space Avail: 654,119 SF Max Contig: 654,119 SF Smallest Space: 20,111 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 654,119 SF (20,111-24,922 SF)				
Superblock East is ±12.99 acres and is located north of Woodlands Parkway and adjacent to 1400 Woodloch Forest Drive. This site offers premium visibility to Interstate 45. Proposed plans are for a 654,000-square-foot, 27-story Class A high-rise office tower with a parking garage.				
2		10 Waterway Ave The Woodlands, TX 77380 Montgomery County	Building Type: Class A Office Status: Proposed Building Size: 500,000 SF Typical Floor Size: 25,000 SF Stories: 20 For Sale: Not For Sale	Space Avail: 500,000 SF Max Contig: 500,000 SF Smallest Space: 25,000 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 500,000 SF (25,000 SF)				
3		Waterway Ave & Timberloch PI Superblock West, Building B The Woodlands, TX 77380 Montgomery County	Building Type: Class A Office Status: Proposed Building Size: 400,000 SF Typical Floor Size: 25,000 SF Stories: 16 Expenses: 2012 Tax @ \$0.14/sf For Sale: Not For Sale	Space Avail: 400,000 SF Max Contig: 400,000 SF Smallest Space: 25,000 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 400,000 SF (25,000 SF)				
Superblock West is approximately 9.42 acres, located immediately west of the US Oncology Building (at the northwest corner of Woodloch Forest and Timberloch). Proposed plans are for construction of 1 - 3 buildings on the site, with a total of approximately 700,000 rentable square feet and an adjacent covered parking garage. The Attached renderings are several of the proposed designs for the office buildings.				

Montgomery's County Industrial & Office

4



Grand Pky
Valley Ranch Commerce
District Bldg 5
New Caney, TX 77357
Montgomery County

Building Type: **Class A Office**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **300,000 SF**
Typical Floor Size: **25,000 SF**
Stories: **12**
For Sale: **Not For Sale**

Space Avail: **300,000 SF**
Max Contig: **1,500,000 SF**
Smallest Space: **25,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

Landlord Rep: Transwestern / Greg Tilton (713) 270-3386 -- 300,000 SF (25,000 SF)

70 acres on the southwest corner of Grand Parkway (4th qtr. 2015 completion) and US 59 just north of Kingwood.

Single and multi-tenant office opportunities offering a lot of flexibility.

Hotel and conference center planned on the site.

Green space with streams and walking/jogging trails adjacent.

Extensive retail and entertainment opportunities directly across the Grand Parkway with pedestrian and vehicle access from the office park.

Approximate travel times:

12 minutes to The Woodlands

10 minutes to Exxon Mobil

15 minutes to Bush Intercontinental

25 minutes to the CBD

5



2475 Technology Forest
Blvd
Building 7
The Woodlands, TX 77381
Montgomery County

Building Type: **Class A Office**
Status: **Proposed, breaks ground Jan 2017**
Building Size: **299,179 SF**
Typical Floor Size: **27,916 SF**
Stories: **12**
Expenses: **2012 Tax @ \$1.99/sf**
For Sale: **Not For Sale**

Space Avail: **299,172 SF**
Max Contig: **299,172 SF**
Smallest Space: **24,931 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

Landlord Rep: Warmack Investments / James Warmack (719) 540-6394 -- 299,172 SF (24,931 SF)

6



1780 Hughes Landing Blvd
Three Hughes Landing
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
Status: **Built Dec 2015**
Building Size: **320,815 SF**
Typical Floor Size: **26,735 SF**
Stories: **12**
Parking: **600 Covered Spaces are available**
For Sale: **Not For Sale**

Space Avail: **297,175 SF**
Max Contig: **266,428 SF**
Smallest Space: **1,222 SF**
Rent/SF/Yr: **Withheld**
% Leased: **7.4%**

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 297,175 SF (1,222-27,390 SF)

Montgomery's County Industrial & Office

7



8800 Technology Forest Pl
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Built Oct 1986**
 Building Size: **260,000 SF**
 Typical Floor Size: **86,666 SF**
 Stories: **3**
 Expenses: **2015 Tax @ \$1.95/sf**
 Parking: **60 free Surface Spaces are available; Ratio of 0.23/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **260,000 SF**
 Max Contig: **260,000 SF**
 Smallest Space: **36,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

Sales Company: NAI Partners: Dan F. Boyles (713) 985-4625, Jon Silberman (713) 985-4620 X120
 Landlord Rep: NAI Partners / Jon Silberman (713) 985-4620 X120 / Dan F. Boyles (713) 985-4625 -- 260,000 SF (36,000-86,668 SF)

8



Grand Pky
Valley Ranch Commerce
District Bldg 3
Porter, TX 77365
Montgomery County

Building Type: **Class A Office**
 Status: **Proposed, breaks ground Jun 2017**
 Building Size: **252,000 SF**
 Typical Floor Size: **42,000 SF**
 Stories: **6**
 For Sale: **Not For Sale**

Space Avail: **252,000 SF**
 Max Contig: **1,500,000 SF**
 Smallest Space: **25,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Transwestern / Greg Tilton (713) 270-3386 -- 252,000 SF (25,000-42,000 SF)

70 acres on the southwest corner of Grand Parkway (4th qtr. 2015 completion) and US 59 just north of Kingwood.
 Single and multi-tenant office opportunities offering a lot of flexibility.
 Hotel and conference center planned on the site.
 Green space with streams and walking/jogging trails adjacent.
 Extensive retail and entertainment opportunities directly across the Grand Parkway with pedestrian and vehicle access from the office park.

Approximate travel times:
 12 minutes to The Woodlands
 10 minutes to Exxon Mobil
 15 minutes to Bush Intercontinental
 25 minutes to the CBD

Montgomery's County Industrial & Office

9



Grand Pky

**Valley Ranch Commerce
District Bldg 2**

New Caney, TX 77357

Montgomery County

Building Type: **Class A Office**

Status: **Proposed, breaks ground Aug 2016**

Building Size: **240,000 SF**

Typical Floor Size: **60,000 SF**

Stories: **4**

For Sale: **Not For Sale**

Space Avail: **240,000 SF**

Max Contig: **1,500,000 SF**

Smallest Space: **25,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Landlord Rep: Transwestern / Greg Tilton (713) 270-3386 -- 240,000 SF (25,000-60,000 SF)

70 acres on the southwest corner of Grand Parkway (4th qtr. 2015 completion) and US 59 just north of Kingwood.

Single and multi-tenant office opportunities offering a lot of flexibility.

Hotel and conference center planned on the site.

Green space with streams and walking/jogging trails adjacent.

Extensive retail and entertainment opportunities directly across the Grand Parkway with pedestrian and vehicle access from the office park.

Approximate travel times:

12 minutes to The Woodlands

10 minutes to Exxon Mobil

15 minutes to Bush Intercontinental

25 minutes to the CBD

10



Grand Pky

**Valley Ranch Commerce
District Bldg 4**

New Caney, TX 77357

Montgomery County

Building Type: **Class A Office**

Status: **Proposed, breaks ground Aug 2016**

Building Size: **240,000 SF**

Typical Floor Size: **60,000 SF**

Stories: **4**

For Sale: **Not For Sale**

Space Avail: **240,000 SF**

Max Contig: **1,500,000 SF**

Smallest Space: **25,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Landlord Rep: Transwestern / Greg Tilton (713) 270-3386 -- 240,000 SF (25,000-60,000 SF)

70 acres on the southwest corner of Grand Parkway (4th qtr. 2015 completion) and US 59 just north of Kingwood.

Single and multi-tenant office opportunities offering a lot of flexibility.

Hotel and conference center planned on the site.

Green space with streams and walking/jogging trails adjacent.

Extensive retail and entertainment opportunities directly across the Grand Parkway with pedestrian and vehicle access from the office park.

Approximate travel times:

12 minutes to The Woodlands

10 minutes to Exxon Mobil

15 minutes to Bush Intercontinental

25 minutes to the CBD

Montgomery's County Industrial & Office

11



1300 Woodloch Forest Dr
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **208,065 SF**
 Typical Floor Size: **25,755 SF**
 Stories: **8**
 Expenses: **2015 Tax @ \$0.06/sf**
 For Sale: **Not For Sale**

Space Avail: **208,065 SF**
 Max Contig: **208,065 SF**
 Smallest Space: **25,755 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 208,065 SF (25,755-26,770 SF)

The proposed 1300 Woodloch Forest building is to be located immediately north of the existing 1400 Woodloch Forest Dr. building. Proposed plans are for an 8 story approximately 210,000 rentable square foot office building with an adjacent covered parking garage.

12



480 Wildwood Forest Dr
Wildwood Corporate Centre II
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Under Construction, delivers Sep 2016**
 Building Size: **201,933 SF**
 Typical Floor Size: **25,202 SF**
 Stories: **8**
 Expenses: **2016 Est Tax @ \$7.77/sf; 2016 Est Ops @ \$4.73/sf**
 Parking: **Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **201,651 SF**
 Max Contig: **201,651 SF**
 Smallest Space: **19,983 SF**
 Rent/SF/Yr: **\$26.00**
 % Leased: **0.1%**

Landlord Rep: CBRE / Steve Rocher (713) 577-1615 / Debbie A. Wilson (713) 655-5521 / Jason Presley (713) 577-1872 -- 201,651 SF (19,983-27,127 SF)

This is a Class A, 8-Story office building under construction with occupancy in July 2016. The building will include a conference center and other Class A upgrades. The building is going to be a retreat-like setting with an on-site lake and courtyards surrounded by mature oak trees, seating areas and walkways. Amenities will include a fitness center, full-service locker rooms, fitness classrooms, top-of-the-line exercise machines and snack bar. Also, a conference center with an open balcony overlooking the courtyard. The building is located in The Woodlands with multiple parks, hotels, Woodlands Waterway, Woodlands Mall, Cynthia Woods Mitchell Pavilion, and Woodlands Waterway Marriott Hotel and convention center.

Montgomery's County Industrial & Office

13



25700 Interstate 45
Havenwood Office Park
Spring, TX 77386
Montgomery County

Building Type: **Class A Office**
 Status: **Built Jun 2016**
 Building Size: **240,470 SF**
 Typical Floor Size: **60,118 SF**
 Stories: **4**
 Expenses: **2015 Est Tax @ \$2.56/sf; 2015 Est Ops @ \$7.44/sf**
 Parking: **Ratio of 4.20/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **197,000 SF**
 Max Contig: **197,000 SF**
 Smallest Space: **3,500 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **18.1%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 197,000 SF (3,500-60,000 SF)

The 4-story, tilt wall and glass office building is an attractive, Class "A" facility with a major presence along I-45, one of the fastest growing corridors in the Greater Houston area. Havenwood Office Park contains a total of 240,470 sf of Net Rentable Area.

Designed by Powers Brown Architects, the building features a significant level of amenities including an adjacent structured parking garage, high quality lobby and common area finishes throughout, along with covered walkways, and convenient visitor parking with passenger drop areas. The project also features an outdoor plaza and seating area and is designed to be LEED Silver Certified.

The 4-level parking garage and convenient surface parking contain a total of 1,057 spaces, thus providing an ample ratio of 4.2/1,000 sf. Additionally, the parking can be expanded beyond should tenant requirements dictate. The parking garage is conveniently located and connects with the building via covered walkway.

Each level at Havenwood is designed with two floor plates of approximately 30,000 sf each. The floor plates are interconnected by a common lobby which allows for extremely flexible bay depths and efficient space planning options for tenants of all sizes. Tenant add-on factors of 1.09 for multitenant spaces and 1.06 for single-tenant spaces are well below market. Situated between Woodlands Parkway and Sawdust Road, Havenwood is well located to be served by the region's amenities. The site features excellent access and visibility along I-45 and is positioned across from The Woodlands. The building will also benefit from secondary proposed access from Brookhaven Drive.

The ExxonMobil campus, The Woodlands Waterway, The Woodlands Town Center and Springwoods Village Development are all situated less than five minutes drive time from Havenwood. Because of the freeway location and proximity to the Hardy Toll Road, Havenwood is readily accessible from IAH Airport and the Houston CBD.

Given the buildings' quality, features, amenities and convenient location combined with below market rental rates and generous tenant improvement allowances, Havenwood Office Park is a viable location for tenants seeking a presence in the growing Woodlands submarket.

14



2445 Technology Forest Blvd
Building 4
The Woodlands, TX 77381
Montgomery County

Building Type: **Class A Office**
 Status: **Built Jul 2013**
 Building Size: **285,665 SF**
 Typical Floor Size: **25,238 SF**
 Stories: **12**
 Expenses: **2015 Tax @ \$4.08/sf, 2016 Est Tax @ \$4.07/sf; 2016 Est Ops @ \$7.83/sf**
 Parking: **649 free Covered Spaces are available; Ratio of 3.75/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **192,606 SF**
 Max Contig: **149,988 SF**
 Smallest Space: **5,783 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **93.8%**

Landlord Rep: Warmack Investments / James Warmack (719) 540-6394 -- 17,677 SF (7,298-17,677 SF)
 Sublet Contact: CBRE / Weldon Martin (713) 881-0917 Rich Pancioli (713) 881-0987 Jon Lee (713) 881-0969 -- 156,665 SF (6,677-25,295 SF)
 Newmark Grubb Knight Frank / David Husid (713) 599-5149 -- 5,783 SF (5,783 SF)
 J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 -- 12,481 SF (12,481 SF)

- › Building 4 of 77-acre Research Forest Lakeside a Masterplanned Office and Retail Development
- › LEED Gold Office Building
- › Halo arrival connecting Buildings 4 and 5 with 7-story parking garage
- › Two-story lobby featuring granite, glass and "floating" ceiling panels
- › Beautiful views of Lake Woodlands
- › On-campus dining
- › Close proximity to The Woodlands Waterway & Mall, Market Street and Hughes Landing

Montgomery's County Industrial & Office

15



1725 Hughes Landing Blvd
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Built Oct 2015**
 Building Size: **331,754 SF**
 Typical Floor Size: **27,520 SF**
 Stories: **13**
 Parking: **666 free Covered Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **161,149 SF**
 Max Contig: **161,149 SF**
 Smallest Space: **23,549 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **51.4%**

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 161,149 SF (23,549-27,520 SF)

13-story Class A office building with adjacent parking garage. Building conference center seats 100, fitness center and deli. High-end contemporary lobby finishes and landscaped courtyard with seating and water features.

Located in Hughes Landing in The Woodlands. Walking distance to Embassy Suites by Hilton The Woodlands, Restaurant Row, Whole Foods, retail stores and shops, One Lakes Edge multi-family residences, multiple office buildings, water sport activities and hike and bike trails.

16



Grand Pky
Valley Ranch Commerce
District Bldg 1
New Caney, TX 77357
Montgomery County
Grand Parkway and Highway
59

Building Type: **Class A Office**
 Status: **Proposed, breaks ground Aug 2016**
 Building Size: **160,000 SF**
 Typical Floor Size: **40,000 SF**
 Stories: **4**
 For Sale: **Not For Sale**

Space Avail: **160,000 SF**
 Max Contig: **1,500,000 SF**
 Smallest Space: **25,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Transwestern / Greg Tilton (713) 270-3386 -- 160,000 SF (25,000-40,000 SF)

70 acres on the southwest corner of Grand Parkway (4th qtr. 2015 completion) and US 59 just north of Kingwood.

Single and multi-tenant office opportunities offering a lot of flexibility.

Hotel and conference center planned on the site.

Green space with streams and walking/jogging trails adjacent.

Extensive retail and entertainment opportunities directly across the Grand Parkway with pedestrian and vehicle access from the office park.

Approximate travel times:

12 minutes to The Woodlands

10 minutes to Exxon Mobil

15 minutes to Bush Intercontinental

25 minutes to the CBD

Montgomery's County Industrial & Office

17



NEC Pruitt Rd & Budde Rd
Spring, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **160,000 SF**
 Typical Floor Size: **53,333 SF**
 Stories: **3**
 Expenses: **2013 Tax @ \$0.06/sf**
 Parking: **Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **159,000 SF**
 Max Contig: **159,000 SF**
 Smallest Space: **26,500 SF**
 Rent/SF/Yr: **\$22.00-\$25.00**
 % Leased: **0.6%**

Landlord Rep: Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829 -- 159,000 SF (26,500-53,000 SF)

18



Waterway Ave & Timberloch PI
Superblock West, Building A
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **150,000 SF**
 Typical Floor Size: **25,000 SF**
 Stories: **6**
 Expenses: **2012 Tax @ \$0.78/sf**
 For Sale: **Not For Sale**

Space Avail: **150,000 SF**
 Max Contig: **150,000 SF**
 Smallest Space: **25,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 150,000 SF (25,000 SF)

Superblock West is approximately 9.42 acres, located immediately west of the US Oncology Building (at the northwest corner of Woodloch Forest and Timberloch). Proposed plans are for construction of 1 - 3 buildings on the site, with a total of approximately 700,000 rentable square feet and an adjacent covered parking garage. The Attached renderings are several of the proposed designs for the office buildings.

19



Waterway Ave & Timberloch PI
Superblock West, Building C
The Woodlands, TX 77380
Montgomery County




Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **150,000 SF**
 Typical Floor Size: **25,000 SF**
 Stories: **6**
 Expenses: **2012 Tax @ \$0.38/sf**
 For Sale: **Not For Sale**

Space Avail: **150,000 SF**
 Max Contig: **150,000 SF**
 Smallest Space: **25,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 150,000 SF (25,000 SF)

Superblock West is approximately 9.42 acres, located immediately west of the US Oncology Building (at the northwest corner of Woodloch Forest and Timberloch). Proposed plans are for construction of 1 - 3 buildings on the site, with a total of approximately 700,000 rentable square feet and an adjacent covered parking garage. The Attached renderings are several of the proposed designs for the office buildings.

Montgomery's County Industrial & Office

20		2465 Technology Forest Blvd Building 6 The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Proposed, breaks ground Jan 2017 Building Size: 149,199 SF Typical Floor Size: 26,670 SF Stories: 6 Expenses: 2012 Tax @ \$4.00/sf For Sale: Not For Sale	Space Avail: 149,196 SF Max Contig: 149,196 SF Smallest Space: 24,866 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Warmack Investments / James Warmack (719) 540-6394 -- 149,196 SF (24,866 SF)				
21		9709 Lakeside Blvd Building 9 The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Proposed, breaks ground Jan 2017 Building Size: 134,938 SF Typical Floor Size: 22,490 SF Stories: 6 Expenses: 2012 Tax @ \$4.42/sf Parking: Ratio of 4.50/1,000 SF For Sale: Not For Sale	Space Avail: 134,938 SF Max Contig: 134,938 SF Smallest Space: 18,358 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Warmack Investments / James Warmack (719) 540-6394 -- 134,938 SF (18,358-23,475 SF)				
22		1330 Lake Robbins Dr Town Center II The Woodlands, TX 77380 Montgomery County	Building Type: Class A Office Status: Built Jun 1999 Building Size: 140,570 SF Typical Floor Size: 24,260 SF Stories: 6 Expenses: 2015 Tax @ \$5.26/sf, 2012 Est Tax @ \$3.26/sf; 2011 Ops @ \$9.13/sf, 2012 Est Ops @ \$8.21/sf Parking: 500 free Covered Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 3.50/1,000 SF For Sale: Not For Sale	Space Avail: 114,992 SF Max Contig: 48,706 SF Smallest Space: 1,813 SF Rent/SF/Yr: \$18.00-\$28.00 % Leased: 70.3%
Landlord Rep: Crimson Services, LLC / Dennis Tarro (713) 840-2700 -- 79,354 SF (1,813-24,353 SF)				
Sublet Contact: Cushman & Wakefield / James P. Bailey (713) 877-8651 -- 35,638 SF (11,378-24,260 SF)				
Located in The Woodlands Town Center, adjacent to the Woodlands Mall, restaurants, and the Woodlands Waterway, Town Center II offers direct access to I-45 and the Hardy Toll Road. The building has a curved wall with floor to ceiling tinted bronze reflective glass, 6 corner offices per floor and all parking is garage parking.				
This building was awarded an Energy Star label in 2008 for its operating efficiency.				
This building was awarded an Energy Star label in 2009 for its operating efficiency.				
This building was awarded an Energy Star label in 2010 for its operating efficiency.				
This building was awarded an Energy Star label in 2011 for its operating efficiency.				
This building was awarded an Energy Star label in 2012 for its operating efficiency.				
This building was awarded an Energy Star label in 2014 for its operating efficiency.				
This building was awarded an Energy Star label in 2015 for its operating efficiency.				

Montgomery's County Industrial & Office

23



301 S Trade Center Pky
CVS Distribution Center
The Woodlands, TX 77385
Montgomery County
Vic S/E/C I-45N & FM 242

Building Type: **Class B Distribution**
 Status: **Built 1998**
 Building Size: **113,175 SF**
 Land Area: **8.13 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.55/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 0.18/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **113,175 SF**
 Max Contig: **72,340 SF**
 Smallest Space: **72,340 SF**
 Rent/SF/Yr: **\$4.44**
 % Leased: **100%**

Landlord Rep: Lee & Associates Commercial Real Estate Service / Michael Spears (713) 744-7404 X104 / Preston Yaggi (713) 744-7440 / Patrick Wolford (713) 744-7436 -- 72,340 SF /2,742 ofc (72,340 SF)
 Sublet Contact: Avison Young / Jacob Bravo (713) 993-7700 Bob Berry (713) 993-7700 -- 72,340 SF /2,742 ofc (72,340 SF)

24



554 Club Dr
Westland Bunker
Montgomery, TX 77316
Montgomery County

Building Type: **Class A Office**
 Status: **Built Dec 2015**
 Building Size: **108,000 SF**
 Typical Floor Size: **108,000 SF**
 Stories: **1**
 Expenses: **2013 Tax @ \$1.54/sf**
 For Sale: **Not For Sale**

Space Avail: **108,000 SF**
 Max Contig: **108,000 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Caldwell Companies / R.Blake R. Virgilio, CCIM, SIOR (281) 664-6651 -- 108,000 SF (10,000-58,000 SF)

A historic facility sets the new modern standard. The Westland Bunker campus was created to be a self-contained bomb shelter and refuge by people obsessed with security and operational independence. Those design principals have found new life in today's hyper-competitive marketplace - where system downtime equates directly to lost revenue. Westland Bunker truly sets the standard in high-availability, mission-critical information technology solutions. All of our colocation, business continuity, and managed service offerings are specifically designed to protect against business interruption from any cause, natural or man-made.

Montgomery's County Industrial & Office

25



460 Wildwood Forest Dr

Wildwood Corporate Centre I

Spring, TX 77380

Montgomery County

Building Type: **Class A Office**

Status: **Built Jul 2014**

Building Size: **128,756 SF**

Typical Floor Size: **42,918 SF**

Stories: **3**

Expenses: **2015 Tax @ \$4.06/sf, 2016 Est Tax @ \$4.06/sf; 2016 Est Ops @ \$6.67/sf**

Parking: **Reserved Spaces @ \$75.00/mo; 500 Covered Spaces are available; Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **106,776 SF**

Max Contig: **42,595 SF**

Smallest Space: **20,790 SF**

Rent/SF/Yr: **\$24.00**

% Leased: **17.1%**

Landlord Rep: CBRE / Steve Rocher (713) 577-1615 / Debbie A. Wilson (713) 655-5521 / Jason Presley (713) 577-1872 -- 106,776 SF (20,790-21,792 SF)

- Pre-cast structured covered parking finish granite flooring, pecan wood paneling, and Texas Leuters limestone accent
- Two-story tall, Class A entry lobby with energy efficient glass, polished and textured walls
- Class A restrooms with high quality fixtures, granite countertops, ceramic tile walls, and stainless steel partitions
- Unique entry facade with an extensive system of terra cotta louvers
- 100% Glass curtain wall envelope uses energy-efficient glazing to maximize views and allow ample sunlight to enter the interior spaces
- Energy-efficient lighting and mechanical systems
- Environmentally friendly materials designed to facilitate indoor air quality and occupant comfort
- Bright open floor plans with maximized views to the exterior
- Beautifully landscaped campus with natural greenery, native flowers, specimen trees and water feature
- LEED Silver certified
- Fitness center complete August 2016

26



1575 Sawdust Rd

Sierra Pines II

The Woodlands, TX 77380

Montgomery County

Building Type: **Class A Office**

Status: **Built Dec 2014**

Building Size: **152,999 SF**

Typical Floor Size: **25,499 SF**

Stories: **6**

Expenses: **2016 Est Tax @ \$1.58/sf; 2016 Est Ops @ \$7.57/sf**

Parking: **Reserved Spaces @ \$75.00/mo; Covered Spaces @ \$45.00/mo; Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **98,227 SF**

Max Contig: **98,227 SF**

Smallest Space: **1,000 SF**

Rent/SF/Yr: **\$23.00-\$24.00**

% Leased: **35.8%**

Landlord Rep: Stream Realty Partners, L.P. / Paul Coonrod (713) 300-0306 / Brad Fricks (713) 300-0307 -- 98,227 SF (1,000-26,555 SF)

Features:

- Second office building in a master-planned business park
 - Located just 1.5 miles north of Exxon's campus
 - Glass curtain wall system with floor-to-ceiling windows
 - Dramatic two story lobby
 - Located just 1.2 miles to I-45, and is the first exit traveling north from IAH
 - Highly efficient design with low add-on factors
 - Strategically designed east-west design of building to minimize direct sunlight
- Green Design: LEED Silver Certification

Structured Covered Parking

4/1000 Ratio

Unreserved: Free

Parking: \$25/ month unreserved; reserved \$60.00 / month

In 2016, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

Montgomery's County Industrial & Office

27



5434 FM 1488 Rd
Magnolia, TX 77354
Montgomery County

Building Type: **Class C Manufacturing**
 Status: **Built 1981, Renov 2007**
 Building Size: **97,000 SF**
 Land Area: **9.40 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.46/sf**
 For Sale: **Not For Sale**

Space Avail: **97,000 SF**
 Max Contig: **97,000 SF**
 Smallest Space: **97,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Boyd Commercial, LLC/CORFAC International / M.David M. Boyd (713) 877-8400 X3454 -- 97,000 SF /3,000 ofc (97,000 SF)

28



2001 Timberloch Pl
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1981**
 Building Size: **147,753 SF**
 Typical Floor Size: **29,550 SF**
 Stories: **5**
 Expenses: **2015 Tax @ \$3.32/sf, 2012 Est Tax @ \$2.23/sf; 2012 Est Ops @ \$5.91/sf**
 Parking: **Surface Spaces @ \$35.00/mo; Reserved Spaces @ \$70.00/mo; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **90,539 SF**
 Max Contig: **90,539 SF**
 Smallest Space: **3,500 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **38.7%**

Landlord Rep: Stream Realty Partners, L.P. / Paul Coonrod (713) 300-0306 / Mathew Volz (713) 300-0278 -- 90,539 SF (3,500-30,355 SF)

Building located in 27,000-acre, master-planned, Woodlands community in north Houston. Memberships available in The Wellness Center (executive health club facility) with Paramount, EFX and Pro II exercise equipment; life circuit equipment; free weights; tread and stair machines; fitness classes; aerobics center; men's and ladies' locker rooms and showers (with steam rooms); juice bar; dining area/break room seating 20 people. Atrium-style building with Reception desk in atrium and 5th level lobbies. Executive conference/board room (seats approximately 22 people). Executive kitchen (attached to executive conference/board room). Modular furniture system available. Ground floor, high-density file room - approximately 5,100 USF. Employee lunch room on the 4th level. Raised-floor computer facility. Separate HVAC/humidity-controlled plotter room. Complete card-key access throughout the building. Fully ADA compliant.

This building was awarded an Energy Star label in 2007 for its operating efficiency.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

This building was awarded an Energy Star label in 2010 for its operating efficiency.

This building was awarded an Energy Star label in 2011 for its operating efficiency.

This building was awarded an Energy Star label in 2012 for its operating efficiency.

This building was awarded an Energy Star label in 2014 for its operating efficiency.

This building was awarded an Energy Star label in 2015 for its operating efficiency.

Montgomery's County Industrial & Office

29



1450 Lake Robbins Dr
Town Center I
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Built Jul 1998**
 Building Size: **139,845 SF**
 Typical Floor Size: **23,307 SF**
 Stories: **6**
 Expenses: **2015 Tax @ \$5.19/sf, 2012 Est Tax @ \$2.83/sf; 2012 Ops @ \$9.21/sf, 2007 Est Ops @ \$10.64/sf**
 Parking: **500 free Covered Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **87,602 SF**
 Max Contig: **24,331 SF**
 Smallest Space: **2,952 SF**
 Rent/SF/Yr: **\$26.50-\$28.00**
 % Leased: **97.9%**

Landlord Rep: Crimson Services, LLC / Dennis Tarro (713) 840-2700 -- 57,654 SF (2,952-24,331 SF)
 Sublet Contact: Moody Rambin / Joshua Marcell (713) 773-5500 -- 5,617 SF (5,617 SF)
 Savills Studley / Drew Morris (713) 237-5506 Jennifer Jordan (713) 522-5300 -- 24,331 SF (24,331 SF)

This property has direct access to I-45 and the Hardy Toll Road and is Adjacent to The Woodlands Mall, restaurants and The Woodlands Waterway. Curved wall with floor to ceiling tinted bronze reflective glass and 6 corner offices per floor.

This building was awarded an Energy Star label in 2008 - 2012 and 2014 - 2015 for its operating efficiency.

30



Hwy 59
Northpark Office Building
Kingwood, TX 77339
Montgomery County

Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **80,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **4**
 Parking: **Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **80,000 SF**
 Max Contig: **80,000 SF**
 Smallest Space: **20,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Avison Young / Scott Fikes (713) 993-7155 / John Pasta (713) 993-7147 -- 80,000 SF (20,000 SF)

31




4001 Technology Forest Blvd
Stream Private Data Center - The Woodlands
The Woodlands, TX 77381
Montgomery County

Building Type: **Class A Flex/Telecom Hotel/Data Hosting**
 Status: **Built Jun 2013**
 Building Size: **74,901 SF**
 Land Area: **18.61 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$1.05/sf**
 Parking: **34 free Surface Spaces are available**
 For Sale: **For Sale - Active**

Space Avail: **74,901 SF**
 Max Contig: **74,901 SF**
 Smallest Space: **74,901 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Sales Company: Stream Data Centers: Anthony Bolner (214) 267-0495
 Landlord Rep: Stream Data Centers / Bryan Bennet (713) 300-0239 / Anthony Bolner (214) 267-0495 -- 74,901 SF (74,901 SF)

Montgomery's County Industrial & Office

32		9000 Fawn Trl Conroe, TX 77385 Montgomery County	Building Type: Class C Industrial Status: Proposed Building Size: 60,000 SF Land Area: - Stories: - Expenses: 2012 Tax @ \$0.00/sf For Sale: For Sale - Active	Space Avail: 60,000 SF Max Contig: 60,000 SF Smallest Space: 60,000 SF Rent/SF/Yr: Withheld % Leased: 0%
Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102 Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 60,000 SF (60,000 SF)				
33		650 S Conroe Medical Dr Phase 2 Conroe, TX 77304 Montgomery County	Building Type: Class B Office Status: Proposed, breaks ground Dec 2016 Building Size: 54,000 SF Typical Floor Size: 27,000 SF Stories: 2 For Sale: Not For Sale	Space Avail: 54,000 SF Max Contig: 54,000 SF Smallest Space: 3,000 SF Rent/SF/Yr: \$22.50 % Leased: 0%
Landlord Rep: Company information unavailable at this time				
34		22655 Highway 59 N VH II Humble, TX 77339 Montgomery County	Building Type: Class A Office/Medical Status: Proposed Building Size: 54,000 SF Typical Floor Size: 18,000 SF Stories: 3 For Sale: Not For Sale	Space Avail: 54,000 SF Max Contig: 54,000 SF Smallest Space: 1,500 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 -- 54,000 SF (1,500-18,000 SF)				

Montgomery's County Industrial & Office

35



10001 Woodloch Forest Dr
Waterway Plaza II
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Built Jun 2001**
 Building Size: **142,270 SF**
 Typical Floor Size: **25,600 SF**
 Stories: **6**
 Expenses: **2015 Tax @ \$13.02/sf, 2012 Est Tax @ \$2.81/sf; 2012 Ops @ \$8.59/sf, 2007 Est Ops @ \$12.10/sf**
 Parking: **Reserved Spaces @ \$70.00/mo; 650 free Covered Spaces are available; Ratio of 3.60/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **52,349 SF**
 Max Contig: **25,315 SF**
 Smallest Space: **5,652 SF**
 Rent/SF/Yr: **\$29.00**
 % Leased: **78.2%**

Landlord Rep: Transwestern / Parker Burkett (713) 407-8716 / Eric Anderson (713) 407-8704 -- 45,455 SF (5,652-25,315 SF)
 Sublet Contact: Palermo - Corporate Real Estate Advisors / Damon Palermo SIOR (281) 210-3401 -- 6,894 SF (6,894 SF)

The building features frontage on The Woodlands Waterway with a link to the Waterway water taxi, extensive landscaping, and direct access to I-45 and the Hardy Toll Road. It is walking distance to Woodlands Mall and restaurant court.

Parking: \$40 for unreserved and \$70 for reserved

This building was awarded an Energy Star label in 2013 for its operating efficiency.

In 2015, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

36



134 Vision Park Blvd
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
 Status: **Proposed, breaks ground May 2017**
 Building Size: **49,840 SF**
 Typical Floor Size: **16,613 SF**
 Stories: **3**
 Expenses: **2015 Tax @ \$0.17/sf**
 Parking: **160 Surface Spaces are available; Ratio of 3.70/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **48,835 SF**
 Max Contig: **48,835 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **\$19.50**
 % Leased: **2.0%**

Landlord Rep: Cypressbrook Company / Denise Ksiazek (281) 364-1777 X230 / Greg Usher (832) 403-2868 -- 48,835 SF (1,500-16,848 SF)

37



27660 Robinson Rd
Build-to-Suit
Conroe, TX 77385
Montgomery County

Building Type: **Class B Office**
 Status: **Proposed**
 Building Size: **45,000 SF**
 Typical Floor Size: **-**
 Stories: **-**
 Expenses: **2015 Tax @ \$0.05/sf**
 For Sale: **Not For Sale**

Space Avail: **45,000 SF**
 Max Contig: **45,000 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/Yr: **\$11.40**
 % Leased: **0%**

Landlord Rep: Greater Houston Commercial RE / A. John A. Tatum (281) 367-5549 -- 45,000 SF (2,000-45,000 SF)

Montgomery's County Industrial & Office

38



19241 David Memorial Dr
Portofino Tech Center
The Woodlands, TX 77385
Montgomery County
Tamina and I-45

Building Type: **Class B Flex**
 Status: **Built Sep 2001**
 Building Size: **87,701 SF**
 Land Area: **8.16 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.42/sf; 2015 Ops @ \$2.42/sf, 2010 Est Ops @ \$2.12/sf**
 Parking: **Free Surface Spaces; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **43,157 SF**
 Max Contig: **18,051 SF**
 Smallest Space: **6,000 SF**
 Rent/SF/Yr: **\$12.00-\$14.50**
 % Leased: **79.4%**

Landlord Rep: Transwestern / Greg Tilton (713) 270-3386 -- 30,604 SF /11,298 ofc (6,000-18,051 SF)
 Sublet Contact: CBRE / Andrew Zeplain (713) 881-0918 Paul Penland (713) 881-0951 Craig K. Beyer (713) 881-0909 -- 12,553 SF /11,298 ofc (12,553 SF)

The Portofino Technology Center is located adjacent to The Woodlands, at the corner of I-45 and Tamina Road offering immediate access to all of Houston's major business centers via I-45 and the Sam Houston Tollway. The complex offers a state-of-the-art design, modern amenities, excellent visibility, and convenient access. It is ideal for call centers and data centers. Covered parking is available.

39



2002 Timberloch Pl
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1980**
 Building Size: **107,835 SF**
 Typical Floor Size: **16,000 SF**
 Stories: **6**
 Expenses: **2015 Tax @ \$3.02/sf; 2008 Ops @ \$9.73/sf**
 Parking: **160 free Surface Spaces are available; Reserved Spaces @ \$35.00/mo; Ratio of 3.60/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **42,893 SF**
 Max Contig: **9,331 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **\$17.00-\$31.00**
 % Leased: **94.7%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 18,832 SF (1,423-9,331 SF)
 Sublet Contact: Regus / Sara Parker (877) 734-8795 -- 5,000 SF (100-5,000 SF)
 Colliers International / Elena Bakina (713) 830-4008 -- 11,572 SF (5,738-5,834 SF)
 Cypressbrook Company / Greg Usher (832) 403-2868 -- 7,489 SF (7,489 SF)

40




2625 Research Forest Dr
Building 10
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Proposed, breaks ground Jan 2017**
 Building Size: **40,000 SF**
 Typical Floor Size: **20,857 SF**
 Stories: **2**
 Expenses: **2012 Tax @ \$14.91/sf**
 For Sale: **Not For Sale**

Space Avail: **40,000 SF**
 Max Contig: **40,000 SF**
 Smallest Space: **20,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Warmack Investments / James Warmack (719) 540-6394 -- 40,000 SF (20,000 SF)

Montgomery's County Industrial & Office


41		15 S Trade Center Pky Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Built 1981 Building Size: 75,000 SF Land Area: 4 AC Stories: 2 Expenses: 2015 Tax @ \$0.73/sf; 2012 Est Ops @ \$1.56/sf Parking: 50 free Surface Spaces are available; Ratio of 1.11/1,000 SF For Sale: Not For Sale	Space Avail: 36,000 SF Max Contig: 20,000 SF Smallest Space: 8,000 SF Rent/SF/Yr: \$12.00 % Leased: 78.7%
----	---	---	--	--

Landlord Rep: Kantha and Prabhakara Reddy / Kantha Reddy (713) 992-1814 -- 36,000 SF (8,000-20,000 SF)

42		104 Longview St Longview Industrial Complex Conroe, TX 77301 Montgomery County	Building Type: Class C Warehouse Status: Built 1999 Building Size: 44,500 SF Land Area: 2.71 AC Stories: 1 Expenses: 2012 Tax @ \$0.53/sf Parking: 75 free Surface Spaces are available; Ratio of 1.69/1,000 SF For Sale: Not For Sale	Space Avail: 34,904 SF Max Contig: 34,904 SF Smallest Space: 34,904 SF Rent/SF/Yr: \$5.40 % Leased: 100%
----	---	---	---	---

Landlord Rep: *Company information unavailable at this time*

Sublet Contact: Avison Young / Jacob Bravo (713) 993-7700 Bob Berry (713) 993-7700 -- 34,904 SF /4,100 ofc (34,904 SF)

43		17027 S Trade Center Pky Conroe, TX 77385 Montgomery County	Building Type: Class C Warehouse Status: Built 1984 Building Size: 34,796 SF Land Area: 4.32 AC Stories: 1 Expenses: 2015 Tax @ \$1.84/sf Parking: 42 free Surface Spaces are available; Ratio of 1.29/1,000 SF For Sale: Not For Sale	Space Avail: 34,796 SF Max Contig: 34,796 SF Smallest Space: 34,796 SF Rent/SF/Yr: \$9.00 % Leased: 0%
----	---	--	---	---

Landlord Rep: Fuller Realty Partners, LLC / Aaron Ander (713) 808-1310 / Stephen G. Darnall (713) 850-8400 -- 34,796 SF /3,812 ofc (34,796 SF)

Montgomery's County Industrial & Office

44		<p>4015 Interstate 45 N League Line Medical Office Building Conroe, TX 77304 Montgomery County</p>	<p>Building Type: Class B Office/Medical Status: Built Jul 2009 Building Size: 60,000 SF Typical Floor Size: 20,000 SF Stories: 3 Expenses: 2016 Tax @ \$1.64/sf, 2015 Est Tax @ \$1.64/sf; 2016 Ops @ \$6.78/sf, 2015 Est Ops @ \$9.85/sf Parking: 300 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 34,133 SF Max Contig: 34,133 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$17.00 % Leased: 43.1%</p>
<p>Landlord Rep: Transwestern / Scott Carter (713) 270-3363 / Brandy Bellow Spinks (713) 272-1245 / Sarah Carter (713) 270-7700 -- 34,133 SF (2,000-19,601 SF)</p>				
45		<p>11355 FM 830 Rd Willis, TX 77318 Montgomery County</p>	<p>Building Type: Class B Manufacturing Status: Built 1995 Building Size: 33,000 SF Land Area: 5 AC Stories: 1 Expenses: 2015 Tax @ \$0.21/sf Parking: 33 Surface Spaces are available; Ratio of 1.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 33,000 SF Max Contig: 33,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: \$4.75 % Leased: 100%</p>
<p>Landlord Rep: KW Commercial / Bradley Beene (936) 900-1800 Sublet Contact: KW Commercial / Bradley Beene (936) 900-1800 -- 33,000 SF (10,000-33,000 SF)</p>				
<p>3 phase and well done through out electric. Tall doors and mostly HVAC. Great Campus. Already has a Crane West of I 45 and just north of Conroe on FM830 Great Campus</p>				
46		<p>3519 N Frazier St Conroe, TX 77303 Montgomery County</p>	<p>Building Type: Class B Flex Status: Proposed Building Size: 32,400 SF Land Area: 6.59 AC Stories: 1 Expenses: 2014 Tax @ \$0.13/sf For Sale: Not For Sale</p>	<p>Space Avail: 32,400 SF Max Contig: 32,400 SF Smallest Space: 5,000 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
<p>Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 -- 32,400 SF (5,000-32,400 SF)</p>				

Montgomery's County Industrial & Office

47



25025 N I-45 Fwy
Chase Bank Building
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1983, Renov 2013**
 Building Size: **121,074 SF**
 Typical Floor Size: **20,179 SF**
 Stories: **6**
 Expenses: **2015 Tax @ \$2.44/sf; 2011 Est Ops @ \$6.38/sf**
 Parking: **325 free Covered Spaces are available; 22 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **31,355 SF**
 Max Contig: **20,225 SF**
 Smallest Space: **1,106 SF**
 Rent/SF/Yr: **\$28.00-\$31.00**
 % Leased: **90.8%**

Landlord Rep: Zenith Real Estate Services, Inc. / Ayman Nasser (713) 784-1592 -- 11,130 SF (1,106-8,622 SF)
 Sublet Contact: Zenith Real Estate Services, Inc. / Ayman Nasser (713) 784-1592 -- 20,225 SF (20,225 SF)

25025 N-I45 is the premier commercial office building in the Woodlands. The building offers the prestige and beauty of the Woodlands with the convenience of nearby downtown Houston, Spring and Conroe. Texas Commerce Centre is at the entrance to a successful community made up of numerous residential neighborhoods, retail stores and restaurants and other commercial developments. This landmark building offers the finest in interior finishes, professional management and tenant services.

There is a four-story garage providing ample parking for tenants as well as visitors, on-site courtesy guard, 24-hour central monitored electronic security with card key access system, and on-site banking. The building is minutes from Intercontinental Airport via the Hardy Toll Road or I-45, 15 minutes to FM 1960 and Northwest Medical Center, 20 minutes to Tomball, 20 minutes to Conroe.

48



8401 New Trails Dr
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1996**
 Building Size: **71,000 SF**
 Typical Floor Size: **71,000 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.47/sf, 2011 Est Tax @ \$1.90/sf; 2011 Est Ops @ \$3.40/sf**
 Parking: **145 free Surface Spaces are available; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **30,963 SF**
 Max Contig: **20,963 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/Yr: **\$22.00**
 % Leased: **70.5%**

Landlord Rep: TIG Real Estate Services, Inc. / Joel Dalak (713) 974-5226 X7139 -- 20,963 SF (10,000-20,963 SF)
 Sublet Contact: Newmark Grubb Knight Frank / Philip L. Price (713) 626-8888 Scott Lewis (713) 626-8888 Jack Warmington (713) 626-8888 -- 10,000 SF (10,000 SF)

Beautifully appointed office space in this 71,000-square-foot building that is situated in a natural woodland campus setting with lake on 6.5 acres. Office building offers floor-to-ceiling glass for abundant natural light and views of the lake. Back-up power system in place. Cat 6 cabling. Above-standard office finishes. Steelcase furniture available--call for details. Located in The Woodlands, a few minutes west of I-45, off of Research Forest Drive. Montgomery County.

49



102 Longview Dr
Longview Industrial Complex
Conroe, TX 77301
Montgomery County

Building Type: **Class C Warehouse**
 Status: **Built 1999**
 Building Size: **30,473 SF**
 Land Area: **2.61 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.78/sf**
 Parking: **12 free Surface Spaces are available**
 For Sale: **For Sale at \$2,500,000 (\$82.04/SF) - Active**

Space Avail: **30,473 SF**
 Max Contig: **30,473 SF**
 Smallest Space: **30,473 SF**
 Rent/SF/Yr: **\$8.40**
 % Leased: **0%**

Sales Company: Newcor Commercial Real Estate: Robert D. Banzhaf (281) 210-3090 X2
 Landlord Rep: Newcor Commercial Real Estate / D.Robert D. Banzhaf (281) 210-3090 X2 -- 30,473 SF (30,473 SF)

Montgomery's County Industrial & Office

50



27315 Spectrum Way
The Woodlands, TX 77385
Montgomery County

Building Type: **Class B Office**
 Status: **Proposed, breaks ground Sep 2016**
 Building Size: **30,000 SF**
 Typical Floor Size: **30,000 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.32/sf**
 For Sale: **Not For Sale**

Space Avail: **30,000 SF**
 Max Contig: **30,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/Yr: **\$10.00-\$25.00**
 % Leased: **0%**

Landlord Rep: RE/MAX Carlton Woods / Lewis Walker (281) 747-6334 -- 30,000 SF (5,000-30,000 SF)

51



10077 Grogans Mill Rd
Parkwood I
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Built 1983**
 Building Size: **100,240 SF**
 Typical Floor Size: **20,048 SF**
 Stories: **5**
 Expenses: **2012 Tax @ \$4.28/sf**
 Parking: **350 free Covered Spaces are available; 40 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **29,940 SF**
 Max Contig: **8,075 SF**
 Smallest Space: **962 SF**
 Rent/SF/Yr: **\$31.00-\$32.00**
 % Leased: **71.1%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 28,978 SF (1,738-8,075 SF)

Sublet Contact: Cypressbrook Company / Denise Ksiazek (281) 364-1777 -- 962 SF (962 SF)

Located one block from The Woodlands Waterway in the heart of Town Center. Town Center features office space, retail, restaurants and The Woodlands Mall. Quick access to I-45 and the Hardy Toll Road.

Features include a refinished lobby, FedEx/Express mail drop. Property also includes a four-level parking structure and covered visitor parking.

12/02: The Woodlands Operating Company sold the building to Triple Net Properties LLC. CB Richard Ellis represented the seller.

52



2800 E Hwy 105 Rd
1
Conroe, TX 77301
Montgomery County

Building Type: **Class B Industrial**
 Status: **Proposed, breaks ground Aug 2016**
 Building Size: **29,880 SF**
 Land Area: **1.62 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.06/sf**
 For Sale: **Not For Sale**

Space Avail: **29,880 SF**
 Max Contig: **9,960 SF**
 Smallest Space: **9,960 SF**
 Rent/SF/Yr: **\$9.48**
 % Leased: **0%**

Landlord Rep: JBF Properties / Blake Felton (281) 236-4529 -- 29,880 SF (9,960 SF)

Montgomery's County Industrial & Office

53



19221 N I-45 Fwy N
Southwood Tower
The Woodlands, TX 77385
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1984, Renov 2004**
 Building Size: **78,626 SF**
 Typical Floor Size: **15,725 SF**
 Stories: **5**
 Expenses: **2015 Tax @ \$2.21/sf; 2006 Combined Est Tax/Ops @ \$8.53/sf**
 Parking: **311 free Surface Spaces are available; Ratio of 3.90/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **29,272 SF**
 Max Contig: **11,497 SF**
 Smallest Space: **931 SF**
 Rent/SF/Yr: **\$18.00-\$24.00**
 % Leased: **86.3%**

Landlord Rep: Moody Ramin / Terri Torregrossa (713) 773-5530 -- 26,408 SF (931-11,497 SF)
 Sublet Contact: Colliers International / Elena Bakina (713) 830-4008 -- 1,200 SF (1,200 SF)
 Transwestern / Bobbie Bozarth (713) 272-1221 -- 1,664 SF (1,664 SF)

BUILDING FEATURES:

- *Full service banking
- *On-site security
- *Card-key access
- *On-site management
- *Easy access to I-45 & Woodlands amenities
- *Fully sprinklered tenant space

Southwood Tower, located at 19221 North Freeway is a five-story, Class B, multi-tenant office building with approximately 79,712 square feet of net rentable area.

Southwood Tower is currently occupied by a diverse tenant base, providing an increasing cash flow due to scheduled rent bumps, with scattered rollover during the next five years. Significant income and value appreciation exists by leasing up currently available space.

Southwood Tower is located near the heart of the thriving "master-planned" community of the The Woodlands, Texas. The building is only minutes away from multiple world class amenities including: The Woodlands Mall; Town Center, offering exceptional dining, shopping, lodging and entertainment venues; Research Forest; Cynthia Woods Mitchell Pavilion and the Woodlands Resort and Conference Center.

Southwood Tower offers ample, surface parking ratio of 3.6/1000. Ideally positioned on the frontage road of Interstate 45 (North Freeway), the location provides direct access to the building.

Built in 1984, Southwood Tower is ideally suited for tenants that seek a smaller atmosphere and exceptional amenities. The Property offers an interior, full-service banking facility, a tranquil, lobby atrium setting, manicured landscaping and a drive-up motor bank with a separate ATM adjacent to the building.

54



N Frazier St
Conroe, TX 77303
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Proposed, breaks ground Sep 2016**
 Building Size: **27,000 SF**
 Land Area: **6.94 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.93/sf**
 For Sale: **Not For Sale**

Space Avail: **27,000 SF**
 Max Contig: **27,000 SF**
 Smallest Space: **3,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Caldwell Companies / Nick Terry (713) 690-0000 / Steven Bolt (713) 690-0000 / Ron Roberson (281) 664-6640 -- 27,000 SF (3,000-27,000 SF)

Montgomery's County Industrial & Office

55



9303 New Trails Dr
New Trails Building
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Built Jul 2008**
 Building Size: **97,967 SF**
 Typical Floor Size: **24,488 SF**
 Stories: **4**
 Expenses: **2015 Tax @ \$3.77/sf**
 Parking: **220 free Surface Spaces are available; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **26,866 SF**
 Max Contig: **7,968 SF**
 Smallest Space: **2,332 SF**
 Rent/SF/Yr: **\$10.00-\$24.50**
 % Leased: **86.4%**

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 13,377 SF (2,332-6,195 SF)

Sublet Contact: JLL / Beau Bellow (713) 888-4091 -- 5,521 SF (5,521 SF)
 CBRE / Connor Tamlyn (713) 881-0965 Jerrod McQuain (713) 881-0900 Kevin M. Saxe (713) 881-0926 -- 7,968 SF (7,968 SF)

This building was awarded an Energy Star label in 2012 and 2015 for its operating efficiency.

56



616 Spring Hill Dr
Phase II Bld 2
Spring, TX 77386
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Built Feb 2014**
 Building Size: **56,700 SF**
 Land Area: **24.92 AC**
 Stories: **1**
 Parking: **86 free Surface Spaces are available; Ratio of 1.51/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **26,700 SF**
 Max Contig: **26,700 SF**
 Smallest Space: **26,700 SF**
 Rent/SF/Yr: **\$6.00**
 % Leased: **100%**

Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 / Kevin Wyatt (281) 248-8062 -- 26,700 SF (26,700 SF)

57



2700 Research Forest Dr
2700 Research Forest Office Building
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Built Dec 1999**
 Building Size: **72,549 SF**
 Typical Floor Size: **72,549 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$3.33/sf**
 Parking: **196 free Surface Spaces are available; 48 Covered Spaces are available; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **26,631 SF**
 Max Contig: **26,631 SF**
 Smallest Space: **12,928 SF**
 Rent/SF/Yr: **\$22.00**
 % Leased: **63.3%**

Landlord Rep: TIG Real Estate Services, Inc. / Joel Dalak (713) 974-5226 X7139 -- 26,631 SF (12,928-13,703 SF)

Office building in natural woodland campus setting with lake on 8.02 acres. Floor to ceiling glass. Attractive, contemporary finishes throughout. Free surface parking.

Montgomery's County Industrial & Office

58



18230 FM 1488 Rd
Magnolia Landmark Bldg
Magnolia, TX 77354
Montgomery County

Building Type: **Class B Office**
 Status: **Built 2008**
 Building Size: **65,000 SF**
 Typical Floor Size: **21,666 SF**
 Stories: **3**
 Expenses: **2012 Tax @ \$0.22/sf, 2011 Est Tax @ \$0.12/sf; 2010 Ops @ \$4.26/sf, 2011 Est Ops @ \$5.52/sf**
 Parking: **150 free Surface Spaces are available; Ratio of 4.10/1,000 SF**
 For Sale: **For Sale at \$12,000,000 (\$184.62/SF) - Active**

Space Avail: **26,484 SF**
 Max Contig: **6,720 SF**
 Smallest Space: **255 SF**
 Rent/SF/Yr: **\$19.75**
 % Leased: **96.1%**

Sales Company: Foldetta Commercial: Ross Foldetta (281) 466-2880 X1
 Landlord Rep: Foldetta Commercial / B.Terrie B. Smith (281) 466-2880 / Ross Foldetta (281) 466-2880 -- 26,484 SF (255-6,720 SF)

The distinctive Magnolia Landmark Building is a 3-story building perfectly suited for Medical, Dental, or Professional use! Executive Suites are also available.

Located in the heart of Magnolia's business district, near the intersection of FM 1488 and FM 1774

59



128 Vision Park Blvd
Woodlands Market
Shenandoah, TX 77384
Montgomery County

Building Type: **Class B Office**
 Status: **Built Sep 2014**
 Building Size: **75,000 SF**
 Typical Floor Size: **25,000 SF**
 Stories: **3**
 Expenses: **2015 Tax @ \$0.24/sf**
 Parking: **Free Surface Spaces; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **26,102 SF**
 Max Contig: **17,440 SF**
 Smallest Space: **1,707 SF**
 Rent/SF/Yr: **\$15.00-\$19.50**
 % Leased: **74.5%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 19,147 SF (1,707-17,440 SF)
 Sublet Contact: JLL / Ryan Barbles (713) 888-4094 -- 6,955 SF (6,955 SF)

The office building is centrally located in Vision Park, with easy access to I-45 and Grogan's Mill Rd, The Woodlands

Montgomery's County Industrial & Office

60



10101 Woodloch Forest Dr
McKesson
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Built 2008**
 Building Size: **204,063 SF**
 Typical Floor Size: **25,000 SF**
 Stories: **8**
 Expenses: **2015 Tax @ \$4.80/sf; 2010 Est Ops @ \$9.45/sf**
 Parking: **700 Covered Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **25,879 SF**
 Max Contig: **25,879 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/Yr: **\$22.00**
 % Leased: **100%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102

Sublet Contact: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 -- 25,879 SF (10,000-25,879 SF)

Parking Costs - Reserved \$50 / Unreserved \$25

Amenities Parking garage with covered walkway; 24/7 security; On-site café; elegant water feature and plaza, convenient access to waterway's retail, dining hospitality and entertainment

This building was awarded an Energy Star label in 2012 and 2013 for its operating efficiency.

This building was awarded an Energy Star label in 2014 for its operating efficiency.

61



4200 Research Forest Dr
Bldg V
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1993**
 Building Size: **59,956 SF**
 Typical Floor Size: **59,956 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.52/sf**
 Parking: **200 free Surface Spaces are available; Ratio of 3.34/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **25,600 SF**
 Max Contig: **10,000 SF**
 Smallest Space: **800 SF**
 Rent/SF/Yr: **\$12.00-\$15.00**
 % Leased: **57.3%**

Landlord Rep: Kelly Company / J.Patrick J. Kelly (206) 523-0801 -- 25,600 SF (800-10,000 SF)

This property has a water feature and lake, as well as flexible space for back office or laboratory. It has all glass panel fronts with concrete tilt-wall rears and no add-on factor.

December 2001: The Woodlands Operating Company sold this building to Patrick J. Kelly. Grubb & Ellis represented the seller.

62



27601 Commerce Oaks Dr
Conroe, TX 77385
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Proposed**
 Building Size: **25,200 SF**
 Land Area: **2.33 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.02/sf**
 For Sale: **Not For Sale**




Space Avail: **25,200 SF**
 Max Contig: **25,200 SF**
 Smallest Space: **25,200 SF**
 Rent/SF/Yr: **\$8.40**
 % Leased: **0%**

Landlord Rep: Southwest Realty Advisors / Marc Drumwright (713) 464-6045 X1 -- 25,200 SF (25,200 SF)

Montgomery's County Industrial & Office

63		27652 Commerce Oaks Dr Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Built Sep 2013 Building Size: 25,200 SF Land Area: 2.37 AC Stories: 1 Expenses: 2012 Tax @ \$0.42/sf Parking: 25 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 25,200 SF Max Contig: 25,200 SF Smallest Space: 25,200 SF Rent/SF/Yr: \$7.80 % Leased: 0%
Landlord Rep: Southwest Realty Advisors / Marc Drumwright (713) 464-6045 X1 -- 25,200 SF (25,200 SF)				
64		25814 Budde Rd Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Proposed Building Size: 25,000 SF Typical Floor Size: 6,250 SF Stories: 4 For Sale: Not For Sale	Space Avail: 25,000 SF Max Contig: 6,250 SF Smallest Space: 6,250 SF Rent/SF/Yr: \$30.00 % Leased: 0%
Landlord Rep: Lee & Associates Commercial Real Estate Service / Robert LaCoure (713) 660-1167 -- 25,000 SF (6,250 SF)				
65		27657 Commerce Oaks Dr Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Built Mar 2014 Building Size: 25,000 SF Land Area: 2.68 AC Stories: 1 Expenses: 2012 Tax @ \$0.42/sf Parking: 24 free Surface Spaces are available; Ratio of 1.60/1,000 SF For Sale: Not For Sale	Space Avail: 25,000 SF Max Contig: 25,000 SF Smallest Space: 25,000 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: Southwest Realty Advisors / Marc Drumwright (713) 464-6045 X1				
Sublet Contact: Colliers International / Blake Gibson (713) 830-2173 -- 25,000 SF /3,300 ofc (25,000 SF)				
66		27329 Spectrum Way Oak Ridge North, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Built Jun 2015 Building Size: 25,000 SF Land Area: 2.25 AC Stories: 1 For Sale: Not For Sale	Space Avail: 25,000 SF Max Contig: 25,000 SF Smallest Space: 25,000 SF Rent/SF/Yr: \$9.00 % Leased: 0%
Landlord Rep: Southwest Realty Advisors / Marc Drumwright (713) 464-6045 X1 -- 25,000 SF /3,100 ofc (25,000 SF)				


Montgomery's County Industrial & Office

67		27341 Spectrum Way Oak Ridge North, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Built Jun 2015 Building Size: 25,000 SF Land Area: 2.25 AC Stories: 1 For Sale: Not For Sale	Space Avail: 25,000 SF Max Contig: 25,000 SF Smallest Space: 25,000 SF Rent/SF/Yr: \$6.96 % Leased: 0%
Landlord Rep: Lee & Associates Commercial Real Estate Service / Chase Cribbs (713) 744-7426 / Michael Spears (713) 744-7404 -- 25,000 SF /3,100 ofc (25,000 SF)				
68		27351 Spectrum Way Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Built Jul 2015 Building Size: 25,000 SF Land Area: 2.25 AC Stories: 1 Parking: 24 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 25,000 SF Max Contig: 25,000 SF Smallest Space: 25,000 SF Rent/SF/Yr: \$9.00 % Leased: 0%
Landlord Rep: Southwest Realty Advisors / Marc Drumwright (713) 464-6045 X1 -- 25,000 SF /3,100 ofc (25,000 SF)				
69		1690 Hawthorne Dr Conroe, TX 77301 Montgomery County	Building Type: Class B Warehouse Status: Built 2015 Building Size: 24,700 SF Land Area: 3.53 AC Stories: 1 Expenses: 2014 Tax @ \$0.20/sf For Sale: For Sale at \$3,250,000 (\$131.58/SF) - Active	Space Avail: 24,700 SF Max Contig: 24,700 SF Smallest Space: 24,700 SF Rent/SF/Yr: \$9.36 % Leased: 0%
Sales Company: Arrowstar Realty: Kevin Hasara (936) 756-3400 The Marion Franke Team: Robert Graham (936) 647-4373 Landlord Rep: Arrowstar Realty / Kevin Hasara (936) 756-3400 -- 24,700 SF (24,700 SF)				

Montgomery's County Industrial & Office

70		2201 Lake Woodlands Dr Spring, TX 77380 Montgomery County	Building Type: Class C Office Status: Built 1994 Building Size: 24,119 SF Typical Floor Size: 12,058 SF Stories: 2 Expenses: 2015 Tax @ \$1.31/sf Parking: 140 free Surface Spaces are available; Ratio of 5.80/1,000 SF For Sale: Not For Sale	Space Avail: 24,119 SF Max Contig: 24,119 SF Smallest Space: 12,051 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 24,119 SF (12,051-12,068 SF)				
71		26803 Hanna Rd Section II - Bldg 7 Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Proposed, breaks ground Jul 2016 Building Size: 24,000 SF Land Area: 12 AC Stories: 1 Parking: 8 Surface Spaces are available; Ratio of 0.33/1,000 SF For Sale: Not For Sale	Space Avail: 24,000 SF Max Contig: 24,000 SF Smallest Space: 3,000 SF Rent/SF/Yr: \$11.40 % Leased: 0%
Landlord Rep: Greater Houston Commercial RE / A.John A. Tatum (281) 367-5549 -- 24,000 SF (3,000-24,000 SF)				
72		26803 Hanna Rd Section II - Bldg 8 Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Proposed, breaks ground Jul 2016 Building Size: 24,000 SF Land Area: 12 AC Stories: 1 Parking: 8 Surface Spaces are available; Ratio of 0.33/1,000 SF For Sale: Not For Sale	Space Avail: 24,000 SF Max Contig: 24,000 SF Smallest Space: 3,000 SF Rent/SF/Yr: \$11.40 % Leased: 0%
Landlord Rep: Greater Houston Commercial RE / A.John A. Tatum (281) 367-5549 -- 24,000 SF (3,000-24,000 SF)				
73		26803 Hanna Rd Section II - Bldg 6 Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Proposed, breaks ground Jul 2016 Building Size: 24,000 SF Land Area: 12 AC Stories: 1 For Sale: Not For Sale	Space Avail: 24,000 SF Max Contig: 24,000 SF Smallest Space: 3,000 SF Rent/SF/Yr: \$11.40 % Leased: 0%
Landlord Rep: Greater Houston Commercial RE / A.John A. Tatum (281) 367-5549 -- 24,000 SF (3,000-24,000 SF)				

Montgomery's County Industrial & Office

74		628 S Frazier St	Building Type: Class C Warehouse	Space Avail: 23,840 SF
		Conroe, TX 77301	Status: Built 1968	Max Contig: 20,000 SF
		Montgomery County	Building Size: 23,840 SF	Smallest Space: 3,840 SF
			Land Area: 0.85 AC	Rent/SF/Yr: \$3.60-\$6.60
			Stories: 1	% Leased: 100%
			Expenses: 2015 Tax @ \$0.28/sf	
			Parking: 30 free Surface Spaces are available; Ratio of 1.25/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Houston International Realty / Richard Foulkes (281) 363-2845 -- 23,840 SF (3,840-20,000 SF)

75		17350 St. Lukes Way	Building Type: Class B Office/Medical	Space Avail: 23,030 SF
		Medical Arts Center II	Status: Built 2003	Max Contig: 12,673 SF
		The Woodlands, TX 77384	Building Size: 96,400 SF	Smallest Space: 10,357 SF
		Montgomery County	Typical Floor Size: 24,100 SF	Rent/SF/Yr: Withheld
			Stories: 4	% Leased: 76.1%
			Expenses: 2012 Ops @ \$10.41/sf	
			Parking: 500 free Surface Spaces are available; Ratio of 4.00/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 -- 23,030 SF (10,357-12,673 SF)

Located at the Southwest corner of Hwy 242 and I-45. Immediately adjacent to St. Luke's Episcopal Hospital. LEED certified building.

76		26232 FM 2978 Rd	Building Type: Class B Flex	Space Avail: 22,998 SF
		Building B	Status: Built Aug 2013	Max Contig: 22,998 SF
		Magnolia, TX 77354	Building Size: 22,998 SF	Smallest Space: 1,203 SF
		Montgomery County	Land Area: 2.34 AC	Rent/SF/Yr: \$7.20
			Stories: 1	% Leased: 100%
			Expenses: 2012 Tax @ \$0.08/sf	
			For Sale: Not For Sale	

Landlord Rep: JJ Commercial Development, LLC / Juan Cataldo (832) 729-7180 -- 22,998 SF (1,203-22,998 SF)

Montgomery's County Industrial & Office

77



2600 Technology Forest Blvd

The Woodlands, TX 77381

Montgomery County

Building Type: **Class B Office**
 Status: **Built 2008**
 Building Size: **22,000 SF**
 Typical Floor Size: **22,000 SF**
 Stories: **1**
 Expenses: **2012 Tax @ \$9.53/sf**
 Parking: **140 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **22,000 SF**
 Max Contig: **22,000 SF**
 Smallest Space: **6,781 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

Landlord Rep: Palermo - Corporate Real Estate Advisors / Damon Palermo SIOR (281) 210-3401
 Sublet Contact: Palermo - Corporate Real Estate Advisors / Damon Palermo SIOR (281) 210-3401 -- 22,000 SF (6,781-22,000 SF)

State-of-the-art office / industrial building, located just minutes from The Woodlands Town Center, less than two miles west of I45. State of the art facility with many amenities
 Total building area: 22,500 sq.ft.
 Structure Type: Tilt wall steel / clear span
 Key card access system
 Fully sprinkled
 Loading dock with power lift
 100% A/C (97 tons)
 Available 1,200 amp / 3 phase power
 140 Parking Spaces

78



2829 Technology Forest Blvd

The Woodlands, TX 77381

Montgomery County

Building Type: **Class A Office**
 Status: **Built Jan 2015**
 Building Size: **87,999 SF**
 Typical Floor Size: **22,000 SF**
 Stories: **4**
 Expenses: **2015 Est Tax @ \$3.50/sf; 2015 Est Ops @ \$6.36/sf**
 Parking: **Ratio of 2.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **21,915 SF**
 Max Contig: **21,915 SF**
 Smallest Space: **3,758 SF**
 Rent/SF/Yr: **\$27.00**
 % Leased: **75.1%**

Landlord Rep: Black Forest Ventures LLC / Sean Quinn (832) 813-7373 -- 21,915 SF (3,758-18,157 SF)

The 2829 Technology Forest Boulevard is a boutique class-A office, offering unique amenities in a highly desired Woodlands submarket.

Black Walnut Café on site
 Parking (2.5 cars / 1,000 RSF), covered parking upon request
 Professional property management
 Security card access
 Energy Efficient features
 High-end lobby finishes
 Mecho shades included on all floors
 Pre-cast and curtain wall glass construction
 ATM on site
 Pond views, roof terrace, upscale landscaping with multiple water fountain features
 eVgo charging station

Montgomery's County Industrial & Office

79



550 Club Dr
Westland Bunker
Montgomery, TX 77316
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1981, Renov 2008**
 Building Size: **128,000 SF**
 Typical Floor Size: **32,000 SF**
 Stories: **4**
 Expenses: **2012 Tax @ \$2.15/sf**
 Parking: **450 Surface Spaces are available; Ratio of 3.52/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **21,444 SF**
 Max Contig: **21,444 SF**
 Smallest Space: **189 SF**
 Rent/SF/Yr: **\$18.60**
 % Leased: **83.3%**

Landlord Rep: Caldwell Companies / R.Blake R. Virgilio, CCIM, SIOR (281) 664-6651 -- 21,444 SF (189-4,642 SF)

A historic facility sets the new modern standard. The Westland Bunker campus was created to be a self-contained bomb shelter and refuge by people obsessed with security and operational independence. Those design principals have found new life in today's hyper-competitive marketplace - where system downtime equates directly to lost revenue. Westland Bunker truly sets the standard in high-availability, mission-critical information technology solutions. All of our colocation, business continuity, and managed service offerings are specifically designed to protect against business interruption from any cause, natural or man-made.

80



13939 Old Texaco Rd
Conroe, TX 77302
Montgomery County

Building Type: **Class C Warehouse**
 Status: **Built 2009**
 Building Size: **21,000 SF**
 Land Area: **2.56 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.17/sf**
 Parking: **10 Surface Spaces are available; Ratio of 0.47/1,000 SF**
 For Sale: **For Sale at \$1,450,000 (\$69.05/SF) - Active**

Space Avail: **21,000 SF**
 Max Contig: **21,000 SF**
 Smallest Space: **21,000 SF**
 Rent/SF/Yr: **\$6.00**
 % Leased: **0%**

Sales Company: RE/MAX The Woodlands: Bill Smith (281) 602-8839

Landlord Rep: RE/MAX The Woodlands / Bill Smith (281) 602-8839 -- 21,000 SF (21,000 SF)

Montgomery's County Industrial & Office

81



400 S Cochran St
Willis, TX 77378
Montgomery County

Building Type: **Class B Warehouse**
Status: **Proposed, breaks ground Jul 2016**
Building Size: **20,000 SF**
Land Area: **6.34 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.08/sf**
For Sale: **Not For Sale**

Space Avail: **20,000 SF**
Max Contig: **20,000 SF**
Smallest Space: **1,200 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

Landlord Rep: Cypressbrook Company / Kimberly Devos (281) 364-1777 X200 -- 20,000 SF (1,200-20,000 SF)

82



9000 Fawn Trl
Conroe, TX 77385
Montgomery County




Building Type: **Class C Industrial**
Status: **Proposed**
Building Size: **20,000 SF**
Land Area: **-**
Stories: **-**
Expenses: **2012 Tax @ \$0.00/sf**
For Sale: **For Sale - Active**

Space Avail: **20,000 SF**
Max Contig: **20,000 SF**
Smallest Space: **20,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**




Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 20,000 SF (20,000 SF)

Montgomery's County Industrial & Office

83		<p>129 Vision Park Blvd</p> <p>Vision Park Professional Medical Building</p> <p>Spring, TX 77381</p> <p>Montgomery County</p>	<p>Building Type: Class B Office/Medical</p> <p>Status: Under Construction, delivers Jul 2016</p> <p>Building Size: 69,510 SF</p> <p>Typical Floor Size: 23,170 SF</p> <p>Stories: 3</p> <p>Parking: 326 Surface Spaces are available; 10 Reserved Spaces are available; Ratio of 4.83/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 20,000 SF</p> <p>Max Contig: 20,000 SF</p> <p>Smallest Space: 20,000 SF</p> <p>Rent/SF/Yr: \$23.00-\$25.00</p> <p>% Leased: 71.2%</p>
Landlord Rep: Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829 -- 20,000 SF (20,000 SF)				
84		<p>519 Todd St</p> <p>Conroe, TX 77385</p> <p>Montgomery County</p>	<p>Building Type: Class B Warehouse</p> <p>Status: Built 2005</p> <p>Building Size: 19,800 SF</p> <p>Land Area: 2.16 AC</p> <p>Stories: 1</p> <p>Expenses: 2015 Tax @ \$1.31/sf</p> <p>Parking: Ratio of 3.50/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 19,800 SF</p> <p>Max Contig: 19,800 SF</p> <p>Smallest Space: 19,800 SF</p> <p>Rent/SF/Yr: \$6.00</p> <p>% Leased: 0%</p>
Landlord Rep: Lee & Associates Commercial Real Estate Service / Robert McGee (713) 744-7408 / Thomas Leger (713) 744-7430 / Michael Spears (713) 744-7404 -- 19,800 SF /1,800 ofc (19,800 SF)				
Crande Ready with a 20' hook Height.				
85		<p>23889 FM 1488 Rd</p> <p>Magnolia, TX 77355</p> <p>Montgomery County</p>	<p>Building Type: Class B Warehouse</p> <p>Status: Built 2008</p> <p>Building Size: 19,200 SF</p> <p>Land Area: 2.87 AC</p> <p>Stories: 1</p> <p>For Sale: For Sale at \$1,600,000 (\$83.33/SF) - Active</p>	<p>Space Avail: 19,200 SF</p> <p>Max Contig: 19,200 SF</p> <p>Smallest Space: 19,200 SF</p> <p>Rent/SF/Yr: \$7.50</p> <p>% Leased: 0%</p>
Sales Company: Texas CRES LLC: Joel English (713) 473-7200, Alex Wisnoski (713) 473-7200				
Landlord Rep: Texas CRES LLC / Joel English (713) 473-7200 / Alex Wisnoski (713) 473-7200 -- 19,200 SF (19,200 SF)				

Montgomery's County Industrial & Office

<div data-bbox="102 191 134 216">86</div> 	<p>9186 Six Pines Rd The Woodlands, TX 77380 Montgomery County</p>	<p>Building Type: Class B Office Status: Built Mar 2002 Building Size: 57,000 SF Typical Floor Size: 57,000 SF Stories: 1 Expenses: 2015 Tax @ \$2.52/sf, 2012 Est Tax @ \$2.56/sf; 2012 Ops @ \$3.52/sf Parking: 125 free Surface Spaces are available; Ratio of 2.19/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 18,661 SF Max Contig: 18,661 SF Smallest Space: 18,661 SF Rent/SF/Yr: \$18.50 % Leased: 100%</p>
<div data-bbox="102 590 134 615">87</div> 	<p>900 Rockmead Dr Four Kingwood Place Kingwood, TX 77339 Montgomery County</p>	<p>Building Type: Class B Office Status: Built 1982 Building Size: 60,803 SF Typical Floor Size: 30,401 SF Stories: 2 Expenses: 2015 Tax @ \$1.57/sf; 2013 Ops @ \$6.05/sf, 2015 Est Ops @ \$6.84/sf Parking: 225 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 18,526 SF Max Contig: 5,839 SF Smallest Space: 669 SF Rent/SF/Yr: \$18.50-\$19.00 % Leased: 73.2%</p>
<div data-bbox="102 1241 134 1266">88</div> 	<p>1440 Lake Front Cir The Woodlands, TX 77380 Montgomery County</p>	<p>Building Type: Class B Flex Status: Built 1983 Building Size: 43,855 SF Land Area: 5.82 AC Stories: 1 Expenses: 2012 Est Tax @ \$1.70/sf; 2011 Ops @ \$1.31/sf, 2012 Est Ops @ \$3.00/sf Parking: 99 free Surface Spaces are available; Ratio of 2.26/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 18,391 SF Max Contig: 5,931 SF Smallest Space: 3,531 SF Rent/SF/Yr: \$18.50-\$22.00 % Leased: 67.7%</p>

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 -- 18,661 SF (18,661 SF)

Landlord Rep: Gemini Rosemont / Carrie Powledge (281) 464-8111 -- 18,526 SF (669-3,074 SF)

Two (2) story atrium office building located in master-planned community of Kingwood with immediate access to and from Highway 59 (Interstate 69) and just 15 minutes to and from Bush International Airport and Beltway 8. Numerous banks, hotels, restaurants, shopping and close proximity to numerous premier golf courses.

Various suites available.

Property offers: 24-Hour Cardkey access, Vending Area, surface parking at 4/1000 ratio, on-site responsive management, on-site patrolling security at designated times.

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 14,146 SF (3,720-5,931 SF)

Sublet Contact: CULNAT / -- 4,245 SF (3,531-4,245 SF)

Montgomery's County Industrial & Office

89



1001-1087 Pruitt Rd
The Woodlands, TX 77380
Montgomery County

Building Type: **Class C Warehouse**
 Status: **Built Jul 1999**
 Building Size: **81,192 SF**
 Land Area: **10 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.69/sf**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**

Space Avail: **18,307 SF**
 Max Contig: **10,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **77.5%**

Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 -- 18,307 SF (5,000-10,000 SF)

Project consists of both office and warehouse space
 83 visitor parking spaces
 Street number on glass door for each bay

Warehouse Space:

Partial restricted entry on road frontage
 Key pad barrier gate entry
 1 roll up door/2 bays
 1 main door/bay
 4' wall sky light along rear of space
 Insulated roof
 Sheetrock divider walls
 Utilities, minus water, paid by tenant
 Common Cost Upkeep (monthly) includes trash dumpster service, exterior lights, barrier gate maintenance, water service, and grass & shrub care

Office Space:

Wood stud walls
 3 1/2" insulation
 Drop down ceiling on 1st floor
 Sheetrock walls
 Sheetrock loft ceiling on 2nd floor
 Warehouse exit door
 A/C heat pump wall unit
 Handicap bath with one toilet, one sink, and one exhaust fan
 Toe board trim
 Texture painted walls
 NEW Security Monitoring System

90



3615 N Frazier Industrial
Park Dr
BLDG#2
Conroe, TX 77303
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Proposed**
 Building Size: **18,000 SF**
 Land Area: **1.43 AC**
 Stories: **1**
 For Sale: **For Sale - Active**

Space Avail: **18,000 SF**
 Max Contig: **18,000 SF**
 Smallest Space: **18,000 SF**
 Rent/SF/Yr: **\$9.00-\$9.60**
 % Leased: **0%**

Sales Company: First Houston Properties Inc.: Aron K. Grenader (713) 960-0067 X11, Michael Grenader (713) 960-0067 X10

Landlord Rep: First Houston Properties Inc. / Patrick McKiernan (713) 534-1888 / Jonathan McDaniel (713) 534-1802 -- 18,000 SF (18,000 SF)

Montgomery's County Industrial & Office

91



1585 Sawdust Rd

Sierra Pines I

The Woodlands, TX 77380

Montgomery County

Building Type: **Class A Office**
 Status: **Built Jul 2009**
 Building Size: **175,035 SF**
 Typical Floor Size: **54,643 SF**
 Stories: **3**
 Expenses: **2012 Tax @ \$1.57/sf; 2012 Est Ops @ \$7.92/sf**
 Parking: **100 free Surface Spaces are available; 29 Reserved Spaces @ \$50.00/mo; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **17,940 SF**
 Max Contig: **15,077 SF**
 Smallest Space: **2,863 SF**
 Rent/SF/Yr: **\$20.00**
 % Leased: **100%**

Landlord Rep: Stream Realty Partners, L.P. / Paul Coonrod (713) 300-0306
 Sublet Contact: Cushman & Wakefield / Cape Bell (713) 877-1700 Andrew R. Spence (713) 877-1464 -- 2,863 SF (2,863 SF)
 CBRE / Mark Reilly (713) 881-0961 Steve J. Hesse (713) 881-0904 Jeff Cairns (713) 881-0929 -- 15,077 SF (8,000-15,077 SF)

In 2010, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

This building was awarded an Energy Star label in 2013-2015 for its operating efficiency.

92



3627 N Frazier Industrial Park Dr

BLDG# 4

Conroe, TX 77303

Montgomery County

Building Type: **Class B Warehouse**
 Status: **Proposed**
 Building Size: **17,500 SF**
 Land Area: **1.45 AC**
 Stories: **1**
 For Sale: **For Sale - Active**

Space Avail: **17,500 SF**
 Max Contig: **17,500 SF**
 Smallest Space: **17,500 SF**
 Rent/SF/Yr: **\$9.00-\$9.60**
 % Leased: **0%**

Sales Company: First Houston Properties Inc.: Aron K. Grenader (713) 960-0067 X11, Michael Grenader (713) 960-0067 X10
 Landlord Rep: First Houston Properties Inc. / Patrick McKiernan (713) 534-1888 / Jonathan McDaniel (713) 534-1802 -- 17,500 SF (17,500 SF)

Montgomery's County Industrial & Office

93



1409 I-45 Fwy
Conroe, TX 77304
Montgomery County

Building Type: **Class C Flex/Showroom**
 Status: **Built 1960**
 Building Size: **17,500 SF**
 Land Area: **2.77 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.75/sf; 2014 Ops @ \$0.95/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **17,500 SF**
 Max Contig: **11,500 SF**
 Smallest Space: **4,530 SF**
 Rent/SF/Yr: **\$10.43**
 % Leased: **100%**

Landlord Rep: No-tie Inc / Lyn Hawthorne (936) 539-1001 -- 17,500 SF (4,530-11,500 SF)

94



101 Industrial Ct
Conroe, TX 77301
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Built 1983**
 Building Size: **17,210 SF**
 Land Area: **2 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.46/sf**
 Parking: **15 free Surface Spaces are available; Ratio of 0.55/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **17,210 SF**
 Max Contig: **17,210 SF**
 Smallest Space: **17,210 SF**
 Rent/SF/Yr: **\$5.95**
 % Leased: **100%**

Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 17,210 SF /2,500 ofc (17,210 SF)

Montgomery's County Industrial & Office

95



1525 Airport Rd
Conroe, TX 77301
Montgomery County

Building Type: **Class C Warehouse**
Status: **Built 1975**
Building Size: **21,700 SF**
Land Area: **1.35 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.46/sf, 2011 Est Tax @ \$0.30/sf; 2011 Est Ops @ \$0.95/sf**
Parking: **33 Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **17,200 SF**
Max Contig: **8,000 SF**
Smallest Space: **1,200 SF**
Rent/SF/Yr: **\$4.80**
% Leased: **20.7%**

Landlord Rep: Colliers International / Jon Lindenberg (713) 222-2111 -- 17,200 SF /1,350 ofc (1,200-8,000 SF)

96



2627 Chestnut Ridge Rd
Humble, TX 77339
Montgomery County

Building Type: **Class B Office**
Status: **Built 2006**
Building Size: **30,869 SF**
Typical Floor Size: **15,435 SF**
Stories: **2**
Expenses: **2012 Tax @ \$1.50/sf; 2008 Ops @ \$4.54/sf, 2007 Est Ops @ \$6.80/sf**
For Sale: **Not For Sale**

Space Avail: **16,482 SF**
Max Contig: **16,482 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **\$20.00**
% Leased: **46.6%**

Landlord Rep: McAlpine Interests / Adam McAlpine (281) 973-4562 -- 16,482 SF (1,000-16,482 SF)

New 30,000 SF Office Building. Perfect for medical use, located just off Kingwood Dr. Covered parking available, wooded surroundings, minutes from numerous retail outlets and restaurants.

97



1501 River Pointe Dr
Conroe Medical Office Building
Conroe, TX 77304
Montgomery County

Building Type: **Class A Office/Medical**
Status: **Built 2004**
Building Size: **68,832 SF**
Typical Floor Size: **34,416 SF**
Stories: **2**
Expenses: **2015 Tax @ \$3.15/sf, 2011 Est Tax @ \$2.64/sf; 2013 Ops @ \$6.78/sf**
Parking: **200 free Surface Spaces are available; Ratio of 4.20/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **16,423 SF**
Max Contig: **5,693 SF**
Smallest Space: **1,928 SF**
Rent/SF/Yr: **\$21.00**
% Leased: **76.1%**

Landlord Rep: CBRE / Nelson Udstuen (713) 577-1716 / Brandon Peck (713) 577-1700 -- 16,423 SF (1,928-5,411 SF)

- Covered reserved parking available
- On-site Building Engineer
- Covered porte-cochère at the front and rear entrances
- Located two blocks from Conroe Regional Medical Hospital
- Less than a mile from Interstate 45
- The building offers an exceptional mixture of general and specialty medical services, as well as a state-of-the-art surgery center

Montgomery's County Industrial & Office

98



1201 Lake Woodlands Dr
Offices at The Woodlands
Mall
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office/(Super Regional Mall)**
 Status: **Built 2004**
 Building Size: **40,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$67.16/sf**
 Parking: **Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **16,372 SF**
 Max Contig: **8,000 SF**
 Smallest Space: **3,000 SF**
 Rent/SF/Yr: **\$24.00**
 % Leased: **59.1%**

Landlord Rep: Mohr Partners, Inc / Kevin Barr (281) 892-1041 -- 16,372 SF (3,000-8,000 SF)

The building's interior features 10' finished ceiling or 17' "loft" style open ceiling; 10' wide common area corridors finished with upgraded materials; 9' solid core wood doors throughout the building & tenant spaces; Fully ADA compliant restrooms with granite & tile finish; Granite & wood finishes in the elevators & lobbies.

The building has full height dual pane glass; Separate HVAC system for each suite fully controlled 24/7 by tenant; Secured card key system for after hour access to building; Fully sprinklered; Directly connected to Food Court on mall 2nd level.

Services include a 5 day a week janitorial service, valet parking, on-site management & engineering, and monument signs & directory boards throughout the building area identify office tenants.

99



24900 Pitkin Rd
Woodlands Atrium Bldg
The Woodlands, TX 77386
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1985, Renov 2004**
 Building Size: **54,861 SF**
 Typical Floor Size: **18,287 SF**
 Stories: **3**
 Expenses: **2015 Tax @ \$2.00/sf, 2016 Est Tax @ \$2.00/sf; 2016 Ops @ \$6.97/sf, 2015 Est Ops @ \$6.70/sf**
 Parking: **150 free Surface Spaces are available; 24 Covered Spaces are available; Ratio of 3.50/1,000 SF**
 For Sale: **Not For Sale**


Space Avail: **16,226 SF**
 Max Contig: **9,163 SF**
 Smallest Space: **1,442 SF**
 Rent/SF/Yr: **\$19.00-\$20.00**
 % Leased: **94.7%**

Landlord Rep: S.E. Covington & Company, Inc. / H.Ron H. Robertson (713) 974-7600 -- 2,928 SF (1,442-1,486 SF)
 Sublet Contact: NB Realty Partners / Julie King (713) 824-0513 -- 9,163 SF (5,000-9,163 SF)
 S.E. Covington & Company, Inc. / Ron H. Robertson (713) 974-7600 -- 4,135 SF (4,135 SF)




PROPERTY HIGHLIGHTS:

- All amenities close by
- Reserved Covered Parking
- Card-key system for after-hrs
- High-speed Internet offered
- Improvement dollars available
- Beautiful Atrium Surrounding
- Ample Surface Parking




Montgomery's County Industrial & Office

100		506 Todd St Conroe, TX 77385 Montgomery County	Building Type: Class B Industrial Status: Built 2007 Building Size: 16,050 SF Land Area: 1.20 AC Stories: - Expenses: 2015 Tax @ \$1.46/sf Parking: 18 Surface Spaces are available; Ratio of 1.12/1,000 SF For Sale: Not For Sale	Space Avail: 16,050 SF Max Contig: 16,050 SF Smallest Space: 16,050 SF Rent/SF/Yr: \$0.85 % Leased: 0%
Landlord Rep: Lee & Associates Commercial Real Estate Service / Michael Spears (713) 744-7404 X104 / Thomas Leger (713) 744-7430 -- 16,050 SF (16,050 SF)				
101		25510 I-45 Fwy N Pollack Medical Plaza Spring, TX 77386 Montgomery County	Building Type: Class B Office/Medical Status: Built 2007 Building Size: 20,000 SF Typical Floor Size: 10,000 SF Stories: 2 Expenses: 2015 Tax @ \$2.63/sf Parking: Free Covered Spaces; Ratio of 1.70/1,000 SF For Sale: Not For Sale	Space Avail: 16,000 SF Max Contig: 7,500 SF Smallest Space: 1,500 SF Rent/SF/Yr: \$24.00 % Leased: 20.0%
Landlord Rep: Company information unavailable at this time				
102		13614-13615 Poplar Cir Conroe, TX 77304 Montgomery County	Building Type: Class B Warehouse Status: Built 2012 Building Size: 27,150 SF Land Area: 2.56 AC Stories: 1 Expenses: 2015 Tax @ \$1.29/sf For Sale: Not For Sale	Space Avail: 16,000 SF Max Contig: 16,000 SF Smallest Space: 4,000 SF Rent/SF/Yr: \$12.00 % Leased: 100%
Landlord Rep: McClanahan Development LLC / Sherri Schmidt (936) 777-9002 -- 16,000 SF (4,000-16,000 SF)				

Montgomery's County Industrial & Office


103		24624 Interstate 45 Woodlands 45 Corporate Center Spring, TX 77386 Montgomery County	Building Type: Class B Office Status: Built Mar 2009 Building Size: 63,374 SF Typical Floor Size: 31,687 SF Stories: 2 Expenses: 2012 Tax @ \$0.21/sf; 2009 Combined Est Tax/Ops @ \$8.18/sf Parking: 350 Surface Spaces are available; Ratio of 5.50/1,000 SF For Sale: Not For Sale	Space Avail: 15,976 SF Max Contig: 10,976 SF Smallest Space: 100 SF Rent/SF/Yr: \$26.00 % Leased: 82.7%
Landlord Rep: Mohr Partners, Inc / Kevin Barr (281) 892-1041 -- 10,976 SF (2,500-10,976 SF) Sublet Contact: Regus / Eric Fletcher (844) 868-5893 -- 5,000 SF (100-5,000 SF)				
Woodlands 45 Corporate Center is ideally located on the northbound frontage road of I-45 at the Rayford / Sawdust exit in the desirable Woodlands submarket, only minutes from The Woodlands Town Center, Hardy Toll Road and the future Grand Parkway. With daily traffic count in excess of 200,000 cars, this location provides excellent access and visibility on I-45 with prominent building signage available. The building is designed with prominence and visibility from both northbound and southbound I-45, with the building pad situated within the front 2 acres of the site.				
Woodlands 45 Corporate Center is a two-story 63,374 net rentable square foot Class A office building. The building exterior will consist of a painted concrete tilt-up exterior with extensive combinations of ribbon, punched and curtain-wall glass systems. The building is designed with a flow-thru common area lobby, featuring a partial two-story clerestory atrium with attractive Class A finishes. Three stairwells will provide maximum efficiency to demise the building for future multi-tenant use. The building footprint is designed to attract large corporate high-density tenants with efficient common area load factors, proven bay depths and 6/1,000 parking ratio.				
104		20750 FM-1488 Magnolia, TX 77355 Montgomery County	Building Type: Class B Warehouse Status: Built 2000 Building Size: 15,472 SF Land Area: 2.75 AC Stories: 1 Expenses: 2015 Tax @ \$0.75/sf Parking: Free Surface Spaces For Sale: Not For Sale	Space Avail: 15,472 SF Max Contig: 8,400 SF Smallest Space: 7,072 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Beeman Strong & Co / Teresa Olson (713) 552-1110 -- 15,472 SF (7,072-8,400 SF)				
The property is located in a corner within 5 miles from downtown Magnolia.				
105		2004 N Frazier St Conroe, TX 77301 Montgomery County	Building Type: Class C Warehouse Status: Built 1965 Building Size: 20,605 SF Land Area: 1.97 AC Stories: 1 Expenses: 2015 Tax @ \$0.59/sf Parking: 10 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 15,000 SF Max Contig: 15,000 SF Smallest Space: 15,000 SF Rent/SF/Yr: \$6.60 % Leased: 27.2%
Landlord Rep: Mohammad A Mojtahedzadeh -- 15,000 SF (15,000 SF)				

Montgomery's County Industrial & Office

106		<p>3621 N Frazier Industrial Park Dr</p> <p>BLDG#3</p> <p>Conroe, TX 77303</p> <p>Montgomery County</p>	<p>Building Type: Class B Warehouse</p> <p>Status: Proposed, breaks ground Jul 2016</p> <p>Building Size: 15,000 SF</p> <p>Land Area: 1.27 AC</p> <p>Stories: 1</p> <p>For Sale: For Sale - Active</p>	<p>Space Avail: 15,000 SF</p> <p>Max Contig: 15,000 SF</p> <p>Smallest Space: 15,000 SF</p> <p>Rent/SF/Yr: \$9.00-\$9.60</p> <p>% Leased: 0%</p>
<p>Sales Company: First Houston Properties Inc.: Aron K. Grenader (713) 960-0067 X11, Michael Grenader (713) 960-0067 X10</p> <p>Landlord Rep: First Houston Properties Inc. / Patrick McKiernan (713) 534-1888 / Jonathan McDaniel (713) 534-1802 -- 15,000 SF (15,000 SF)</p>				
107		<p>3511 N Loop 336 E</p> <p>Blds 1 & 2</p> <p>Conroe, TX 77301</p> <p>Montgomery County</p> <p>NEC Loop 336 & Old Hwy 105</p>	<p>Building Type: Class B Flex/Showroom</p> <p>Status: Built Mar 2015</p> <p>Building Size: 19,125 SF</p> <p>Land Area: 1.46 AC</p> <p>Stories: 1</p> <p>Parking: 43 free Surface Spaces are available; Ratio of 2.24/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 14,631 SF</p> <p>Max Contig: 14,631 SF</p> <p>Smallest Space: 3,078 SF</p> <p>Rent/SF/Yr: Withheld</p> <p>% Leased: 23.5%</p>
<p>Landlord Rep: Newcor Commercial Real Estate / David Alexander (281) 210-3090 X3 -- 14,631 SF (3,078-14,631 SF)</p>				
108		<p>26865 I-45</p> <p>The Gateway Building</p> <p>The Woodlands, TX 77380</p> <p>Montgomery County</p>	<p>Building Type: Class B Office</p> <p>Status: Built Jul 2013</p> <p>Building Size: 23,051 SF</p> <p>Typical Floor Size: 7,822 SF</p> <p>Stories: 3</p> <p>Expenses: 2014 Tax @ \$0.43/sf</p> <p>Parking: Ratio of 3.00/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 13,800 SF</p> <p>Max Contig: 8,700 SF</p> <p>Smallest Space: 1,700 SF</p> <p>Rent/SF/Yr: \$22.00</p> <p>% Leased: 40.1%</p>
<p>Landlord Rep: Mohr Partners, Inc / Kevin Barr (281) 892-1041 -- 13,800 SF (1,700-7,000 SF)</p>				

Montgomery's County Industrial & Office

109		2645 Technology Forest Blvd Building 7 The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Built 2007 Building Size: 13,500 SF Typical Floor Size: 13,500 SF Stories: 1 Expenses: 2015 Tax @ \$3.04/sf Parking: 33 free Surface Spaces are available; Ratio of 2.44/1,000 SF For Sale: Not For Sale	Space Avail: 13,500 SF Max Contig: 13,500 SF Smallest Space: 13,500 SF Rent/SF/Yr: \$21.00 % Leased: 0%
Landlord Rep: Black Forest Ventures LLC / Sean Quinn (832) 813-7373 -- 13,500 SF (13,500 SF)				



110		8708 Technology Forest Dr Venture Tech VIII The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Built Jun 1998 Building Size: 70,212 SF Typical Floor Size: 70,212 SF Stories: 1 Expenses: 2015 Tax @ \$2.45/sf; 2008 Ops @ \$5.50/sf Parking: 155 free Surface Spaces are available; Ratio of 3.82/1,000 SF For Sale: Not For Sale	Space Avail: 13,460 SF Max Contig: 13,460 SF Smallest Space: 6,000 SF Rent/SF/Yr: \$23.00 % Leased: 80.8%
Landlord Rep: Mohr Partners, Inc / Kevin Barr (281) 892-1041 -- 13,460 SF (6,000-13,460 SF)				
Venture Tech VIII is a beautiful 70,211 sf single-story L-shaped office/research building situated on an 8.47 acre parcel overlooking a man-made lake. Floor to ceiling windows along both the front and back of the building provides officeviews of the surrounding lush forest and naturally land-scaped lake. The building is clad in attractive curtain walls consisting of high-performance blue reflective glass. Building interiors consist of 100 percent finished, air-conditioned office space with nine foot drop ceilings.				
Building VIII features a flexible design combining office, laboratory, and service functions under one roof. Located in a wooded lake setting with dramatic landscaping, the property has an all glass panel front with concrete tilt-wall rear. Separately metered HVAC and no add-on factor.				

111		500 Medical Center Blvd Conroe, TX 77304 Montgomery County	Building Type: Class B Office/Medical Status: Built 1984 Building Size: 65,354 SF Typical Floor Size: 21,785 SF Stories: 3 Expenses: 2015 Tax @ \$3.17/sf; 2007 Combined Est Tax/Ops @ \$9.41/sf Parking: 300 free Surface Spaces are available; Ratio of 4.59/1,000 SF For Sale: Not For Sale	Space Avail: 13,320 SF Max Contig: 7,349 SF Smallest Space: 1,673 SF Rent/SF/Yr: \$24.00 % Leased: 79.6%
Landlord Rep: Transwestern / Scott Carter (713) 270-3363 / Brandy Bellow Spinks (713) 272-1245 / Christian Connell (713) 231-1588 -- 13,320 SF (1,673-7,349 SF)				

LOCATION
Convenient access to I-45 in Conroe

COMMENTS
Highly desirable on campus building directly connected to Conroe Regional Medical Center
Full time on-site management
Space available on the first and third floor

Montgomery's County Industrial & Office

112		12064 FM 3083 Rd Conroe, TX 77301 Montgomery County	Building Type: Class C Warehouse Status: Built 2005 Building Size: 13,125 SF Land Area: 11.12 AC Stories: 1 Expenses: 2014 Tax @ \$0.92/sf For Sale: Not For Sale	Space Avail: 13,125 SF Max Contig: 13,125 SF Smallest Space: 13,125 SF Rent/SF/Yr: \$9.60 % Leased: 100%
		Landlord Rep: Commercial Realty Advisors Houston LLC / Corey King (281) 451-3930 -- 13,125 SF /2,250 ofc (13,125 SF)		
113		24 Waterway Ave 24 Waterway The Woodlands, TX 77380 Montgomery County	Building Type: Class A Office Status: Built Feb 2008 Building Size: 308,000 SF Typical Floor Size: 21,554 SF Stories: 13 Expenses: 2015 Tax @ \$5.54/sf; 2009 Ops @ \$8.49/sf, 2012 Est Ops @ \$9.10/sf Parking: 546 free Covered Spaces are available; 108 Reserved Spaces are available; 22 free Surface Spaces are available; Ratio of 2.16/1,000 SF For Sale: Not For Sale	Space Avail: 13,049 SF Max Contig: 7,359 SF Smallest Space: 4,000 SF Rent/SF/Yr: Withheld % Leased: 97.6%
		Landlord Rep: Black Forest Ventures LLC / Sean Quinn (832) 813-7373 -- 5,690 SF (5,690 SF)		
		Leasing Company: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 Andrew Bagnall (713) 300-0296 - 7,359 SF (4,000-7,359 SF)		

Expenses are estimated to be \$9.50 in 2008 and \$11.50 thereafter.

Due to its quality, location, and tenancy, 24 Waterway is widely held to be one of the top Class A office buildings in the greater Houston area and the most recent multi-tenant office building in Houston's strongest submarket, The Woodlands. The Building's superior location within The Woodlands Town Center, impressive design, and building finishes have allowed 24 Waterway to lead The Woodlands office submarket in terms of rental rate and quality of tenancy. The Offering includes the office component in 24 Waterway and parking rights in both the attached and adjacent garages, but does not include the ground floor retail.

The Property is located at the center of Waterway Square, adjacent to The Woodlands Waterway Marriott Hotel & Convention Center, a new urban park, a planned residential condominium tower, multiple restaurants and shops, as well as additional office space. It is located at the southeast corner of Lake Robbins Drive and Waterway Avenue, two of The Woodlands' most prestigious addresses.

This building was awarded an Energy Star label in 2012 for its operating efficiency.

This building was awarded an Energy Star label in 2014 for its operating efficiency.

Montgomery's County Industrial & Office

114



2319 Timberloch Pl
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Flex/Showroom**
 Status: **Built 1980**
 Building Size: **55,899 SF**
 Land Area: **2 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.52/sf; 2011 Ops @ \$2.28/sf, 2007 Est Ops @ \$2.73/sf**
 Parking: **98 free Surface Spaces are available; Ratio of 1.75/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **13,000 SF**
 Max Contig: **13,000 SF**
 Smallest Space: **13,000 SF**
 Rent/SF/Yr: **\$14.00**
 % Leased: **76.7%**

Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 -- 13,000 SF (13,000 SF)

115



9400 Grogans Mill Rd
Town Center Office Plaza
The Woodlands, TX 77380
Montgomery County
@ Evergreen Circle




Building Type: **Class B Office**
 Status: **Built Sep 2001**
 Building Size: **31,105 SF**
 Typical Floor Size: **10,368 SF**
 Stories: **3**
 Expenses: **2015 Tax @ \$4.19/sf; 2010 Ops @ \$7.55/sf**
 Parking: **50 free Surface Spaces are available; 45 Covered Spaces are available; Ratio of 3.25/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **12,769 SF**
 Max Contig: **5,014 SF**
 Smallest Space: **1,347 SF**
 Rent/SF/Yr: **\$24.00-\$28.00**
 % Leased: **75.1%**




Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 7,755 SF (1,347-4,500 SF)
 Sublet Contact: Creighton Realty Partners / Juan Sanchez (936) 756-8083 -- 5,014 SF (5,014 SF)

- * 3-story atrium
- * Private balconies
- * Chilled water cooling system
- * Back-up generator system
- * Bowed windows for enhanced lighting
- * Double-glazed glass
- * First floor is comprised of a 12,000 sf enclosed parking garage, a mail room, conference room and additional tenant storage areas
- * Park-like working environment in a natural setting of towering pines and lush greenery
- * Evergreen Park and a day care center are located adjacent to the building
- * Located between the main intersecting arteries of Woodlands Parkway and Research Forest Drive
- * Airport and Houston are easily accessed via I-45 or The Hardy Toll Road
- * The soon to be completed Lake Woodlands Drive extension, one block south, will make direct Woodlands Mall and I-45 access even more convenient
- * Contractor: Alliance Construction
- Covered Parking is at the ratio of 1:1000




Montgomery's County Industrial & Office

116		25211 Grogans Mill Rd The Compass Bank Building The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1983 Building Size: 93,453 SF Typical Floor Size: 23,363 SF Stories: 4 Expenses: 2015 Tax @ \$1.74/sf; 2009 Ops @ \$5.44/sf, 2011 Est Ops @ \$6.58/sf Parking: 200 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 12,684 SF Max Contig: 3,000 SF Smallest Space: 300 SF Rent/SF/Yr: \$24.00-\$26.00 % Leased: 86.4%
Landlord Rep: Zenith Real Estate Services, Inc. / Ayman Nasser (713) 784-1592 -- 12,684 SF (300-3,000 SF)				
Building Amenities • Onsite Banking • After hours card key access • Free Surface Parking • On site management and engineers • Close proximity to restaurants				
117		2615 Industrial Ct Conroe, TX 77301 Montgomery County	Building Type: Class C Warehouse Status: Built 1979 Building Size: 12,584 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$0.77/sf For Sale: Not For Sale	Space Avail: 12,584 SF Max Contig: 12,584 SF Smallest Space: 12,584 SF Rent/SF/Yr: \$9.48 % Leased: 0%
Landlord Rep: Coldwell Banker United, Realtors / Clark Jones (281) 363-2500 -- 12,584 SF (12,584 SF)				
Warehouse and Office space: building build int 1979 is a 12,584 sf. spray on insulated space. Building construction is concrete cinder block with walls that are 14' in height , pitched steel roofs with sky lights. Ample electrical 3 Phase power, flourescent lighting throughout. The building is parcelled out in five areas: Warehouse Space is made up of three divisible spaces all with large 22' X 14' bay roll up steel doors. Each is connected with 14' drive through ingress and egress reinforced door openings. There are two areas of office units. The front office space newly painted consist of five office units and a large conference room. In the rear is a large kitchen connected to additional conference room and four offices. Doc high loading and tractor trailer off loading areas. Property sits on an approximate acre fully enclosed via chain link fence with two large sliding entrance gates.				
118		1100 S Conroe Medical Dr Spectrum Medical Professional Building 1 Conroe, TX 77304 Montgomery County	Building Type: Class B Office/Medical Status: Proposed, breaks ground Sep 2016 Building Size: 12,500 SF Typical Floor Size: 12,500 SF Stories: 1 Expenses: 2015 Tax @ \$1.06/sf Parking: Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 12,500 SF Max Contig: 12,500 SF Smallest Space: 1,500 SF Rent/SF/Yr: \$20.00 % Leased: 0%
Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 / Dan Vertrees (281) 466-2880 -- 12,500 SF (1,500-12,500 SF)				

Montgomery's County Industrial & Office

119		<p>1100 S Conroe Medical Dr</p> <p>Spectrum Medical Professional Building 2</p> <p>Conroe, TX 77304</p> <p>Montgomery County</p>	<p>Building Type: Class B Office/Medical</p> <p>Status: Proposed, breaks ground Sep 2016</p> <p>Building Size: 12,500 SF</p> <p>Typical Floor Size: 12,500 SF</p> <p>Stories: 1</p> <p>Expenses: 2015 Tax @ \$1.33/sf</p> <p>Parking: Ratio of 5.00/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 12,500 SF</p> <p>Max Contig: 12,500 SF</p> <p>Smallest Space: 12,500 SF</p> <p>Rent/SF/Yr: \$20.00</p> <p>% Leased: 0%</p>
<p>Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 / Dan Vertrees (281) 466-2880 -- 12,500 SF (12,500 SF)</p>				
120		<p>9730 Shepard Hill Rd</p> <p>Willis, TX 77318</p> <p>Montgomery County</p>	<p>Building Type: Class C Warehouse</p> <p>Status: Built 2005</p> <p>Building Size: 12,500 SF</p> <p>Land Area: 2 AC</p> <p>Stories: 1</p> <p>Expenses: 2015 Tax @ \$0.37/sf</p> <p>For Sale: For Sale - Active</p>	<p>Space Avail: 12,500 SF</p> <p>Max Contig: 12,500 SF</p> <p>Smallest Space: 12,500 SF</p> <p>Rent/SF/Yr: \$8.16</p> <p>% Leased: 100%</p>
<p>Sales Company: Lee & Associates Commercial Real Estate Service: Robert McGee (713) 744-7408, Ryan Searle (713) 744-7420</p>				
<p>Landlord Rep: Lee & Associates Commercial Real Estate Service / Robert McGee (713) 744-7408 / Ryan Searle (713) 744-7420 -- 12,500 SF /1,500 ofc (12,500 SF)</p>				
121		<p>3225 Honea Egypt Rd</p> <p>Montgomery, TX 77316</p> <p>Montgomery County</p>	<p>Building Type: Class B Warehouse</p> <p>Status: Built 2012</p> <p>Building Size: 12,300 SF</p> <p>Land Area: 1.07 AC</p> <p>Stories: 1</p> <p>Expenses: 2015 Tax @ \$0.36/sf</p> <p>For Sale: For Sale at \$925,000 (\$75.20/SF) - Active</p>	<p>Space Avail: 12,300 SF</p> <p>Max Contig: 12,300 SF</p> <p>Smallest Space: 12,300 SF</p> <p>Rent/SF/Yr: \$8.78</p> <p>% Leased: 100%</p>
<p>Sales Company: Halberdier Real Estate LLC: Chris Boone (281) 362-2829</p>				
<p>Landlord Rep: Halberdier Real Estate LLC / Chris Boone (281) 362-2829 -- 12,300 SF (12,300 SF)</p>				
<p>The 12,300 sq. ft. facility is completely out of the flood plain by elevation and has an Elevation Certificate identifying the floodway and elevation of the building. Certain areas around the one acre are in the flood plain and will see water rise in severe weather.</p>				
<p>The facility is equipped with 3 Phase Electrical and has a separate meter running 2 Phase for the office. The water system is a large Water Well dropped to 210 ft. and a large Septic System that is equipped to handle 85 personnel. There is an additional 800 sq. ft. build out for office, storage, or multi-use above the office. Telephone and Internet lines have been run by Consolidated Communications.</p>				
<p>The property is on a nice corner lot with approximately 500 ft. of frontage on a well-traveled road in Montgomery County. The facility is multi-faceted and is move-in ready for any automotive, fabrication, manufacturing, sandblasting and industrial coatings, commercial construction, oil and energy companies. Additionally, there are several pieces of equipment in place and ready for use that is available for lease or sale that can be negotiated.</p>				




Montgomery's County Industrial & Office

122		Rayford Rd @ I-45 Spring, TX 77386 Montgomery County I-45 & Rayford Rd	Building Type: Class B Office Status: Proposed Building Size: 12,000 SF Typical Floor Size: 12,000 SF Stories: 1 For Sale: Not For Sale	Space Avail: 12,000 SF Max Contig: 12,000 SF Smallest Space: 12,000 SF Rent/SF/Yr: \$10.00 % Leased: 0%
Landlord Rep: RE/MAX Carlton Woods / Lewis Walker (281) 747-6334 -- 12,000 SF (12,000 SF)				
123		162 Woolridge Dr Conroe, TX 77301 Montgomery County @ Intersection of FM 105 & FM 3083	Building Type: Class B Office Status: Built 1975 Building Size: 12,000 SF Typical Floor Size: 12,000 SF Stories: 1 Expenses: 2015 Tax @ \$0.85/sf Parking: 22 free Surface Spaces are available; Ratio of 1.83/1,000 SF For Sale: Not For Sale	Space Avail: 12,000 SF Max Contig: 12,000 SF Smallest Space: 6,000 SF Rent/SF/Yr: \$9.00 % Leased: 0%
Landlord Rep: RE/MAX Carlton Woods / Lewis Walker (281) 747-6334 -- 12,000 SF (6,000-12,000 SF)				
At Intersection of FM 105 & FM 3083.				
124		27725 Robinson Rd Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Under Construction, delivers Oct 2016 Building Size: 11,875 SF Land Area: 1.07 AC Stories: 1 Expenses: 2015 Tax @ \$0.69/sf For Sale: For Sale at \$1,068,750 (\$90.00/SF) - Active	Space Avail: 11,875 SF Max Contig: 11,875 SF Smallest Space: 11,875 SF Rent/SF/Yr: \$10.20 % Leased: 0%
Sales Company: Lee & Associates Commercial Real Estate Service: Michael Spears (713) 744-7404 X104, Chase Cribbs (713) 744-7426				
Landlord Rep: Lee & Associates Commercial Real Estate Service / Michael Spears (713) 744-7404 X104 / Chase Cribbs (713) 744-7426 -- 11,875 SF (11,875 SF)				




Montgomery's County Industrial & Office

125		300-350 Kingwood Medical Dr Kingwood, TX 77339 Montgomery County	Building Type: Class A Office/Medical Status: Built 2005 Building Size: 86,665 SF Typical Floor Size: 28,888 SF Stories: 3 Expenses: 2015 Tax @ \$2.29/sf, 2012 Est Tax @ \$2.64/sf; 2011 Ops @ \$6.48/sf, 2012 Est Ops @ \$6.48/sf Parking: 340 free Surface Spaces are available; 46 free Covered Spaces are available; Ratio of 3.58/1,000 SF For Sale: For Sale - Active	Space Avail: 11,827 SF Max Contig: 5,161 SF Smallest Space: 2,434 SF Rent/SF/Yr: \$22.00 % Leased: 86.4%
Sales Company: Transwestern: Scott Carter (713) 270-3363, Eric Johnson (713) 270-7700 Landlord Rep: Transwestern / Brandy Bellow Spinks (713) 272-1245 / Scott Carter (713) 270-3363 / Christian Connell (713) 231-1588 -- 11,827 SF (2,434-5,161 SF)			Kingwood Professional Healthcare Center is a 89,924 SF MOB and Memorial Hermann Surgical Hospital building in Kingwood, TX next to the 267 bed Kingwood Medical Center. It contains 14,275 SF of Class A move-in ready clinical space consisting of eight exam rooms, eight treatment rooms, seven physicians offices and other support areas.	
126		2201 Timberloch Pl The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1974 Building Size: 51,947 SF Typical Floor Size: 25,973 SF Stories: 2 Expenses: 2015 Tax @ \$3.17/sf Parking: 257 free Surface Spaces are available; 10 Covered Spaces @ \$50.00/mo; Ratio of 7.26/1,000 SF For Sale: Not For Sale	Space Avail: 11,772 SF Max Contig: 5,122 SF Smallest Space: 879 SF Rent/SF/Yr: \$21.00-\$26.00 % Leased: 87.2%
Landlord Rep: J. Beard Real Estate Company / Lisa Hughes (281) 367-2220 X113 / Jeff Beard, CCIM (281) 367-2220 -- 6,650 SF (879-4,870 SF) Sublet Contact: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 -- 5,122 SF (5,122 SF)			Pending availability covered spaces are \$50.00 per space, per month. There is no charge for surface spaces.	
127		1908 Sawdust Rd Spring, TX 77380 Montgomery County	Building Type: Class C Flex Status: Built 1979, Renov 2001 Building Size: 11,680 SF Land Area: 1.81 AC Stories: 1 Expenses: 2015 Tax @ \$0.85/sf For Sale: For Sale - Active	Space Avail: 11,680 SF Max Contig: 11,680 SF Smallest Space: 11,680 SF Rent/SF/Yr: \$13.50 % Leased: 100%
Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102 Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 11,680 SF (11,680 SF)				

Montgomery's County Industrial & Office

<div>128</div> 	<p>701 E Davis St Conroe, TX 77301 Montgomery County</p>	<p>Building Type: Class C Office/Medical (Neighborhood Ctr) Status: Built 1984 Building Size: 29,000 SF Typical Floor Size: 29,000 SF Stories: 1 Expenses: 2015 Tax @ \$0.39/sf, 2012 Est Tax @ \$0.37/sf; 2011 Ops @ \$1.93/sf, 2012 Est Ops @ \$1.94/sf Parking: 100 free Surface Spaces are available; Ratio of 3.22/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 11,667 SF Max Contig: 11,667 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$11.40-\$13.20 % Leased: 59.8%</p> <p>Landlord Rep: WSL Corporation / Richard Lampton (281) 486-0669 -- 11,667 SF (2,000-11,667 SF)</p>
<div>129</div> 	<p>61 Carlton Woods Dr Building Two Spring, TX 77382 Montgomery County</p>	<p>Building Type: Class B Office/Medical Status: Proposed, breaks ground Aug 2016 Building Size: 11,500 SF Typical Floor Size: 11,500 SF Stories: 1 Expenses: 2015 Tax @ \$1.57/sf For Sale: Not For Sale</p>	<p>Space Avail: 11,500 SF Max Contig: 11,500 SF Smallest Space: 11,500 SF Rent/SF/Yr: Withheld % Leased: 0%</p> <p>Landlord Rep: RE/MAX Carlton Woods / Lewis Walker (281) 747-6334 -- 11,500 SF (11,500 SF)</p>
<div>130</div> 	<p>21 Waterway Ave 21 Waterway The Woodlands, TX 77380 Montgomery County</p>	<p>Building Type: Class A Office Status: Built Dec 2005 Building Size: 104,372 SF Typical Floor Size: 14,688 SF Stories: 7 Expenses: 2015 Tax @ \$5.10/sf, 2016 Est Tax @ \$5.10/sf; 2016 Ops @ \$10.15/sf Parking: Reserved Spaces @ \$65.00/mo; Ratio of 3.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 11,490 SF Max Contig: 5,000 SF Smallest Space: 100 SF Rent/SF/Yr: \$32.00-\$33.00 % Leased: 95.7%</p> <p>Landlord Rep: Transwestern / Greg Tilton (713) 270-3386 -- 6,490 SF (1,987-4,503 SF) Sublet Contact: Regus / Eric Fletcher (844) 868-5893 -- 5,000 SF (100-5,000 SF)</p> <p>Premier Waterway location. Adjacent to new \$5 million Waterways Square Plaza to break ground second quarter 2005. Urban enviroment with retail, restaurant, hotel and residential amenities. This building is part REIT Owned.</p> <p>Parking: \$25 unreserved, \$65 reserved</p>

Montgomery's County Industrial & Office

131		20221 Caroline Way New Caney, TX 77357 Montgomery County Phase II	Building Type: Class B Warehouse Status: Proposed Building Size: 11,250 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 11,250 SF Max Contig: 11,250 SF Smallest Space: 11,250 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Cypressbrook Company / Joyce Sterling (281) 364-1777 -- 11,250 SF (11,250 SF)				
132		26232 FM 2978 Building A Magnolia, TX 77354 Montgomery County	Building Type: Class B Flex Status: Built 2013 Building Size: 11,120 SF Land Area: 2.34 AC Stories: 1 Expenses: 2012 Tax @ \$0.17/sf Parking: 12 free Surface Spaces are available; Ratio of 1.04/1,000 SF For Sale: Not For Sale	Space Avail: 11,120 SF Max Contig: 11,120 SF Smallest Space: 400 SF Rent/SF/Yr: \$9.60-\$12.00 % Leased: 0%
Landlord Rep: JJ Commercial Development, LLC / Juan Cataldo (832) 729-7180 -- 11,120 SF (400-11,120 SF)				
133		719 Sawdust Rd Woodlandgate Plaza I The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1984 Building Size: 57,605 SF Typical Floor Size: 15,000 SF Stories: 3 Expenses: 2015 Tax @ \$2.07/sf Parking: 76 Surface Spaces are available; Ratio of 6.00/1,000 SF For Sale: Not For Sale	Space Avail: 11,054 SF Max Contig: 2,984 SF Smallest Space: 325 SF Rent/SF/Yr: \$22.00 % Leased: 90.2%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 11,054 SF (325-2,984 SF)				
Great location in The Woodlands Submarket. Minutes from The Woodlands Town Center, Waterway, Cynthia Woods Mitchell Pavilion, and The Woodlands Mall. Three-story, atrium-style office building, with approximately 60,000 SF, situated on 3 acres. The building offers various space plans from 400 SF up to 6,000 SF contiguous. 10,000 SF contiguous possible. Convenient front door and parking access with ample parking. Fully landscaped and maintained. Latest technologies. Easy access to Interstate 45 and the Hardy Toll Road.				

Montgomery's County Industrial & Office

134



2203 Timberloch Pl
Timberloch
The Woodlands, TX 77380
Montgomery County
Woodlands Submarket

Building Type: **Class B Office**
 Status: **Built 1974**
 Building Size: **52,000 SF**
 Typical Floor Size: **24,156 SF**
 Stories: **2**
 Expenses: **2012 Tax @ \$1.52/sf; 2008 Ops @ \$10.09/sf**
 Parking: **10 Covered Spaces @ \$50.00/mo; 197 free Surface Spaces are available; Ratio of 3.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **11,028 SF**
 Max Contig: **3,447 SF**
 Smallest Space: **150 SF**
 Rent/SF/Yr: **\$18.00-\$59.60**
 % Leased: **85.6%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 7,351 SF (1,045-3,447 SF)
 Leasing Company: Innovative Executive Suites Llc / Jennifer Wood (281) 296-1600 -- 1,400 SF (150-875 SF)
 Sublet Contact: GRI Commercial Real Estate / Thompson Green (713) 201-2164 -- 2,277 SF (2,277 SF)

Pending availability covered spaces are \$50.00 per space, per month. There is no charge for surface spaces.

135



1151 N Loop 336
Conroe, TX 77303
Montgomery County




Building Type: **Class C Service**
 Status: **Built 2005**
 Building Size: **18,850 SF**
 Land Area: **1.22 AC**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.46/sf**
 Parking: **Ratio of 5.00/1,000 SF**
 For Sale: **For Sale at \$1,450,000 (\$76.92/SF) - Active**

Space Avail: **10,878 SF**
 Max Contig: **3,978 SF**
 Smallest Space: **3,220 SF**
 Rent/SF/Yr: **\$7.00**
 % Leased: **42.3%**




Sales Company: Colliers International: Elena Bakina (713) 830-4008
 Landlord Rep: Colliers International / Elena Bakina (713) 830-4008 -- 10,878 SF (3,220-3,978 SF)

5000' OF WAREHOUSE SPACE ON LOOP 336 EAST CLOSE TO THE MONTGOMERY COUNTY AIRPORT JUST MINUTES FROM I-45. PLENTY OF PARKING AND 18 WHEELER ACCESSIBLE.





Montgomery's County Industrial & Office

136		<p>2170 Buckthorne Pl The Millside Bldg The Woodlands, TX 77380 Montgomery County</p>	<p>Building Type: Class B Office/(Community Ctr) Status: Built 1983, Renov 2000 Building Size: 58,220 SF Typical Floor Size: 14,555 SF Stories: 4 Expenses: 2015 Tax @ \$1.78/sf; 2007 Ops @ \$7.63/sf Parking: 160 free Surface Spaces are available; Ratio of 3.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 10,762 SF Max Contig: 8,145 SF Smallest Space: 958 SF Rent/SF/Yr: \$20.39-\$25.00 % Leased: 95.5%</p>
<p>Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,617 SF (958-1,659 SF) Sublet Contact: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 -- 8,145 SF (4,000-8,145 SF)</p>				
<p>The Millside Building is adjacent to the Grogan's Mill Village Center and The Woodlands Resort and Conference Center. The building has four floors containing approximately 13,500 rentable square feet per floor, and features stained cedar and cooper exterior with bronze tinted glass. Public areas beautifully detailed in oak panelling and brick pavers accented with bronze. Ample parking available in an attractively landscaped setting</p>				
137		<p>1442 Lake Front Cir The Woodlands, TX 77380 Montgomery County</p>	<p>Building Type: Class B Office Status: Built 1983 Building Size: 29,140 SF Typical Floor Size: 29,140 SF Stories: 1 Expenses: 2012 Tax @ \$2.56/sf, 2011 Est Tax @ \$2.81/sf; 2011 Ops @ \$1.41/sf, 2012 Est Ops @ \$3.00/sf Parking: 99 free Surface Spaces are available; Ratio of 3.40/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 10,321 SF Max Contig: 10,321 SF Smallest Space: 10,321 SF Rent/SF/Yr: \$18.50 % Leased: 64.6%</p>
<p>Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 -- 10,321 SF (10,321 SF)</p>				
138		<p>415 Woodline Dr Spring, TX 77386 Montgomery County</p>	<p>Building Type: Class C Flex/Light Distribution Status: Built 1994 Building Size: 10,184 SF Land Area: 1.66 AC Stories: 1 Expenses: 2015 Tax @ \$1.72/sf Parking: 25 free Surface Spaces are available; Ratio of 3.62/1,000 SF For Sale: For Sale at \$1,895,000 (\$186.08/SF) - Active</p>	<p>Space Avail: 10,184 SF Max Contig: 10,184 SF Smallest Space: 10,184 SF Rent/SF/Yr: \$13.80 % Leased: 0%</p>
<p>Sales Company: The Marion Franke Team: Robert Graham (936) 647-4373 Landlord Rep: Jonathan Sellers, CPA / Jonathan Sellers, CPA (832) 748-1283 -- 10,184 SF (10,184 SF)</p>				

Montgomery's County Industrial & Office

139		9595 Six Pines Rd Building 6 North Commons The Woodlands, TX 77380 Montgomery County	Building Type: Class A Office/(Community Ctr) Status: Built Jul 2004 Building Size: 92,955 SF Typical Floor Size: 42,585 SF Stories: 3 Expenses: 2012 Tax @ \$3.39/sf; 2008 Ops @ \$11.12/sf Parking: Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 10,116 SF Max Contig: 5,333 SF Smallest Space: 1,428 SF Rent/SF/Yr: \$23.00-\$33.85 % Leased: 94.9%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 4,783 SF (1,428-3,355 SF) Sublet Contact: Avison Young / Josh J. LaRocca (713) 993-7171 -- 5,333 SF (5,333 SF)				
The subject property is attached to the retail portion of the Market Street development, but has been separated here so that the office portion can be counted in market statistics. The RBA of 46,000 SF comprises the 2nd and 3rd floors, both of which are 23,000 SF.				
OutParcel				
Premier Gensler designed interior lobbies and corridors. Market Street, a mixed-use project will include several upscale restaurants, high-end retail and entertainment choices and The Woodlands Market, a new gourmet grocery concept by HEB. In addition, Market Street is surrounded by The Cynthia Woods Mitchell Pavilion, The Woodlands Waterway Marriot Hotel and Convention Center, urban style housing, The Woodlands Mall and much more.				
140		800 Riverwood Ct Riverpointe Professional Building Conroe, TX 77304 Montgomery County	Building Type: Class B Office/Medical Status: Built 1989 Building Size: 16,401 SF Typical Floor Size: 16,401 SF Stories: 1 Expenses: 2015 Tax @ \$3.03/sf Parking: 75 free Surface Spaces are available; Ratio of 3.17/1,000 SF For Sale: For Sale at \$2,999,950 (\$182.91/SF) - Active	Space Avail: 10,008 SF Max Contig: 5,600 SF Smallest Space: 1,086 SF Rent/SF/Yr: \$18.50 % Leased: 39.0%
Sales Company: Promed Realty Services LLP: Lisa Dominey (936) 441-5606, Barkley Dominey (936) 441-4102 Landlord Rep: Promed Realty Services LLP / Barkley Dominey (936) 441-4102 -- 10,008 SF (1,086-5,600 SF)				
Riverpointe Professional Building is a 100% occupied medical office building located in the Houston suburb of Conroe, TX. The asset has a strategic location, sitting directly across from the Conroe Regional Medical Center and hospital. The excellent proximity provides an easy and short walk for doctors and patients from the subject and the hospital.				
141		9000 Fawn Trl Conroe, TX 77385 Montgomery County	Building Type: Class C Industrial Status: Proposed Building Size: 10,000 SF Land Area: - Stories: - Expenses: 2012 Tax @ \$0.00/sf For Sale: For Sale - Active	Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: Withheld % Leased: 0%
Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102 Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 10,000 SF (10,000 SF)				


Montgomery's County Industrial & Office

142		<p>13330 Hwy 105 Bldg 1 Montgomery, TX 77304 Montgomery County</p>	<p>Building Type: Class B Warehouse Status: Proposed Building Size: 10,000 SF Land Area: - Stories: 1 Expenses: 2014 Tax @ \$3.25/sf For Sale: For Sale at \$2,000,000 as part of a portfolio of 3 properties - Active</p>	<p>Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
		<p>Sales Company: Top Guns Realty: Keith Robertson (936) 588-4006 Landlord Rep: Top Guns Realty / Keith Robertson (936) 588-4006 -- 10,000 SF (10,000 SF)</p>		
143		<p>24635 North Freeway Spring, TX 77380 Montgomery County</p>	<p>Building Type: Class B Flex Status: Built 1995 Building Size: 30,000 SF Land Area: 12.15 AC Stories: 1 Expenses: 2012 Tax @ \$3.05/sf For Sale: Not For Sale</p>	<p>Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 5,000 SF Rent/SF/Yr: \$12.00 % Leased: 66.7%</p>
		<p>Landlord Rep: Petroleum Wholesale L.P. / Dan Miller (281) 681-1000 X1552 -- 10,000 SF (5,000-10,000 SF)</p>		
144		<p>27309 Spectrum Way The Woodlands, TX 77385 Montgomery County</p>	<p>Building Type: Class B Warehouse Status: Built Mar 2015 Building Size: 15,840 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$0.40/sf Parking: 34 free Surface Spaces are available; Ratio of 2.14/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: \$9.00 % Leased: 36.9%</p>
		<p>Landlord Rep: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 -- 10,000 SF (10,000 SF)</p>		
145		<p>312 Spring Hill Dr Spring, TX 77386 Montgomery County</p>	<p>Building Type: Class B Flex Status: Built 2007 Building Size: 27,000 SF Land Area: 2 AC Stories: 1 Expenses: 2012 Tax @ \$1.20/sf; 2010 Ops @ \$2.87/sf Parking: 66 Surface Spaces are available; Ratio of 2.48/1,000 SF For Sale: For Sale - Active</p>	<p>Space Avail: 10,000 SF Max Contig: 7,800 SF Smallest Space: 2,200 SF Rent/SF/Yr: \$9.00-\$16.00 % Leased: 63.0%</p>
		<p>Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102 Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 10,000 SF (2,200-7,800 SF)</p>		

Montgomery's County Industrial & Office

146		2801 Technology Forest Blvd Venture Tech Building The Woodlands, TX 77381 Montgomery County Building 6	Building Type: Class B Office Status: Built 1998 Building Size: 68,868 SF Typical Floor Size: 68,868 SF Stories: 1 Expenses: 2012 Tax @ \$0.71/sf Parking: 289 free Surface Spaces are available; Ratio of 4.20/1,000 SF For Sale: Not For Sale	Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: Withheld % Leased: 85.5%
Landlord Rep: Palermo - Corporate Real Estate Advisors / Damon Palermo SIOR (281) 210-3401 -- 10,000 SF (10,000 SF) Fully furnished 23 offices, 254 workstations, 16' high open ceilings, fitness center, showers, 256 parking spaces.				
147		1100 Windsor Lakes Blvd Conroe, TX 77384 Montgomery County	Building Type: Class B Office/Medical Status: Proposed, breaks ground Oct 2016 Building Size: 10,000 SF Typical Floor Size: 10,000 SF Stories: 1 Expenses: 2015 Tax @ \$2.63/sf For Sale: Not For Sale	Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: \$27.00 % Leased: 0%
Landlord Rep: MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069 -- 10,000 SF (10,000 SF)				
148		501 Hickerson St Building 4 Conroe, TX 77301 Montgomery County	Building Type: Class B Warehouse Status: Built Jul 2016 Building Size: 9,991 SF Land Area: 1.25 AC Stories: 1 Expenses: 2015 Tax @ \$0.87/sf For Sale: Not For Sale	Space Avail: 9,991 SF Max Contig: 9,991 SF Smallest Space: 9,991 SF Rent/SF/Yr: \$9.36 % Leased: 0%
Landlord Rep: NAI Partners / Travis Land, SIOR (713) 985-4624 -- 9,991 SF /1,250 ofc (9,991 SF)				

Montgomery's County Industrial & Office

149		501 Hickerson St Building 5 Conroe, TX 77301 Montgomery County	Building Type: Class B Warehouse Status: Built Jul 2016 Building Size: 9,991 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$0.87/sf For Sale: Not For Sale	Space Avail: 9,991 SF Max Contig: 9,991 SF Smallest Space: 9,991 SF Rent/SF/Yr: \$8.64 % Leased: 0%
Landlord Rep: NAI Partners / Travis Land, SIOR (713) 985-4624 -- 9,991 SF /1,250 ofc (9,991 SF)				
150		501 Hickerson St Building 6 Conroe, TX 77301 Montgomery County	Building Type: Class B Warehouse Status: Built Jul 2016 Building Size: 9,991 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$0.87/sf For Sale: Not For Sale	Space Avail: 9,991 SF Max Contig: 9,991 SF Smallest Space: 9,991 SF Rent/SF/Yr: \$8.64 % Leased: 0%
Landlord Rep: NAI Partners / Travis Land, SIOR (713) 985-4624 -- 9,991 SF /1,250 ofc (9,991 SF)				
151		2245 N Loop 336 W Bldg 4 Conroe, TX 77304 Montgomery County	Building Type: Class C Office Status: Built 2002 Building Size: 10,636 SF Typical Floor Size: 10,636 SF Stories: 1 Expenses: 2015 Tax @ \$2.19/sf For Sale: Not For Sale	Space Avail: 9,970 SF Max Contig: 7,302 SF Smallest Space: 2,668 SF Rent/SF/Yr: \$12.00-\$15.00 % Leased: 6.3%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 9,970 SF (2,668-7,302 SF)				

Montgomery's County Industrial & Office

152



2112 Airport Rd
Conroe, TX 77301
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Built 2015**
 Building Size: **9,900 SF**
 Land Area: **1.82 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$1.96/sf**

Space Avail: **9,900 SF**
 Max Contig: **9,900 SF**
 Smallest Space: **9,900 SF**
 Rent/SF/Yr: **\$9.36**
 % Leased: **0%**

For Sale: **For Sale at \$1,350,000 (\$136.36/SF) - Active**

Sales Company: Arrowstar Realty: Kevin Hasara (936) 756-3400
 Landlord Rep: Arrowstar Realty / Kevin Hasara (936) 756-3400 -- 9,900 SF (9,900 SF)

153



934 S Frazier St
Conroe, TX 77301
Montgomery County

Building Type: **Class C Warehouse**
 Status: **Built 2002**
 Building Size: **9,900 SF**
 Land Area: **0.91 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.63/sf**

Space Avail: **9,900 SF**
 Max Contig: **9,900 SF**
 Smallest Space: **9,900 SF**
 Rent/SF/Yr: **\$9.00**
 % Leased: **100%**

Parking: **30 free Surface Spaces are available; Ratio of 3.03/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: Peddlers Mall / Charles Martin (936) 441-4445 -- 9,900 SF (9,900 SF)

154



1590 Hawthorne Dr
Conroe, TX 77303
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Proposed**
 Building Size: **9,900 SF**
 Land Area: **1.55 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$0.51/sf**

Space Avail: **9,900 SF**
 Max Contig: **9,900 SF**
 Smallest Space: **9,900 SF**
 Rent/SF/Yr: **\$8.40**
 % Leased: **0%**

For Sale: **For Sale at \$1,350,000 (\$136.36/SF) - Active**

Sales Company: Arrowstar Realty: Kevin Hasara (936) 756-3400
 The Marion Franke Team: Robert Graham (936) 647-4373
 Landlord Rep: Arrowstar Realty / Kevin Hasara (936) 756-3400
 Leasing Company: The Marion Franke Team / Robert Graham (936) 647-4373 -- 9,900 SF (9,900 SF)

Montgomery's County Industrial & Office

155



30643 Fm-2978
Magnolia, TX 77354
Montgomery County

Building Type: **Class B Office**
 Status: **Built Apr 2016**
 Building Size: **15,098 SF**
 Typical Floor Size: **15,098 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.14/sf**
 For Sale: **Not For Sale**

Space Avail: **9,800 SF**
 Max Contig: **9,800 SF**
 Smallest Space: **4,900 SF**
 Rent/SF/Yr: **\$30.00**
 % Leased: **35.1%**

Landlord Rep: RE/MAX Carlton Woods / Lewis Walker (281) 747-6334 -- 9,800 SF (4,900-9,800 SF)

156



3620 N Frazier Industrial
Park Dr
BLDG#6
Conroe, TX 77303
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Proposed, breaks ground Jul 2016**
 Building Size: **9,750 SF**
 Land Area: **0.87 AC**
 Stories: **1**
 For Sale: **For Sale - Active**

Space Avail: **9,750 SF**
 Max Contig: **9,750 SF**
 Smallest Space: **9,750 SF**
 Rent/SF/Yr: **\$9.00-\$9.60**
 % Leased: **0%**

Sales Company: First Houston Properties Inc.: Aron K. Grenader (713) 960-0067 X11, Michael Grenader (713) 960-0067 X10

Landlord Rep: First Houston Properties Inc. / Patrick McKiernan (713) 534-1888 / Jonathan McDaniel (713) 534-1802 -- 9,750 SF (9,750 SF)

157



3626 N Frazier Industrial
Park Dr
BLDG#7
Conroe, TX 77303
Montgomery County




Building Type: **Class B Warehouse**
 Status: **Proposed, breaks ground Jul 2016**
 Building Size: **9,750 SF**
 Land Area: **0.87 AC**
 Stories: **1**
 For Sale: **For Sale - Active**

Space Avail: **9,750 SF**
 Max Contig: **9,750 SF**
 Smallest Space: **9,750 SF**
 Rent/SF/Yr: **\$9.00-\$9.60**
 % Leased: **0%**

Sales Company: First Houston Properties Inc.: Aron K. Grenader (713) 960-0067 X11, Michael Grenader (713) 960-0067 X10




Landlord Rep: First Houston Properties Inc. / Patrick McKiernan (713) 534-1888 / Aron K. Grenader (713) 960-0067 / Michael Grenader (713) 960-0067 -- 9,750 SF (9,750 SF)

Montgomery's County Industrial & Office




158		11133 I-45 Fwy N Units A,B,C Conroe, TX 77302 Montgomery County	Building Type: Class C Flex Status: Existing Building Size: 9,750 SF Land Area: - Stories: 1 Expenses: 2012 Est Tax @ \$0.79/sf; 2012 Est Ops @ \$2.13/sf Parking: 20 free Surface Spaces are available; Ratio of 1.91/1,000 SF For Sale: Not For Sale	Space Avail: 9,750 SF Max Contig: 9,750 SF Smallest Space: 9,750 SF Rent/SF/Yr: \$7.78 % Leased: 0%
Landlord Rep: Interra Properties LLC / Jared Dubin (713) 574-9900 X129 -- 9,750 SF (9,750 SF)				
159		11133 I-45 Fwy N Units R & S Conroe, TX 77302 Montgomery County	Building Type: Class C Flex Status: Existing Building Size: 9,750 SF Land Area: - Stories: 1 Parking: 20 free Surface Spaces are available; Ratio of 2.25/1,000 SF For Sale: Not For Sale	Space Avail: 9,750 SF Max Contig: 9,750 SF Smallest Space: 4,875 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Interra Properties LLC / Jared Dubin (713) 574-9900 X129 -- 9,750 SF (4,875-9,750 SF)				
160		5452 Highway 105 W Conroe, TX 77304 Montgomery County	Building Type: Class C Office/Loft/Creative Space Status: Built 2006 Building Size: 19,466 SF Typical Floor Size: 9,733 SF Stories: 2 Expenses: 2016 Tax @ \$2.41/sf, 2015 Est Tax @ \$2.18/sf; 2016 Ops @ \$5.91/sf, 2015 Est Ops @ \$5.69/sf Parking: 118 free Surface Spaces are available; Ratio of 5.40/1,000 SF For Sale: Not For Sale	Space Avail: 9,733 SF Max Contig: 9,733 SF Smallest Space: 1,400 SF Rent/SF/Yr: \$19.75 % Leased: 50.0%
Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 9,733 SF (1,400-9,733 SF)				

Class A two-story office building located on heavily traveled Highway 105 West. Building is comprised of 19,466 s.f. on 1.83 acres. Long-term tenants include Spirit Bank of Texas and the Attorney General's office. Conveniently located to I-45 north and south, Lake Conroe, Montgomery, and Conroe.

Montgomery's County Industrial & Office

161		22751 Professional Dr BRB Medical Office Building Kingwood, TX 77339 Montgomery County	Building Type: Class B Office/Medical Status: Built 2009 Building Size: 40,733 SF Typical Floor Size: 20,366 SF Stories: 2 Expenses: 2015 Tax @ \$4.08/sf, 2016 Est Tax @ \$4.00/sf; 2016 Est Ops @ \$8.78/sf For Sale: Not For Sale	Space Avail: 9,633 SF Max Contig: 4,367 SF Smallest Space: 1,755 SF Rent/SF/Yr: Withheld % Leased: 80.7%
Landlord Rep: Transwestern / Brandy Bellow Spinks (713) 272-1245 / Scott Carter (713) 270-3363 / Christian Connell (713) 231-1588 -- 9,633 SF (1,755-4,367 SF)				
APN: R322800				
162		700 Rockmead Dr Two Kingwood Place Kingwood, TX 77339 Montgomery County	Building Type: Class B Office Status: Built 1978, Renov 1998 Building Size: 50,147 SF Typical Floor Size: 25,074 SF Stories: 2 Expenses: 2015 Tax @ \$1.90/sf; 2013 Ops @ \$6.05/sf, 2015 Est Ops @ \$6.84/sf Parking: 225 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,531 SF Max Contig: 3,822 SF Smallest Space: 491 SF Rent/SF/Yr: \$18.50-\$19.00 % Leased: 81.0%
Landlord Rep: Gemini Rosemont / Carrie Powledge (281) 464-8111 -- 9,531 SF (491-3,822 SF)				
Two (2) story atrium office building located in master-planned community of Kingwood with immediate access to and from Highway 59 (Interstate 69) and just 15 minutes to and from Bush International Airport and Beltway 8. Numerous banks, hotels, restaurants, shopping and close proximity to numerous premier golf courses.				
Various suites available.				
Property offers: 24-Hour Cardkey access, Vending Area, surface parking at 4/1000 ratio, on-site responsive management, on-site patrolling security at designated times.				
163		28517 Spring Trail Rdg Spring Trails Plaza Spring, TX 77386 Montgomery County	Building Type: Class B Office/Medical Status: Built May 2015 Building Size: 30,000 SF Typical Floor Size: 15,000 SF Stories: 2 Expenses: 2015 Tax @ \$5.18/sf Parking: 56 free Surface Spaces are available; Ratio of 1.86/1,000 SF For Sale: Not For Sale	Space Avail: 9,456 SF Max Contig: 9,456 SF Smallest Space: 1,583 SF Rent/SF/Yr: \$21.50 % Leased: 68.5%
Landlord Rep: Promed Realty Services LLP / Barkley Dominey (936) 441-4102 / Lisa Dominey (936) 441-5606 -- 9,456 SF (1,583-3,692 SF)				
30,000 square foot Class A office complex. Tenants will be comprised of medical, professional, restaurant, and pharmacy. Located on the future Grand Parkway at the entrance of Spring Trails development. Property will have excellent visibility from Grand Parkway, and planned exit will be located just before Spring Trail Ridge.				

Montgomery's County Industrial & Office

164		8301 New Trails Dr Venture Tech - Valentis The Woodlands, TX 77381 Montgomery County	Building Type: Class B Flex Status: Built 1995 Building Size: 38,400 SF Land Area: 4.20 AC Stories: 1 Expenses: 2015 Tax @ \$2.08/sf Parking: 102 free Surface Spaces are available; Ratio of 2.66/1,000 SF For Sale: Not For Sale	Space Avail: 9,404 SF Max Contig: 4,866 SF Smallest Space: 4,538 SF Rent/SF/Yr: \$22.00 % Leased: 75.5%
Landlord Rep: Black Forest Ventures LLC / Sean Quinn (832) 813-7373 -- 9,404 SF (4,538-4,866 SF) 38,400 sq.ft. single level building with 102 parking spaces. Features a highly flexible single-story design that combines office, laboratory and service functions under one roof. Floor-to-ceiling windows along both the front and the back of the building provide office and laboratory views of the surrounding lush forest and naturally landscaped lake. Dock-high loading area Administration, research, and production facility.				
165		2008 Airport Rd BLDG# B Conroe, TX 77301 Montgomery County	Building Type: Class B Warehouse Status: Under Construction, delivers Jul 2016 Building Size: 9,400 SF Land Area: 2 AC Stories: 1 Expenses: 2015 Tax @ \$0.24/sf For Sale: Not For Sale	Space Avail: 9,400 SF Max Contig: 9,400 SF Smallest Space: 9,400 SF Rent/SF/Yr: \$7.50 % Leased: 0%
Landlord Rep: Realty Associates / Tully Dunlap (713) 464-5656 -- 9,400 SF (9,400 SF)				
166		2008 Airport Rd BLDG# C Conroe, TX 77301 Montgomery County	Building Type: Class B Warehouse Status: Under Construction, delivers Jul 2016 Building Size: 9,400 SF Land Area: 2 AC Stories: 1 Expenses: 2015 Tax @ \$0.24/sf For Sale: Not For Sale	Space Avail: 9,400 SF Max Contig: 9,400 SF Smallest Space: 9,400 SF Rent/SF/Yr: \$7.50 % Leased: 0%
Landlord Rep: Realty Associates / Tully Dunlap (713) 464-5656 -- 9,400 SF (9,400 SF)				

Montgomery's County Industrial & Office

167



2418 N Frazier St
Conroe, TX 77303
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Built 2007**
 Building Size: **25,727 SF**
 Land Area: **9.84 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.75/sf**
 Parking: **24 free Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **9,375 SF**
 Max Contig: **9,375 SF**
 Smallest Space: **9,375 SF**
 Rent/SF/Yr: **\$8.33**
 % Leased: **100%**

Landlord Rep: Lake Conroe Fine Living / Bruce Sellers (936) 525-3220 -- 9,375 SF (9,375 SF)

168



1790 Hughes Landing Blvd
Two Hughes Landing
The Woodlands, TX 77380
Montgomery County

Building Type: **Class A Office**
 Status: **Built May 2014**
 Building Size: **197,696 SF**
 Typical Floor Size: **25,576 SF**
 Stories: **8**
 Expenses: **2015 Combined Est Tax/Ops @ \$0.00/sf**
 Parking: **563 Covered Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 2.84/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,355 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **\$36.00**
 % Leased: **97.8%**

Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 / Robert S. Parsley (713) 830-2121 -- 4,355 SF (4,355 SF)

Sublet Contact: Regus / Eric Fletcher (844) 868-5893 -- 5,000 SF (100-5,000 SF)

169



333 N Rivershire Dr
Conroe Professional Building
Conroe, TX 77304
Montgomery County

Building Type: **Class C Office/Medical**
 Status: **Built 1980**
 Building Size: **37,516 SF**
 Typical Floor Size: **18,758 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$2.68/sf**
 Parking: **70 free Surface Spaces are available; Ratio of 4.75/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,339 SF**
 Max Contig: **2,107 SF**
 Smallest Space: **911 SF**
 Rent/SF/Yr: **\$19.00-\$20.00**
 % Leased: **79.7%**

Landlord Rep: Cypressbrook Company / Kimberly Devos (281) 364-1777 X200 -- 9,339 SF (911-2,107 SF)

Premier Medical Office Condominium Suites. Situated in one of the most rapidly growing area with many master planned communities in the immediate area. This 2nd floor suite was previously a dental office All the necessary electric, gas lines, and plumbing are in place. 100% Medical Building.

Alternate Apn: R148093

Montgomery's County Industrial & Office

170		2101 S Loop 336 W Conroe, TX 77304 Montgomery County	Building Type: Class C Office/Medical Status: Built 1999 Building Size: 8,968 SF Typical Floor Size: 4,484 SF Stories: 2 Expenses: 2012 Tax @ \$2.20/sf Parking: 40 free Surface Spaces are available; Ratio of 4.84/1,000 SF For Sale: For Sale at \$2,500,000 (\$278.77/SF) - Active	Space Avail: 8,968 SF Max Contig: 8,968 SF Smallest Space: 4,484 SF Rent/SF/Yr: \$19.00 % Leased: 100%
Sales Company: Promed Realty Services LLP: Barkley Dominey (936) 441-4102 Landlord Rep: Promed Realty Services LLP / Barkley Dominey (936) 441-4102 / Lisa Dominey (936) 441-5606 -- 8,968 SF (4,484 SF)				
171		11497 Old Oaks Ln Conroe, TX 77385 Montgomery County	Building Type: Class C Warehouse Status: Built 1997 Building Size: 8,852 SF Land Area: 1.50 AC Stories: 1 Expenses: 2015 Tax @ \$0.41/sf For Sale: Not For Sale	Space Avail: 8,852 SF Max Contig: 8,852 SF Smallest Space: 3,200 SF Rent/SF/Yr: \$8.75 % Leased: 100%
Landlord Rep: Foldetta Commercial / Dan Vertrees (281) 466-2880 X4 / Ross Foldetta (281) 466-2880 -- 8,852 SF / 1,192 ofc (3,200-5,652 SF)				
172		27621 Community Dr Pinehurst, TX 77362 Montgomery County	Building Type: Class B Warehouse Status: Built 1996 Building Size: 8,750 SF Land Area: 1.01 AC Stories: 1 Expenses: 2015 Tax @ \$0.60/sf For Sale: Not For Sale	Space Avail: 8,750 SF Max Contig: 8,750 SF Smallest Space: 8,750 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Century 21 Hardee-Team Realty / Chris Hardee (281) 351-5800 -- 8,750 SF (8,750 SF)				

Montgomery's County Industrial & Office

173



8665 New Trails Dr
Bldg IV
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1991**
 Building Size: **63,605 SF**
 Typical Floor Size: **63,605 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.45/sf**
 Parking: **247 free Surface Spaces are available; Ratio of 3.88/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,402 SF**
 Max Contig: **8,402 SF**
 Smallest Space: **8,402 SF**
 Rent/SF/Yr: **\$22.00**
 % Leased: **86.8%**

Landlord Rep: TIG Real Estate Services, Inc. / Joel Dalak (713) 974-5226 X7139 -- 8,402 SF (8,402 SF)

- * Water feature and lake
- * All glass panel front with concrete tilt-wall rears
- * No add-on factor
- * Flexible space for back office or laboratory

174



27761 Robinson Rd
Conroe, TX 77385
Montgomery County




Building Type: **Class B Warehouse**
 Status: **Under Construction, delivers Oct 2016**
 Building Size: **8,400 SF**
 Land Area: **0.70 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.00/sf**
 For Sale: **For Sale at \$756,000 (\$90.00/SF) - Active**

Space Avail: **8,400 SF**
 Max Contig: **8,400 SF**
 Smallest Space: **8,400 SF**
 Rent/SF/Yr: **\$0.85**
 % Leased: **0%**

Sales Company: Lee & Associates Commercial Real Estate Service: Michael Spears (713) 744-7404 X104, Chase Cribbs (713) 744-7426

Landlord Rep: Lee & Associates Commercial Real Estate Service / Michael Spears (713) 744-7404 X104 / Chase Cribbs (713) 744-7426 -- 8,400 SF (8,400 SF)

Montgomery's County Industrial & Office

175		200 Valleywood Dr Building A Spring, TX 77380 Montgomery County 2 blocks West of I-45 North	Building Type: Class B Office Status: Built 2002 Building Size: 22,839 SF Typical Floor Size: 22,839 SF Stories: 1 Expenses: 2012 Tax @ \$3.03/sf; 2011 Ops @ \$3.09/sf Parking: 22 free Covered Spaces are available; 78 free Surface Spaces are available; Ratio of 3.79/1,000 SF For Sale: Not For Sale	Space Avail: 8,248 SF Max Contig: 3,995 SF Smallest Space: 861 SF Rent/SF/Yr: \$16.50 % Leased: 63.9%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 8,248 SF (861-2,131 SF) Suites B100, B200 and B300 can be combined for 9,581 SF contiguous. Excellent location just one block west of I-45, 1 mile from the Hardy Toll Road and the ExxonMobil Corporate Campus, currently under construction. Valleywood Professional Center features include: keypad access gates; professionally managed; each office condo is separately metered; beautiful landscaping and decorative pool/courtyard area; ample parking and optional covered parking available.				
176		951 Lonestar Pky Montgomery, TX 77356 Montgomery County	Building Type: Class B Office Status: Built Jun 2015 Building Size: 16,400 SF Typical Floor Size: 8,200 SF Stories: 2 Expenses: 2015 Tax @ \$0.18/sf Parking: Ratio of 4.57/1,000 SF For Sale: Not For Sale	Space Avail: 8,200 SF Max Contig: 8,200 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$20.00 % Leased: 50.0%
Landlord Rep: S.E. Covington & Company, Inc. / Scott Covington (713) 800-3150 -- 8,200 SF (2,000-8,200 SF)				
177		1544 Sawdust Rd Cedarstone Office Bldg The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1983, Renov Oct 1998 Building Size: 25,544 SF Typical Floor Size: 12,763 SF Stories: 2 Expenses: 2012 Tax @ \$1.08/sf; 2011 Ops @ \$3.62/sf Parking: 194 free Surface Spaces are available; Ratio of 2.56/1,000 SF For Sale: Not For Sale	Space Avail: 8,134 SF Max Contig: 3,500 SF Smallest Space: 1,653 SF Rent/SF/Yr: \$20.00 % Leased: 79.8%
Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 8,134 SF (1,653-3,500 SF) This property is a two-story office building totaling approximately 25,544sf. This building is located within the Cedarstone Business Park. Cedarstone is located approximately 25 miles north of Houston and is situated near the Woodlands, a 27,000-acre master planned community. Cedarstone Business Park is designed to cater to small and medium sized tenants looking for location, value and flexibility in a beautifully wooded office park setting.				

Montgomery's County Industrial & Office

178		33300 Egypt Ln Phase I Bldg E Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built Jun 2005 Building Size: 21,804 SF Typical Floor Size: 21,804 SF Stories: 1 Expenses: 2012 Tax @ \$1.65/sf; 2007 Combined Est Tax/Ops @ \$3.26/sf Parking: 10 Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 8,124 SF Max Contig: 4,062 SF Smallest Space: 2,031 SF Rent/SF/Yr: \$13.75-\$15.75 % Leased: 100%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 8,124 SF (2,031-4,062 SF)				
Easily accessible off Fm 1488 & Fm 2978. Access to the Magnolia, Tomball, and Woodlands communities. The property has an on site dumpster, convenient covered walkway, attractive monument sign and 55 parking spaces available.				
179		600 Rockmead Dr One Kingwood Place Kingwood, TX 77339 Montgomery County	Building Type: Class B Office Status: Built 1976 Building Size: 34,330 SF Typical Floor Size: 17,165 SF Stories: 2 Expenses: 2015 Tax @ \$2.78/sf; 2013 Ops @ \$6.05/sf, 2015 Est Ops @ \$6.84/sf Parking: 225 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 8,039 SF Max Contig: 5,706 SF Smallest Space: 2,333 SF Rent/SF/Yr: \$18.50-\$19.00 % Leased: 76.6%
Landlord Rep: Gemini Rosemont / Carrie Powledge (281) 464-8111 -- 8,039 SF (2,333-5,706 SF)				
Two (2) story atrium office building located in master-planned community of Kingwood with immediate access to and from Highway 59 (Interstate 69) and just 15 minutes to and from Bush International Airport and Beltway 8. Numerous banks, hotels, restaurants, shopping and close proximity to numerous premier golf courses.				
Various suites available.				
Property offers: 24-Hour Cardkey access, Vending Area, surface parking at 4/1000 ratio, on-site responsive management, on-site patrolling security at designated times.				
180		1110 N Loop 336 W Texas Tower Conroe, TX 77301 Montgomery County GPS 30.33n x 95.47W	Building Type: Class C Office Status: Built 1982 Building Size: 33,698 SF Typical Floor Size: 6,740 SF Stories: 5 Expenses: 2015 Tax @ \$1.01/sf Parking: 50 free Surface Spaces are available; Ratio of 6.00/1,000 SF For Sale: Not For Sale	Space Avail: 8,014 SF Max Contig: 4,351 SF Smallest Space: 437 SF Rent/SF/Yr: \$16.56 % Leased: 76.2%
Landlord Rep: Westco Property Management / J.Aron J. Harris (281) 367-9092 -- 8,014 SF (437-4,351 SF)				
Property sits less than ½ mile from the intersection of Interstate 45 North and Loop 336, a major thoroughfare of Conroe. Available, an entire first floor with a fully built-out bank space. Building is equipped w/safe, security & drive-thru for full service banking use. 7,500 S.F. with lobby & first-floor exposure. Property offers competitive rates, quality location & on-site management. Co-tenancy with financial & legal professionals such as Wachovia securities, AG Edwards & several attorneys.				

Montgomery's County Industrial & Office

181



21149 Blair Rd
The Woodlands, TX 77385
Montgomery County

Building Type: **Class B Warehouse**
Status: **Built 2015**
Building Size: **8,000 SF**
Land Area: **15.56 AC**
Stories: **1**
For Sale: **For Sale - Active**

Space Avail: **8,000 SF**
Max Contig: **8,000 SF**
Smallest Space: **8,000 SF**
Rent/SF/Yr: **\$9.00**
% Leased: **0%**

Sales Company: Lee & Associates Commercial Real Estate Service: Robert McGee (713) 744-7408, Robert Noack (713) 744-7427

Landlord Rep: Lee & Associates Commercial Real Estate Service / Robert McGee (713) 744-7408 / Robert Noack (713) 744-7427 -- 8,000 SF (8,000 SF)

182



2121 Golden Rd
The Woodlands
Spring, TX 77380
Montgomery County

Building Type: **Class C Warehouse**
Status: **Built 2001**
Building Size: **16,000 SF**
Land Area: **1.02 AC**
Stories: **1**
Expenses: **2012 Tax @ \$1.59/sf; 2008 Ops @ \$1.32/sf**
Parking: **40 free Surface Spaces are available; Ratio of 2.50/1,000 SF**
For Sale: **For Sale - Active**

Space Avail: **8,000 SF**
Max Contig: **8,000 SF**
Smallest Space: **1,200 SF**
Rent/SF/Yr: **Withheld**
% Leased: **50.0%**

Sales Company: Halberdier Real Estate LLC: Trey Halberdier (281) 362-2829, Christa Dunovsky (281) 362-2829

Landlord Rep: Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829 / Christa Dunovsky (281) 362-2829 -- 8,000 SF (1,200-8,000 SF)

Montgomery's County Industrial & Office

183



26797 Hanna Rd

Building 3

Conroe, TX 77385

Montgomery County

Building Type: **Class B Industrial**

Status: **Built 2010**

Building Size: **16,000 SF**

Land Area: **6 AC**

Stories: **1**

Expenses: **2012 Tax @ \$5.52/sf**

Parking: **30 free Surface Spaces are available; Ratio of 1.88/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **8,000 SF**

Max Contig: **8,000 SF**

Smallest Space: **8,000 SF**

Rent/SF/Yr: **\$11.40**

% Leased: **50.0%**

Landlord Rep: Greater Houston Commercial RE / A.John A. Tatum (281) 367-5549 -- 8,000 SF (8,000 SF)

Property Description:

A metallic office/warehouse with Austin stone facade, this building provides 16,000 Sq. Ft. of enclosed warehouse and retail space. Office 500 SF. It is located on 6 Acres. The warehouse has 18 ft. ceilings and high eaves. The is a new and exceptionally flexible facility. The site is near the corner of Robinson Road and Hanna Road in a commercial area setting. The complex features front entrances with rear roll-up doors for loading and unloading. It is very attractive with landscaping and Austin stone facade.

Location Description:

This building is located off the Robinson Road exit at I-45N near the Hardy Toll Road. It is 25 minutes from Bush Intercontinental Airport and 30-45 minutes from Downtown Houston. It is directly across I-45 from The Woodlands, a planned community with over 75,000 residents. The Woodlands continues to sell over 2,000 homes per year and the population increases by 3,000 per year. In addition, Hanna Road area today is rapidly developing and has a traffic count of over 15,000 cars per day. The county has recently increased the lanes from 2 to 3. Growth east of the tract is enormous with The Imperial Oaks subdivision selling 200 homes per year and another 10,000 homesites being developed. Montgomery County is one of the fastest growing counties in the United States.

Zoning Description:

commercial

184



26408 Oak Ridge Dr

Birds Professional Plaza

The Woodlands, TX 77380

Montgomery County

Building Type: **Class B Office/Medical**

Status: **Under Construction, delivers Aug 2016**

Building Size: **8,000 SF**

Typical Floor Size: **8,000 SF**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **8,000 SF**

Max Contig: **8,000 SF**

Smallest Space: **400 SF**

Rent/SF/Yr: **\$21.85**

% Leased: **0%**

Landlord Rep: Houston International Realty / Richard Foulkes (281) 363-2845 -- 8,000 SF (400-8,000 SF)

185



32503 Tamina Rd

Bldg 1

Magnolia, TX 77354

Montgomery County

Building Type: **Class B Office**

Status: **Proposed**

Building Size: **8,000 SF**

Typical Floor Size: **3,969 SF**

Stories: **2**

For Sale: **Not For Sale**

Space Avail: **8,000 SF**

Max Contig: **8,000 SF**




Smallest Space: **120 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 8,000 SF (120-4,000 SF)

Montgomery's County Industrial & Office

186		32503 Tamina Rd Bldg 3 Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Proposed Building Size: 8,000 SF Typical Floor Size: 4,000 SF Stories: 2 For Sale: Not For Sale	Space Avail: 8,000 SF Max Contig: 8,000 SF Smallest Space: 120 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 8,000 SF (120-4,000 SF)				
187		2204 Timberloch Pl The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1978 Building Size: 50,038 SF Typical Floor Size: 25,019 SF Stories: 2 Expenses: 2015 Tax @ \$3.22/sf; 2008 Ops @ \$9.85/sf Parking: 231 free Surface Spaces are available; 10 Covered Spaces @ \$50.00/mo; Ratio of 3.30/1,000 SF For Sale: Not For Sale	Space Avail: 7,957 SF Max Contig: 3,057 SF Smallest Space: 2,022 SF Rent/SF/Yr: \$26.00 % Leased: 84.1%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 7,957 SF (2,022-3,057 SF)				
Pending availability covered spaces are \$50.00 per space, per month. There is no charge for surface spaces.				
188		1776 Woodstead Ct The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1981 Building Size: 39,139 SF Typical Floor Size: 19,570 SF Stories: 2 Expenses: 2015 Tax @ \$1.89/sf; 2011 Est Ops @ \$6.01/sf Parking: 151 free Surface Spaces are available; Ratio of 3.86/1,000 SF For Sale: Not For Sale	Space Avail: 7,926 SF Max Contig: 2,349 SF Smallest Space: 656 SF Rent/SF/Yr: \$20.00 % Leased: 85.8%
Landlord Rep: Realty Services Group / (281) 752-7000				
Leasing Company: Realty Services Group / Richard Hazard (281) 752-7000 -- 5,577 SF (656-2,200 SF)				
Sublet Contact: Newcor Commercial Real Estate / Ryan Dierker (281) 210-2484 -- 2,349 SF (2,349 SF)				

Montgomery's County Industrial & Office

189



201 Kingwood Medical Dr
Kingwood, TX 77339
Montgomery County

Building Type: **Class B Office/Medical**
 Status: **Built Mar 2006**
 Building Size: **29,690 SF**
 Typical Floor Size: **29,690 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$3.02/sf, 2012 Est Tax @ \$1.63/sf; 2011 Ops @ \$1.86/sf, 2012 Est Ops @ \$1.86/sf**
 Parking: **Ratio of 2.70/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,800 SF**
 Max Contig: **3,507 SF**
 Smallest Space: **1,746 SF**
 Rent/SF/Yr: **\$20.00**
 % Leased: **91.4%**

Landlord Rep: McAlpine Interests / Adam McAlpine (281) 973-4562 -- 7,800 SF (1,746-3,507 SF)

A general, acute-care hospital that is currently expanding, the Kingwood Medical Center has served North Harris, East Montgomery and Liberty Counties for more than 18 years. Kingwood Medical Center's commitment to providing patients with quality care in a convenient location continues to strengthen. The hospital demonstrates its dedication to the communities it serves through its growth, investments and achievements.

Kingwood Medical Center is currently comprised of:
 267 beds
 480 physicians
 850 employees

190



2208B N Frazier St
Conroe, TX 77303
Montgomery County

Building Type: **Class C Warehouse**
 Status: **Built 1975, Renov 2013**
 Building Size: **7,500 SF**
 Land Area: **1.59 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.36/sf**
 For Sale: **For Sale at \$475,000 (\$63.33/SF) - Active**

Space Avail: **7,500 SF**
 Max Contig: **7,500 SF**
 Smallest Space: **7,500 SF**
 Rent/SF/Yr: **\$7.80**
 % Leased: **0%**

Sales Company: Champions Real Estate Group: Sean Sanberg (713) 785-6666
 Landlord Rep: Champions Real Estate Group / Sean Sanberg (713) 785-6666 -- 7,500 SF /2,600 ofc (7,500 SF)

191




13330 Hwy 105
Bldg 2
Montgomery, TX 77304
Montgomery County


Building Type: **Class C Warehouse**
 Status: **Proposed**
 Building Size: **7,500 SF**
 Land Area: **65.68 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$4.33/sf**
 For Sale: **For Sale at \$2,000,000 as part of a portfolio of 3 properties - Active**


Space Avail: **7,500 SF**
 Max Contig: **7,500 SF**
 Smallest Space: **7,500 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Sales Company: Top Guns Realty: Keith Robertson (936) 588-4006
 Landlord Rep: Top Guns Realty / Keith Robertson (936) 588-4006 -- 7,500 SF (7,500 SF)

Montgomery's County Industrial & Office

192		150 Pine Forest Dr Shenandoah, TX 77384 Montgomery County	Building Type: Class B Office/Medical Status: Built 2013 Building Size: 9,704 SF Typical Floor Size: 9,704 SF Stories: 1 For Sale: Not For Sale	Space Avail: 7,365 SF Max Contig: 2,450 SF Smallest Space: 1,225 SF Rent/SF/Yr: \$12.24-\$33.87 % Leased: 36.9%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 1,240 SF (1,240 SF) Leasing Company: First Millennium Realty / Charles Lee (281) 465-9466 -- 2,450 SF (1,225-2,450 SF) Zarco Properties / Alexandra Marquez (281) 306-0336 -- 1,225 SF (1,225 SF) Villa Realty Group Inc / Daniel Sanchez (713) 819-6392 -- 1,225 SF (1,225 SF) Ravi Bayas / -- 1,225 SF (1,225 SF)				

193		4714 FM 1488 Rd Bld 1 The Woodlands, TX 77384 Montgomery County	Building Type: Class B Office Status: Built Dec 2015 Building Size: 7,350 SF Typical Floor Size: 7,350 SF Stories: 1 Parking: 25 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 7,350 SF Max Contig: 7,350 SF Smallest Space: 1,225 SF Rent/SF/Yr: \$24.49 % Leased: 0%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 7,350 SF (1,225 SF)				

194		3606-3608 Research Forest Dr Bldg I The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Built 1985 Building Size: 41,653 SF Typical Floor Size: 41,653 SF Stories: 1 Expenses: 2015 Tax @ \$2.30/sf Parking: 131 free Surface Spaces are available; Ratio of 3.15/1,000 SF For Sale: Not For Sale	Space Avail: 7,339 SF Max Contig: 7,339 SF Smallest Space: 7,339 SF Rent/SF/Yr: \$22.75 % Leased: 100%
Landlord Rep: NAI Partners / Trey Martin (713) 985-4611 Sublet Contact: Moody Rambin / Joshua Marcell (713) 773-5500 Austin Frank (713) 773-5599 -- 7,339 SF (7,339 SF)				

* Water feature and lake

* All glass panel fronts with concrete tilt-wall rears

* No add-on factor

* Flexible space for back office or laboratory

Montgomery's County Industrial & Office

195



2202 Timberloch Pl
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1978**
 Building Size: **50,211 SF**
 Typical Floor Size: **25,047 SF**
 Stories: **2**
 Expenses: **2012 Tax @ \$1.57/sf**
 Parking: **10 Covered Spaces @ \$50.00/mo; 325 free Surface Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,305 SF**
 Max Contig: **3,019 SF**
 Smallest Space: **852 SF**
 Rent/SF/Yr: **\$21.00-\$31.00**
 % Leased: **87.2%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 6,453 SF (852-3,019 SF)
 Sublet Contact: Renaud Sero Advisors, Inc. / Candace L. Renaud (713) 590-5118 -- 852 SF (852 SF)

Pending availability covered spaces are \$50.00 per space, per month. There is no charge for surface spaces.

196



612 Spring Hill Dr
Phase II Bld 1
Spring, TX 77386
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Built Feb 2014**
 Building Size: **43,200 SF**
 Land Area: **24.92 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.07/sf**
 Parking: **91 free Surface Spaces are available; Ratio of 2.10/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,140 SF**
 Max Contig: **7,140 SF**
 Smallest Space: **7,140 SF**
 Rent/SF/Yr: **\$11.00**
 % Leased: **83.5%**

Landlord Rep: Lincoln Property Company / Kevin Wyatt (281) 248-8062 / Brandon Brooks (281) 248-8063 -- 7,140 SF (7,140 SF)

197



8601 Fawn Trl
Building 1
Conroe, TX 77385
Montgomery County

Building Type: **Class A Warehouse**
 Status: **Built Nov 2006**
 Building Size: **7,000 SF**
 Land Area: **3.02 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$1.81/sf**
 Parking: **10 Surface Spaces are available; Ratio of 1.42/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,000 SF**
 Max Contig: **7,000 SF**
 Smallest Space: **7,000 SF**
 Rent/SF/Yr: **\$11.14**
 % Leased: **100%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 7,000 SF /500 ofc (7,000 SF)

New Industrial Warehouse building located in a budding industrial market in Conroe.

Montgomery's County Industrial & Office

198		1544 Jefferson Chemical Rd Conroe, TX 77306 Montgomery County	Building Type: Class C Industrial Status: Existing Building Size: 7,000 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$0.31/sf For Sale: Not For Sale	Space Avail: 7,000 SF Max Contig: 7,000 SF Smallest Space: 7,000 SF Rent/SF/Yr: Withheld % Leased: 0%
Landlord Rep: Sanford Aron / P.Sanford P. Aron (713) 623-6944 -- 7,000 SF (7,000 SF)				
199		609 Spring Hill Dr Spring, TX 77386 Montgomery County	Building Type: Class B Flex Status: Built Apr 2014 Building Size: 18,801 SF Land Area: 21.32 AC Stories: 1 Parking: 48 free Surface Spaces are available; Ratio of 2.55/1,000 SF For Sale: Not For Sale	Space Avail: 6,973 SF Max Contig: 6,973 SF Smallest Space: 2,140 SF Rent/SF/Yr: \$10.00 % Leased: 62.9%
Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 / Kevin Wyatt (281) 248-8062 -- 6,973 SF (2,140-6,973 SF)				
200		15800 FM 1485 Rd Conroe, TX 77306 Montgomery County	Building Type: Class B Warehouse Status: Existing Building Size: 6,900 SF Land Area: 0.99 AC Stories: 1 Expenses: 2015 Tax @ \$0.23/sf For Sale: For Sale at \$560,000 (\$81.16/SF) - Active	Space Avail: 6,900 SF Max Contig: 6,900 SF Smallest Space: 6,900 SF Rent/SF/Yr: \$7.20 % Leased: 0%
Sales Company: Lee & Associates Commercial Real Estate Service: Patrick Wolford (713) 744-7436 Texas CRES LLC: Joel English (713) 473-7200				
Landlord Rep: Lee & Associates Commercial Real Estate Service / Patrick Wolford (713) 744-7436 -- 6,900 SF (6,900 SF)				

Montgomery's County Industrial & Office

201



100 North Fwy
100 I-45 North Building
Conroe, TX 77301
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1978, Renov Jan 2005**
 Building Size: **80,547 SF**
 Typical Floor Size: **11,700 SF**
 Stories: **6**
 Expenses: **2012 Est Tax @ \$0.79/sf; 2008 Ops @ \$9.56/sf; 2012 Est Ops @ \$5.76/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,819 SF**
 Max Contig: **2,827 SF**
 Smallest Space: **1,177 SF**
 Rent/SF/Yr: **\$16.50**
 % Leased: **91.5%**

Landlord Rep: West Hill Group, LP / Debbie Tsussig (936) 788-2200 -- 6,819 SF (1,177-2,827 SF)

Transportation Information

- Minutes from the Woodlands
- Located on 5.7 acres at the corner of I-45 and FM 2854.

Amenities

- Generous Build-Out Allowance
- FREE Space Planning
- Building Identity Available
- Competitive Rates & Terms

Parking

- Ample Surface Parking

202



25003 Pitkin Rd
Bldg E
Spring, TX 77386
Montgomery County

Building Type: **Class B Flex**
 Status: **Built May 2000**
 Building Size: **13,600 SF**
 Land Area: **1.64 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$1.78/sf; 2009 Est Tax @ \$0.25/sf; 2009 Ops @ \$2.15/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,800 SF**
 Max Contig: **3,400 SF**
 Smallest Space: **3,400 SF**
 Rent/SF/Yr: **\$10.80**
 % Leased: **50.0%**

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Kim Brake (713) 974-4292 -- 6,800 SF (3,400 SF)

Spring Hill is a 7 building complex, one block from the intersection of I-45 and Rayford-Sawdust Rd. The office spaces is extremely high quality and many of the warehouse spaces are fully air-conditioned. This well-maintained center would provide a quality work environment for any business whether all office oriented or office/warehouse. Individual suites have grade level delivery areas with roll-up doors and there is a dock high delivery area for the use of all tenants.

Montgomery's County Industrial & Office



203		3607 N Loop 336 Conroe, TX 77304 Montgomery County	Building Type: Class B Warehouse Status: Built 2003 Building Size: 9,744 SF Land Area: 0.63 AC Stories: 1 Expenses: 2015 Tax @ \$0.78/sf Parking: 12 free Surface Spaces are available; Ratio of 1.23/1,000 SF For Sale: For Sale at \$990,000 (\$101.60/SF) - Active	Space Avail: 6,744 SF Max Contig: 6,744 SF Smallest Space: 6,744 SF Rent/SF/Yr: \$12.00 % Leased: 100%
Sales Company: Promed Realty Services LLP: Barkley Dominey (936) 441-4102, Lisa Dominey (936) 441-5606 Landlord Rep: Promed Realty Services LLP / Barkley Dominey (936) 441-4102 / Lisa Dominey (936) 441-5606 -- 6,744 SF (6,744 SF)				

204		9391 Grogans Mill Rd Bldg. A The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1980 Building Size: 32,500 SF Typical Floor Size: 32,500 SF Stories: 1 Expenses: 2012 Tax @ \$2.51/sf, 2011 Est Tax @ \$1.13/sf; 2011 Est Ops @ \$2.24/sf Parking: 80 free Surface Spaces are available; Ratio of 2.46/1,000 SF For Sale: Not For Sale	Space Avail: 6,690 SF Max Contig: 6,690 SF Smallest Space: 6,690 SF Rent/SF/Yr: \$14.00 % Leased: 79.4%
Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 / Kevin Wyatt (281) 248-8062 -- 6,690 SF (6,690 SF)				

205		9100 Forest Crossing The Woodlands, TX 77381 Montgomery County	Building Type: Class C Office/Medical Status: Built 1998 Building Size: 11,123 SF Typical Floor Size: 11,123 SF Stories: 1 Expenses: 2015 Tax @ \$2.39/sf Parking: 75 free Surface Spaces are available; Ratio of 5.20/1,000 SF For Sale: Not For Sale	Space Avail: 6,614 SF Max Contig: 6,614 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$19.00 % Leased: 40.5%
Landlord Rep: Fox Trot Management / Jay Procter (281) 364-6641 -- 6,614 SF (2,000-6,614 SF)				

Located at major intersection of Research Forest Dr and Gosling Rd. Across Gosling from Cochran's Crossing Shopping Center.

Montgomery's County Industrial & Office

206		108 Commercial Cir Commercial Circle Offices Conroe, TX 77304 Montgomery County	Building Type: Class C Office/Medical Status: Built 1988 Building Size: 24,000 SF Typical Floor Size: 24,000 SF Stories: 1 Expenses: 2015 Tax @ \$1.44/sf, 2011 Est Tax @ \$1.07/sf; 2011 Est Ops @ \$0.89/sf Parking: 150 free Surface Spaces are available; Ratio of 6.25/1,000 SF For Sale: Not For Sale	Space Avail: 6,600 SF Max Contig: 4,600 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$14.00 % Leased: 91.7%
Landlord Rep: Promed Realty Services LLP / Barkley Dominey (936) 441-4102 / Lisa Dominey (936) 441-5606 -- 6,600 SF (2,000-4,600 SF)				
BACK UPGENERATOR for secure/uninterrupted power Dense office space with large bullpen support areas Control your own utilities and hours of operation New entrance / building orientation to be created for new occupant(s) Excellent parking Quiet setting; 1 mile west of I-45				
207		19560 Highway 105 Montgomery, TX 77356 Montgomery County	Building Type: Class C Office/Medical Status: Built 2003 Building Size: 6,600 SF Typical Floor Size: 6,600 SF Stories: 1 Expenses: 2013 Combined Tax/Ops @ \$5.12/sf Parking: 25 free Surface Spaces are available; Ratio of 3.78/1,000 SF For Sale: Not For Sale	Space Avail: 6,600 SF Max Contig: 6,600 SF Smallest Space: 3,300 SF Rent/SF/Yr: \$21.00 % Leased: 100%
Landlord Rep: NAI Partners / Jason Whittington (713) 985-4628 / Liz Westcott-Brown (713) 985-4632 -- 6,600 SF (3,300-6,600 SF)				
Sublet Contact: NAI Partners / Jason Whittington (713) 985-4628 Liz Westcott-Brown (713) 985-4632 -- 6,600 SF (3,300-6,600 SF)				
208		4545 Research Forest Dr The Woodlands, TX 77381 Montgomery County	Building Type: Class C Office/Medical Status: Built 1998 Building Size: 8,808 SF Typical Floor Size: 8,808 SF Stories: 1 Expenses: 2012 Tax @ \$3.87/sf Parking: 45 free Surface Spaces are available; Ratio of 5.11/1,000 SF For Sale: Not For Sale	Space Avail: 6,538 SF Max Contig: 6,538 SF Smallest Space: 3,000 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: Fox Trot Management / Patty Folk (281) 364-6641 / Jay Procter (281) 364-6641 -- 6,538 SF (3,000-6,538 SF)				
Located at major intersection of Research Forest Dr and Gosling Rd. Across Gosling from Cochran's Crossing Shopping Center.				

Montgomery's County Industrial & Office

209



210 Spring Hills Dr
Building 100
The Woodlands, TX 77386
Montgomery County

Building Type: **Class C Flex**
 Status: **Built 2000**
 Building Size: **28,387 SF**
 Land Area: **7.31 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$3.41/sf**
 Parking: **45 free Surface Spaces are available; Ratio of 1.59/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,480 SF**
 Max Contig: **2,160 SF**
 Smallest Space: **2,160 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

Landlord Rep: Whitestone REIT / Andy Parrish (713) 435-2222 / Ivonne Gastaldi (713) 435-2222 / Diana Armstrong (713) 435-2222 -- 6,480 SF (2,160 SF)

Corporate Park Woodland is a 99,937 SF building with office space from 1,800 to 4,320 SF available for immediate move-in. The property features office flex and dock high space, negotiable rates (NNN), elegant design, and a serene setting. Professional management owner managed & leased. Customized interiors are available for office area.

Corporate Park Woodland is located minutes from The Woodlands. There is direct access to I-45 N. with easy access to all major traffic arteries including Hardy Toll Road.

Highlights

Located minutes from The Woodlands.
 Office flex and dock high space.
 Professional management owner managed & leased.
 Customized interiors are available for office area.
 Negotiable rates; NNN.
 Elegant design, serene setting.

Amenities: office/warehouse flex space in quiet, heavily landscaped setting. Located minutes from The Woodlands. Office/flex and dock high space; customized interiors are available for office area.

210






825 S Trade Center Pky
Conroe, TX 77385
Montgomery County

Building Type: **Class C Service**
 Status: **Built 1977, Renov 1988**
 Building Size: **6,400 SF**
 Land Area: **1.74 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$6.75/sf**
 Parking: **21 free Surface Spaces are available; Ratio of 3.28/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,400 SF**
 Max Contig: **6,400 SF**
 Smallest Space: **6,400 SF**
 Rent/SF/Yr: **\$9.38**
 % Leased: **0%**

Landlord Rep: Fuller Realty Partners, LLC / Aaron Ander (713) 808-1310 / Stephen G. Darnall (713) 850-8400 -- 6,400 SF (6,400 SF)

Montgomery's County Industrial & Office

211		25227 Grogans Mill Rd The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1983, Renov 2013 Building Size: 39,000 SF Typical Floor Size: 19,500 SF Stories: 2 Expenses: 2015 Tax @ \$0.91/sf; 2010 Ops @ \$5.78/sf, 2011 Est Ops @ \$6.80/sf Parking: 20 Covered Spaces are available; 300 free Surface Spaces are available; Ratio of 3.80/1,000 SF For Sale: Not For Sale	Space Avail: 6,390 SF Max Contig: 6,390 SF Smallest Space: 6,390 SF Rent/SF/Yr: \$24.00 % Leased: 83.6%
			Landlord Rep: Zenith Real Estate Services, Inc. / Ayman Nasser (713) 784-1592 -- 6,390 SF (6,390 SF)	
			Building Amenities • Newly Renovated Building, Including new Lobby, Roof, and Rest rooms! • Building Signage available for large tenants • On site management and engineers • After hours card key access.	
212		1400 Woodloch Forest Dr Chase Bldg The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1979 Building Size: 95,667 SF Typical Floor Size: 18,744 SF Stories: 5 Expenses: 2015 Tax @ \$2.45/sf, 2013 Est Tax @ \$2.18/sf; 2011 Ops @ \$7.84/sf, 2013 Est Ops @ \$10.00/sf Parking: 450 free Surface Spaces are available; 45 Covered Spaces are available; Ratio of 3.90/1,000 SF For Sale: Not For Sale	Space Avail: 6,117 SF Max Contig: 2,937 SF Smallest Space: 1,065 SF Rent/SF/Yr: \$26.00-\$34.00 % Leased: 95.8%
			Landlord Rep: Colliers International / V.Norman V. Munoz (713) 830-2136 -- 4,002 SF (1,065-2,937 SF)	
			Sublet Contact: Newcor Commercial Real Estate / Ryan Dierker (281) 210-2484 -- 2,115 SF (2,115 SF)	
			This building was awarded an Energy Star label in 2015 for its operating efficiency.	
213		10200 Grogans Mill Rd Ten Two-Hundred The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1980 Building Size: 76,547 SF Typical Floor Size: 15,309 SF Stories: 5 Expenses: 2015 Tax @ \$2.35/sf, 2016 Est Tax @ \$2.35/sf; 2012 Ops @ \$7.27/sf, 2016 Est Ops @ \$8.57/sf Parking: 120 Covered Spaces are available; 235 free Surface Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 6,015 SF Max Contig: 1,988 SF Smallest Space: 673 SF Rent/SF/Yr: \$22.00 % Leased: 94.9%
			Landlord Rep: Gemini Rosemont / Michele Ellis-Felder (713) 489-1655 / Stephanie McMahan (713) 862-3333 -- 4,588 SF (673-1,988 SF)	
			Sublet Contact: Foldetta Commercial / Ross Foldetta (281) 466-2880 Dan Vertrees (281) 466-2880 -- 1,427 SF (1,427 SF)	
			* Excellent Access to I-45 * Carport and surface tenant parking * Surface visitor parking	

Montgomery's County Industrial & Office

214



26797 Hanna Rd

Building 2

Spring, TX 77386

Montgomery County

Building Type: **Class B Flex**

Status: **Built Aug 2007**

Building Size: **16,000 SF**

Land Area: **6 AC**

Stories: **1**

Expenses: **2012 Tax @ \$5.52/sf**

Parking: **32 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,000 SF**

Max Contig: **4,000 SF**

Smallest Space: **2,000 SF**

Rent/SF/Yr: **\$9.00-\$11.40**

% Leased: **62.5%**

Landlord Rep: Greater Houston Commercial RE / A.John A. Tatum (281) 367-5549 -- 6,000 SF (2,000-4,000 SF)

Hanna Road Business Park features attractive landscaping and and Austin stone facade. Located off the Robinson Road exit at I-45N near the Hardy Toll Road, it is 25 minutes from Bush Intercontinental Airport and 30-45 minutes from Downtown Houston. It is directly across I-45 from The Woodlands, a planned community with over 75,000 residents. The Woodlands continues to sell over 2,000 homes per year and the population increases by 3,000 per year. In addition, the Hanna Road area today is rapidly developing and has a traffic count of over 15,000 cars per day. The county has recently increased the lanes from 2 to 3. Growth east of the tract is enormous with The Imperial Oaks subdivision selling 200 homes per year and another 10,000 home sites being developed. Montgomery County is one of the fastest growing counties in the United States.

215



3501 N Loop 336 E

ACES your way

Conroe, TX 77301

Montgomery County

Building Type: **Class C Warehouse**

Status: **Built 1986**

Building Size: **6,000 SF**

Land Area: **2.61 AC**

Stories: **1**

Expenses: **2012 Tax @ \$0.50/sf**

Parking: **Free Surface Spaces**

For Sale: **For Sale at \$1,988,000 as part of a portfolio of 2 properties - Active**

Space Avail: **6,000 SF**

Max Contig: **6,000 SF**

Smallest Space: **6,000 SF**

Rent/SF/Yr: **\$9.96**

% Leased: **0%**

Sales Company: KW Commercial: Bradley Beene (936) 900-1800

Landlord Rep: KW Commercial / Bradley Beene (936) 900-1800 -- 6,000 SF (6,000 SF)


Located on the 5.84 acres is this 6,000 square foot building with a work area. The warehouse has 3,000 square feet of concrete floors and 3,000 square feet with dirt floors. There is no office area. The building includes two (2) 14 foot doors in each of the 3,000 square foot sections.

Ideal for machine shop, equipment repair, oil field related, etc.


Montgomery's County Industrial & Office

216		13635 Poplar Cir Conroe, TX 77304 Montgomery County	Building Type: Class B Warehouse Status: Built 2014 Building Size: 23,800 SF Land Area: 5.50 AC Stories: 1 Expenses: 2015 Tax @ \$0.90/sf For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: McClanahan Development LLC / Sherri Schmidt (936) 777-9002 -- 6,000 SF /2,000 ofc (6,000 SF)				
217		9780 Pozos Ln Conroe, TX 77303 Montgomery County	Building Type: Class B Office/Industrial Live/Work Unit Status: Existing Building Size: 6,000 SF Typical Floor Size: 5,540 SF Stories: - Expenses: 2015 Tax @ \$2.14/sf For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/Yr: \$12.60-\$15.00 % Leased: 0%
Landlord Rep: The Marion Franke Team / Marion Franke Commercial Department (936) 647-4407 / Robert Graham (936) 647-4373 -- 6,000 SF (6,000 SF)				
218		2408 Timberloch Pl Bldg D The Woodlands, TX 77380 Montgomery County	Building Type: Class C Flex/Light Distribution Status: Built 1977 Building Size: 10,500 SF Land Area: 6.38 AC Stories: 1 Expenses: 2012 Tax @ \$9.87/sf Parking: 25 free Surface Spaces are available; Ratio of 2.38/1,000 SF For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 -- 6,000 SF (6,000 SF)				
219		508 Medical Center Blvd Conroe, TX 77304 Montgomery County	Building Type: Class B Office/Medical Status: Built 1996 Building Size: 70,135 SF Typical Floor Size: 23,378 SF Stories: 3 Expenses: 2015 Tax @ \$0.00/sf Parking: 200 free Surface Spaces are available; Ratio of 2.85/1,000 SF For Sale: Not For Sale	Space Avail: 5,912 SF Max Contig: 2,985 SF Smallest Space: 2,927 SF Rent/SF/Yr: \$27.00 % Leased: 91.6%
Landlord Rep: Transwestern / Scott Carter (713) 270-3363 / Brandy Bellow Spinks (713) 272-1245 / Christian Connell (713) 231-1588 -- 5,912 SF (2,927-2,985 SF)				


Montgomery's County Industrial & Office

220		6110 FM 1488 Rd	Building Type: Class B Office	Space Avail: 5,841 SF
		Magnolia, TX 77354	Status: Built Sep 2009	Max Contig: 5,200 SF
		Montgomery County	Building Size: 10,574 SF	Smallest Space: 641 SF
			Typical Floor Size: 5,287 SF	Rent/SF/Yr: \$21.00
			Stories: 2	% Leased: 44.8%
			Expenses: 2015 Tax @ \$1.95/sf	
			For Sale: Not For Sale	

Landlord Rep: Office Space Advisors LLC / B.John B. Richardson (713) 491-4466 -- 5,841 SF (641-5,200 SF)

221		32822 Tamina Rd	Building Type: Class B Warehouse	Space Avail: 5,824 SF
		Magnolia, TX 77354	Status: Proposed, breaks ground Aug 2016	Max Contig: 5,824 SF
		Montgomery County	Building Size: 5,824 SF	Smallest Space: 5,824 SF
			Land Area: 0.37 AC	Rent/SF/Yr: Withheld
			Stories: 1	% Leased: 0%
			For Sale: Not For Sale	

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 5,824 SF (5,824 SF)





222		704 Longmire Rd	Building Type: Class B Office/Medical	Space Avail: 5,729 SF
		Longmire Professional Village	Status: Built 1980	Max Contig: 5,729 SF
		Conroe, TX 77304	Building Size: 11,458 SF	Smallest Space: 5,729 SF
		Montgomery County	Typical Floor Size: 5,729 SF	Rent/SF/Yr: \$12.00
			Stories: 2	% Leased: 50.0%
			Expenses: 2012 Tax @ \$1.91/sf	
			Parking: 40 Surface Spaces are available; Ratio of 3.49/1,000 SF	
			For Sale: For Sale at \$950,000 (\$82.91/SF) - Active	

Sales Company: Cypressbrook Company: Denise Ksiazek (281) 364-1777 X230

Landlord Rep: Cypressbrook Company / Denise Ksiazek (281) 364-1777 X230 -- 5,729 SF (5,729 SF)

Two story, 11,270 Square Foot Medical/Office Building located in the heart of Conroe, Texas. The first floor features approximately nineteen exam rooms, 3 restrooms, a record room, waiting area, and various storage areas. The second floor has approximately 4 offices, six restrooms, twelve exam rooms, and record, waiting and storage areas. 1500 Squire Foot asphalt parking lot with approximately 40 spaces. Building has been recently updated including roof, exterior resurfacing, interior & exterior paint, and landscaping.

Montgomery's County Industrial & Office

223		32403 Tamina Rd Bldg I Magnolia, TX 77354 Montgomery County	Building Type: Class B Warehouse Status: Built Jun 2014 Building Size: 9,450 SF Land Area: 0.46 AC Stories: 1 Expenses: 2014 Tax @ \$0.46/sf Parking: 22 Surface Spaces are available; Ratio of 2.71/1,000 SF For Sale: For Sale as part of a portfolio of 2 properties - Active	Space Avail: 5,697 SF Max Contig: 1,125 SF Smallest Space: 103 SF Rent/SF/Yr: Withheld % Leased: 40.8%
Sales Company: J. Beard Real Estate Company; Jeff Beard, CCIM (281) 367-2220 X102 Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 5,697 SF (103-1,125 SF)				
224		3000 Research Forest Dr Research Forest Plaza The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Built Feb 2007 Building Size: 25,530 SF Typical Floor Size: 12,765 SF Stories: 2 Expenses: 2015 Tax @ \$4.75/sf; 2008 Ops @ \$8.12/sf, 2007 Est Ops @ \$8.12/sf Parking: 120 free Surface Spaces are available; Ratio of 4.16/1,000 SF For Sale: Not For Sale	Space Avail: 5,621 SF Max Contig: 3,641 SF Smallest Space: 1,980 SF Rent/SF/Yr: \$22.00 % Leased: 78.0%
Landlord Rep: Mohr Partners, Inc / Kevin Barr (281) 892-1041 -- 5,621 SF (1,980-3,641 SF)				
225		26010 Oak Ridge Dr Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 2008 Building Size: 11,000 SF Typical Floor Size: 5,500 SF Stories: 2 Expenses: 2015 Tax @ \$2.38/sf; 2008 Est Ops @ \$7.95/sf Parking: 32 free Surface Spaces are available; Ratio of 3.20/1,000 SF For Sale: Not For Sale	Space Avail: 5,486 SF Max Contig: 2,682 SF Smallest Space: 967 SF Rent/SF/Yr: \$19.93 % Leased: 50.1%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 5,486 SF (967-2,682 SF)				
226		2008 Airport Rd BLDG#A Conroe, TX 77301 Montgomery County	Building Type: Class B Warehouse Status: Under Construction, delivers Jul 2016 Building Size: 5,400 SF Land Area: 2 AC Stories: 1 Expenses: 2015 Tax @ \$0.42/sf For Sale: Not For Sale	Space Avail: 5,400 SF Max Contig: 5,400 SF Smallest Space: 5,400 SF Rent/SF/Yr: \$8.50 % Leased: 0%
Landlord Rep: Realty Associates / Tully Dunlap (713) 464-5656 -- 5,400 SF (5,400 SF)				

Montgomery's County Industrial & Office

227		2730 Technology Forest Dr The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Built Jun 2013 Building Size: 32,000 SF Typical Floor Size: 16,000 SF Stories: 2 Expenses: 2015 Tax @ \$2.43/sf Parking: 137 free Surface Spaces are available; Ratio of 4.28/1,000 SF For Sale: Not For Sale	Space Avail: 5,387 SF Max Contig: 5,387 SF Smallest Space: 5,387 SF Rent/SF/Yr: \$21.00 % Leased: 100%
		Landlord Rep: <i>Company information unavailable at this time</i> Sublet Contact: <i>Office Space Advisors LLC / John B. Richardson (713) 491-4466 -- 5,387 SF (5,387 SF)</i>		
228		38928 FM 1774 Rd Magnolia, TX 77355 Montgomery County	Building Type: Class C Warehouse Status: Built 2002 Building Size: 5,250 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$0.51/sf For Sale: Not For Sale	Space Avail: 5,250 SF Max Contig: 5,250 SF Smallest Space: 5,250 SF Rent/SF/Yr: \$4.57 % Leased: 0%
		Landlord Rep: <i>Laser Master International Inc -- 5,250 SF /450 ofc (5,250 SF)</i>		
229		12621 Highway 105 W Conroe, TX 77304 Montgomery County	Building Type: Class C Flex Status: Built 2000 Building Size: 15,000 SF Land Area: 2.22 AC Stories: - Expenses: 2012 Tax @ \$1.93/sf For Sale: Not For Sale	Space Avail: 5,200 SF Max Contig: 2,700 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$10.80 % Leased: 100%
		Landlord Rep: <i>Lighthouse Business Park / John Pearl (936) 203-0567 -- 5,200 SF /1,550 ofc (2,500-2,700 SF)</i>		

Montgomery's County Industrial & Office

230



25003 Pitkin Rd

Bldg D

Spring, TX 77386

Montgomery County

Building Type: **Class B Flex/R&D**

Status: **Built May 2000**

Building Size: **10,000 SF**

Land Area: **4.08 AC**

Stories: **1**

Expenses: **2012 Tax @ \$5.62/sf, 2009 Est Tax @ \$0.25/sf; 2009 Ops @ \$2.15/sf**

Parking: **20 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,100 SF**

Max Contig: **1,700 SF**

Smallest Space: **1,700 SF**

Rent/SF/Yr: **\$10.80**

% Leased: **49.0%**

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Kim Brake (713) 974-4292 -- 5,100 SF (1,700 SF)

Spring Hill is a 7 building complex, one block from the intersection of I-45 and Rayford-Sawdust Rd. The office spaces is extremely high quality and many of the warehouse spaces are fully air-conditioned. This well-maintained center would provide a quality work environment for any business whether all office oriented or office/warehouse. Individual suites have grade level delivery areas with roll-up doors and there is a dock high delivery area for the use of all tenants.

231



831 Weisinger Dr

Magnolia, TX 77354

Montgomery County

Building Type: **Class C Warehouse**

Status: **Built 2015**

Building Size: **5,032 SF**

Land Area: **0.37 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.16/sf**

For Sale: **For Sale at \$573,900 (\$114.05/SF) - Active**

Space Avail: **5,032 SF**

Max Contig: **5,032 SF**

Smallest Space: **5,032 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**

Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 5,032 SF /1,000 ofc (5,032 SF)

Montgomery's County Industrial & Office

232



1742 Ed Kharbat Dr
Conroe, TX 77301
Montgomery County

Building Type: **Class B Industrial**
Status: **Proposed**
Building Size: **5,000 SF**
Land Area: -
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **5,000 SF**
Max Contig: **5,000 SF**
Smallest Space: **5,000 SF**
Rent/SF/Yr: **\$7.80**
% Leased: **0%**

Landlord Rep: The Commercial Professionals / Lance Langenhoven (832) 483-8655 -- 5,000 SF (5,000 SF)

233



9000 Fawn Trl
Conroe, TX 77385
Montgomery County

Building Type: **Class C Industrial**
Status: **Proposed**
Building Size: **5,000 SF**
Land Area: -
Stories: -
Expenses: **2012 Tax @ \$0.01/sf**
For Sale: **For Sale - Active**

Space Avail: **5,000 SF**
Max Contig: **5,000 SF**
Smallest Space: **5,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102




Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 5,000 SF (5,000 SF)

Montgomery's County Industrial & Office

234		6018 FM 1488 Rd Magnolia, TX 77354 Montgomery County East of Egypt	Building Type: Class B Office Status: Built 2003 Building Size: 5,000 SF Typical Floor Size: 3,596 SF Stories: 2 Expenses: 2015 Tax @ \$0.00/sf Parking: 20 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 1,400 SF Rent/SF/Yr: \$13.00 % Leased: 0%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 5,000 SF (1,400-3,600 SF)				
235		110 S Frazier St Conroe, TX 77301 Montgomery County	Building Type: Class C Warehouse Status: Built 2003 Building Size: 5,000 SF Land Area: 0.60 AC Stories: 1 Expenses: 2013 Tax @ \$0.51/sf Parking: 10 free Surface Spaces are available; Ratio of 2.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/Yr: \$7.20 % Leased: 0%
Landlord Rep: Padilla Family Limited Partnership / O.Miguel O. Quintero (936) 539-8874 -- 5,000 SF (5,000 SF)				
236		14360 Highway 105 E Conroe, TX 77306 Montgomery County	Building Type: Class C Warehouse Status: Existing Building Size: 12,000 SF Land Area: 5 AC Stories: 1 For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 700 SF Rent/SF/Yr: \$0.48-\$3.36 % Leased: 58.3%
Landlord Rep: First Millennium Realty / Charles Lee (281) 465-9466 -- 5,000 SF (700-5,000 SF)				
237		31902 Industrial Park Dr Pinehurst, TX 77362 Montgomery County	Building Type: Class C Warehouse Status: Built 1981 Building Size: 5,000 SF Land Area: 0.48 AC Stories: 1 Expenses: 2015 Tax @ \$0.39/sf Parking: 15 Surface Spaces are available; Ratio of 3.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/Yr: \$8.40 % Leased: 0%
Landlord Rep: Longevity Realty Partners / Michael Wallace (713) 660-0445 -- 5,000 SF /700 ofc (5,000 SF)				

This free-standing office/warehouse building totals 5,000 sf and was delivered in 1981. The property is located in the Tomball Area and is situated on a .5 acre lot. The building offers new office build-out.

Montgomery's County Industrial & Office

238		9595 Six Pines Rd Building 8 South Commons The Woodlands, TX 77380 Montgomery County	Building Type: Class A Office/(Community Ctr) Status: Built Oct 2005 Building Size: 105,602 SF Typical Floor Size: 50,819 SF Stories: 3 Expenses: 2012 Tax @ \$7.23/sf; 2010 Ops @ \$5.00/sf Parking: 320 free Covered Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 100 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: <i>Company information unavailable at this time</i> Sublet Contact: <i>Regus / Sara Parker (877) 734-8795 -- 5,000 SF (100-5,000 SF)</i>				
Premier Gensler designed interior lobbies and corridors. Market Street, a mixed-use project will include several upscale restaurants, high-end retail and entertainment choices and The Woodlands Market, a new gourmet grocery concept by HEB. In addition, Market Street is surrounded by The Cynthia Woods Mitchell Pavilion, The Woodlands Waterway Marriot Hotel and Convention Center, urban style housing, The Woodlands Mall and much more.				
239		416 Woodline Rd Bldg 3 Spring, TX 77386 Montgomery County	Building Type: Class C Manufacturing Status: Built 1985 Building Size: 24,549 SF Land Area: 1.90 AC Stories: 1 Expenses: 2012 Tax @ \$0.52/sf Parking: 10 free Surface Spaces are available; Ratio of 0.40/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$16.80 % Leased: 79.6%
Landlord Rep: <i>Command Communications / Kevin Brost (281) 363-3205 -- 5,000 SF (2,500 SF)</i>				
1 mile from the brand new Exxon Mobile World Headquarters 1/2 mile from I-45 1/2 mile from the Hardy Toll Rd 1.5 miles from the new Grand Pkwy, which is due to finish in the next year				
240		25329 Budde Rd Building 10 The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 2015 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Parking: 12 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 4,900 SF Max Contig: 4,900 SF Smallest Space: 1,225 SF Rent/SF/Yr: \$20.57 % Leased: 0%
Landlord Rep: <i>Matos CPA / David Matos (713) 370-5815 -- 4,900 SF (1,225 SF)</i>				

Montgomery's County Industrial & Office

241



4714 FM 1488 Rd
Bld 2
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Built May 2016**
Building Size: **7,350 SF**
Typical Floor Size: **7,350 SF**
Stories: **1**
Parking: **Ratio of 2.85/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**

Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **33.3%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)

242



4714 FM 1488 Rd
Bld 3
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Dec 2016**
Building Size: **4,900 SF**
Typical Floor Size: **4,900 SF**
Stories: **1**
Parking: **11 Surface Spaces are available; Ratio of 2.24/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**

Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **0%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)

243



4714 FM 1488 Rd
Bld 4
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **4,900 SF**
Typical Floor Size: **4,900 SF**
Stories: **1**
Parking: **11 Surface Spaces are available; Ratio of 2.24/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**

Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **0%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)

Montgomery's County Industrial & Office

244

4714 FM 1488 Rd
Bld 5
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **4,900 SF**
Typical Floor Size: **4,900 SF**
Stories: **1**
Parking: **11 Surface Spaces are available; Ratio of 2.24/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**

Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **0%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)


245

4714 FM 1488 Rd
Bld 6
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Jan 2017**
Building Size: **4,900 SF**
Typical Floor Size: **4,900 SF**
Stories: **1**
Parking: **11 Surface Spaces are available; Ratio of 2.24/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**

Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **0%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)

246

4714 FM 1488 Rd
Bld 7
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Dec 2016**
Building Size: **4,900 SF**
Typical Floor Size: **4,900 SF**
Stories: **1**
Parking: **11 Surface Spaces are available; Ratio of 2.24/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**

Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **0%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)

Montgomery's County Industrial & Office

247  **4714 FM 1488 Rd**
Bld 8
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Dec 2016**
Building Size: **4,900 SF**
Typical Floor Size: **4,900 SF**
Stories: **1**
Parking: **11 Surface Spaces are available; Ratio of 2.24/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**

Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **0%**


Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)

248  **4714 FM 1488 Rd**
Bld 9
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **4,900 SF**
Typical Floor Size: **4,900 SF**
Stories: **1**
Parking: **11 Surface Spaces are available; Ratio of 2.24/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**

Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **0%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)




249  **4714 FM 1488 Rd**
Bld 10
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Jan 2017**
Building Size: **4,900 SF**
Typical Floor Size: **4,900 SF**
Stories: **1**
Expenses: **2013 Tax @ \$0.14/sf**
Parking: **11 Surface Spaces are available; Ratio of 2.24/1,000 SF**
For Sale: **This property has 4 condos that are for sale.**




Space Avail: **4,900 SF**
Max Contig: **4,900 SF**
Smallest Space: **1,225 SF**
Rent/SF/Yr: **\$24.49**
% Leased: **0%**

Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)

Montgomery's County Industrial & Office

250		4714 FM 1488 Rd Bld 11 The Woodlands, TX 77384 Montgomery County	Building Type: Class B Office Status: Proposed, breaks ground Jan 2017 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Parking: 11 Surface Spaces are available; Ratio of 2.24/1,000 SF For Sale: This property has 4 condos that are for sale.	Space Avail: 4,900 SF Max Contig: 4,900 SF Smallest Space: 1,225 SF Rent/SF/Yr: \$24.49 % Leased: 0%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)				
251		4714 FM 1488 Rd Bld 12 The Woodlands, TX 77384 Montgomery County	Building Type: Class B Office Status: Proposed, breaks ground Jan 2017 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Parking: 11 Surface Spaces are available; Ratio of 2.24/1,000 SF For Sale: This property has 4 condos that are for sale.	Space Avail: 4,900 SF Max Contig: 4,900 SF Smallest Space: 1,225 SF Rent/SF/Yr: \$24.49 % Leased: 0%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 4,900 SF (1,225 SF)				
252		8505 Technology Forest Pl Bldg 7 Spring, TX 77381 Montgomery County	Building Type: Class B Office Status: Built Dec 2012 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Parking: 12 free Surface Spaces are available; Ratio of 2.86/1,000 SF For Sale: For Sale at \$1,650,000 (\$336.74/SF) - Active	Space Avail: 4,900 SF Max Contig: 4,900 SF Smallest Space: 4,900 SF Rent/SF/Yr: \$24.00 % Leased: 100%
Sales Company: Cypressbrook Company: Greg Usher (832) 403-2868 Landlord Rep: Cypressbrook Company / Greg Usher (832) 403-2868 -- 4,900 SF (4,900 SF)				

Montgomery's County Industrial & Office

253		11133 I-45 Fwy N Units G & H Conroe, TX 77302 Montgomery County	Building Type: Class C Flex/Light Manufacturing Status: Built 2003 Building Size: 9,750 SF Land Area: 14.29 AC Stories: 1 Parking: 20 free Surface Spaces are available; Ratio of 1.96/1,000 SF For Sale: Not For Sale	Space Avail: 4,875 SF Max Contig: 4,875 SF Smallest Space: 4,875 SF Rent/SF/Yr: \$7.78 % Leased: 50.0%
Landlord Rep: Interra Properties LLC / Jared Dubin (713) 574-9900 X129 -- 4,875 SF (4,875 SF)				
254		2255 N Loop 336 W Bldg 3 Conroe, TX 77304 Montgomery County	Building Type: Class B Office Status: Built Jul 2003 Building Size: 10,000 SF Typical Floor Size: 10,000 SF Stories: 1 Expenses: 2015 Tax @ \$2.24/sf Parking: 150 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 4,864 SF Max Contig: 2,668 SF Smallest Space: 2,196 SF Rent/SF/Yr: Withheld % Leased: 51.4%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 4,864 SF (2,196-2,668 SF)				
255		32731 Egypt Ln Building 6 Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built Sep 2014 Building Size: 4,913 SF Typical Floor Size: 4,913 SF Stories: 1 Parking: 15 free Surface Spaces are available; Ratio of 3.05/1,000 SF For Sale: This property has 3 condos that are for sale.	Space Avail: 4,825 SF Max Contig: 1,225 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$20.50-\$25.00 % Leased: 1.8%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 1,225 SF (1,225 SF)				
Leasing Company: SHB Development LLC / Fleming Lester (832) 772-6866 -- 3,600 SF (1,200 SF)				

Timber Ridge Office Condos, located near the prestigious community of The Woodlands, have impressive stone/stucco exteriors. These richly appointed offices offer single story convenience with plenty of parking right in front, a private, professional entrance, reception area, kitchen with granite countertops, 4 large offices (or 3 + conference room) and a restroom. Each condo has separate HVAC & metering. Four condos per building can be purchased together or separately. Access between adjoining condos may easily be created. Perfect for professionals or small businesses needing to expand.

Montgomery's County Industrial & Office

256



16753 Donwick Dr

Building A

Conroe, TX 77385

Montgomery County

NE Corner of The Woodlands Ind Area

Building Type: **Class B Warehouse**

Status: **Built Jan 2002**

Building Size: **26,700 SF**

Land Area: **2.42 AC**

Stories: **1**

Expenses: **2012 Tax @ \$0.26/sf, 2012 Est Tax @ \$0.57/sf; 2012 Ops @ \$0.94/sf, 2012 Est Ops @ \$0.90/sf**

Parking: **39 free Surface Spaces are available; Ratio of 2.73/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **4,800 SF**

Max Contig: **3,600 SF**

Smallest Space: **1,200 SF**

Rent/SF/Yr: **\$9.00**

% Leased: **82.0%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 4,800 SF (1,200-3,600 SF)

Donwick Business Park is set in a heavily wooded area with the property itself making up a mix of glassed offices and convenient grade-level bay's for warehouse applications. The property has improved spaces ready for immediate occupancy with sizes from 700-4800 S.F. Donwick business park is conveniently located on Donwick Drive, directly accessible from State Highway 242 and Trade Center Parkway. Area amenities include Wal-Mart, College Park shopping Center, restaurants, shopping, and is within minutes of The Woodlands. The property is located near major tenants such as CVS regional distribution center, Halliburton, SCP, and Martin-Brower Company. Flexible Lease-terms and competitive rates. Metal bldg. with glass fronts.

Located on the Northeast corner of The Woodlands Industrial area, 3/4 mile east of I-45. New Housing starts very close. Best location serving Magnolia to Kingwood, Conroe to Spring.

257



15522 Summit Park Dr

Bldg II

Montgomery, TX 77356

Montgomery County

Building Type: **Class B Flex**

Status: **Built Mar 2016**

Building Size: **9,600 SF**

Land Area: **-**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **4,800 SF**

Max Contig: **4,800 SF**

Smallest Space: **2,400 SF**

Rent/SF/Yr: **Withheld**

% Leased: **50.0%**

Landlord Rep: The Nelson Company / Wade Nelson (713) 907-3482 -- 4,800 SF /1,200 ofc (2,400-4,800 SF)

258



2408 Timberloch Pl

Bldg B

The Woodlands, TX 77380

Montgomery County

Building Type: **Class C Flex/Light Distribution**

Status: **Built 1977**

Building Size: **26,400 SF**

Land Area: **6.38 AC**

Stories: **1**

Expenses: **2012 Tax @ \$3.93/sf**

Parking: **45 free Surface Spaces are available; Ratio of 1.96/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **4,800 SF**

Max Contig: **4,800 SF**

Smallest Space: **4,800 SF**

Rent/SF/Yr: **Withheld**

% Leased: **81.8%**

Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 -- 4,800 SF (4,800 SF)

Montgomery's County Industrial & Office

259		506 Medical Center Blvd Conroe, TX 77304 Montgomery County	Building Type: Class B Office/Medical Status: Built 1986 Building Size: 73,659 SF Typical Floor Size: 24,553 SF Stories: 3 Expenses: 2012 Tax @ \$6.24/sf; 2006 Est Ops @ \$8.22/sf Parking: 200 free Surface Spaces are available; Ratio of 2.72/1,000 SF For Sale: Not For Sale	Space Avail: 4,588 SF Max Contig: 1,910 SF Smallest Space: 1,164 SF Rent/SF/Yr: \$27.00 % Leased: 93.8%
Landlord Rep: Transwestern / Scott Carter (713) 270-3363 / Brandy Bellow Spinks (713) 272-1245 / Christian Connell (713) 231-1588 -- 4,588 SF (1,164-1,910 SF)				
Some Suites may be divisible.				
260		2408 Timberloch Pl Bldg C The Woodlands, TX 77380 Montgomery County	Building Type: Class C Flex/Light Distribution Status: Built 1977 Building Size: 26,400 SF Land Area: 6.38 AC Stories: 1 Expenses: 2012 Tax @ \$3.93/sf Parking: 45 free Surface Spaces are available; Ratio of 2.13/1,000 SF For Sale: Not For Sale	Space Avail: 4,502 SF Max Contig: 4,502 SF Smallest Space: 4,502 SF Rent/SF/Yr: Withheld % Leased: 83.0%
Landlord Rep: Lincoln Property Company / Brandon Brooks (281) 248-8063 -- 4,502 SF (4,502 SF)				
261		25511 Budde Rd Building L - Franklin The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built Sep 2008 Building Size: 4,500 SF Typical Floor Size: 2,250 SF Stories: 2 Expenses: 2008 Ops @ \$1.60/sf Parking: 16 Surface Spaces are available; Ratio of 3.60/1,000 SF For Sale: For Sale - Active	Space Avail: 4,500 SF Max Contig: 4,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: Withheld % Leased: 100%
Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102 Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 4,500 SF (4,500 SF)				
This building is a three-unit triplex, each unit consisting of 1,400 sf apiece. Includes hardwood floors, Proland technology, 100% build out, and a park-like setting.				

Montgomery's County Industrial & Office

262



11683 Highway 105 E
Conroe, TX 77306
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Existing**
 Building Size: **4,500 SF**
 Land Area: -
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **4,500 SF**
 Max Contig: **4,500 SF**
 Smallest Space: **4,500 SF**
 Rent/SF/Yr: **\$5.88**
 % Leased: **0%**

Landlord Rep: JJB Properties Inc / G.Jerry G. Henry (936) 443-1639 -- 4,500 SF (4,500 SF)

263



829 Magnolia Blvd
Magnolia, TX 77355
Montgomery County

Building Type: **Class C Office**
 Status: **Built 1986**
 Building Size: **6,700 SF**
 Typical Floor Size: **6,700 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.70/sf; 2015 Ops @ \$1.51/sf**
 Parking: **34 free Surface Spaces are available; Ratio of 5.07/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **4,500 SF**
 Max Contig: **2,300 SF**
 Smallest Space: **450 SF**
 Rent/SF/Yr: **\$13.50-\$18.00**
 % Leased: **65.7%**

Landlord Rep: Christopher A Burns / Chris Burns (281) 744-8783 -- 2,300 SF (450-2,300 SF)
 Sublet Contact: Olde Homestead Properties Of Texas / Barbara Gardner (281) 300-8457 -- 2,200 SF (2,200 SF)

264






15349 Summit Park Dr
Office
Montgomery, TX 77356
Montgomery County
Phase I

Building Type: **Class B Office**
 Status: **Built 2015**
 Building Size: **6,000 SF**
 Typical Floor Size: **6,000 SF**
 Stories: **1**
 For Sale: **Not For Sale**




Space Avail: **4,500 SF**
 Max Contig: **3,000 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **25.0%**

Landlord Rep: The Nelson Company / Wade Nelson (713) 907-3482 -- 4,500 SF (1,500-3,000 SF)

Montgomery's County Industrial & Office

265		9303 Pinecroft Dr Pinecroft III The Woodlands, TX 77380 Montgomery County Center 3	Building Type: Class B Office/Medical Status: Built Nov 2007 Building Size: 56,800 SF Typical Floor Size: 19,000 SF Stories: 3 Expenses: 2015 Tax @ \$3.39/sf, 2012 Est Tax @ \$2.90/sf; 2012 Est Ops @ \$7.04/sf Parking: 300 free Covered Spaces are available; 120 free Surface Spaces are available; Ratio of 7.39/1,000 SF For Sale: Not For Sale	Space Avail: 4,487 SF Max Contig: 2,487 SF Smallest Space: 2,000 SF Rent/SF/Yr: Withheld % Leased: 92.1%
Landlord Rep: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 -- 4,487 SF (2,000-2,487 SF)				
9303 Pinecroft is a three-story medical/professional building located in The Woodlands. It is part of a 3 building complex located directly across from Memorial Hermann Hospital, with easy access to I-45.				
266		3200-3400 Research Forest Dr Bldg II The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Built 1988, Renov 2003 Building Size: 42,780 SF Typical Floor Size: 42,780 SF Stories: 1 Expenses: 2015 Tax @ \$3.17/sf; 2011 Est Ops @ \$4.27/sf Parking: 120 free Surface Spaces are available; Ratio of 2.80/1,000 SF For Sale: Not For Sale	Space Avail: 4,408 SF Max Contig: 4,408 SF Smallest Space: 4,408 SF Rent/SF/Yr: \$23.00 % Leased: 89.7%
Landlord Rep: Vista Houston / Debbie Sheets (281) 531-5300 -- 4,408 SF (4,408 SF)				
Building II at 3200 Research Forest Drive features an all glass panel fronting with concrete tilt-wall rears. There is no add-on factor at the property. Flexible space for back office or laboratory is available.				
May 2002: The Woodlands Operation Company Sold this building to an undisclosed buyer. Grubb & Ellis represented the seller.				
267		33300 Egypt Ln Phase III Bldg K Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built Jan 2009 Building Size: 8,153 SF Typical Floor Size: 8,153 SF Stories: 1 Expenses: 2011 Tax @ \$0.61/sf, 2012 Est Tax @ \$0.68/sf; 2011 Ops @ \$3.00/sf, 2012 Est Ops @ \$3.00/sf Parking: 14 free Surface Spaces are available; Ratio of 1.72/1,000 SF For Sale: Not For Sale	Space Avail: 4,328 SF Max Contig: 1,316 SF Smallest Space: 707 SF Rent/SF/Yr: \$12.75-\$15.75 % Leased: 46.9%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 4,328 SF (707-1,316 SF)				

Montgomery's County Industrial & Office

268		32935 Tamina Rd Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Under Construction, delivers Sep 2016 Building Size: 4,200 SF Typical Floor Size: 4,200 SF Stories: 1 Expenses: 2015 Tax @ \$0.21/sf For Sale: Not For Sale	Space Avail: 4,200 SF Max Contig: 4,200 SF Smallest Space: 4,200 SF Rent/SF/Yr: \$18.00 % Leased: 0%
Landlord Rep: Paula Trahan / Paula Trahan (281) 440-7211 -- 4,200 SF (4,200 SF)				
269		16610 Interstate 45 S Spirit Of Texas Bank Building Conroe, TX 77384 Montgomery County	Building Type: Class B Office Status: Built 2002 Building Size: 24,000 SF Typical Floor Size: 12,000 SF Stories: 2 Expenses: 2015 Tax @ \$2.86/sf Parking: 75 free Surface Spaces are available; Ratio of 3.12/1,000 SF For Sale: Not For Sale	Space Avail: 4,148 SF Max Contig: 2,128 SF Smallest Space: 229 SF Rent/SF/Yr: \$18.00 % Leased: 82.7%
Landlord Rep: Cypressbrook Company / Kimberly Devos (281) 364-1777 X200 -- 4,148 SF (229-2,128 SF)				
270		33300 Egypt Ln Phase IV Bldg I Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built May 2014 Building Size: 4,294 SF Typical Floor Size: - Stories: - For Sale: Not For Sale	Space Avail: 4,124 SF Max Contig: 2,904 SF Smallest Space: 610 SF Rent/SF/Yr: \$13.75-\$15.75 % Leased: 4.0%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 4,124 SF (610-1,452 SF)				

Montgomery's County Industrial & Office

271		504 Spring Hill Dr Bldg III Spring, TX 77386 Montgomery County	Building Type: Class B Office Status: Built 2006 Building Size: 9,950 SF Typical Floor Size: 9,950 SF Stories: 1 Parking: 24 free Surface Spaces are available; Ratio of 2.41/1,000 SF For Sale: Not For Sale	Space Avail: 4,046 SF Max Contig: 4,046 SF Smallest Space: 2,023 SF Rent/SF/Yr: \$12.00 % Leased: 59.3%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 4,046 SF (2,023-4,046 SF)				
272		1100-1104 Rayford Rd Phase II Spring, TX 77386 Montgomery County	Building Type: Class B Office/Medical Status: Built Dec 2013 Building Size: 8,080 SF Typical Floor Size: 8,080 SF Stories: 1 Expenses: 2012 Tax @ \$3.13/sf For Sale: Not For Sale	Space Avail: 4,040 SF Max Contig: 4,040 SF Smallest Space: 2,020 SF Rent/SF/Yr: \$20.00 % Leased: 50.0%
Landlord Rep: Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829 / Christa Dunovsky (281) 362-2829 -- 4,040 SF (2,020-4,040 SF)				
273		12603 Highway 105 W One-O-Five West Business Centre Conroe, TX 77304 Montgomery County	Building Type: Class C Office Status: Built 1996 Building Size: 16,619 SF Typical Floor Size: 7,941 SF Stories: 2 Expenses: 2015 Tax @ \$2.25/sf Parking: 46 Surface Spaces are available; Ratio of 3.86/1,000 SF For Sale: Not For Sale	Space Avail: 4,024 SF Max Contig: 2,980 SF Smallest Space: 150 SF Rent/SF/Yr: Withheld % Leased: 75.8%
Landlord Rep: KW Commercial - The Woodlands / Scott Frnka (281) 543-7321 -- 4,024 SF (150-2,980 SF)				

Montgomery's County Industrial & Office

274



1102 Callahan Ave
Conroe, TX 77301
Montgomery County

Building Type: **Class B Office**
Status: **Built 1972**
Building Size: **4,000 SF**
Typical Floor Size: **4,000 SF**
Stories: **1**
Expenses: **2015 Tax @ \$0.61/sf**
For Sale: **For Sale at \$269,000 (\$67.25/SF) - Active**

Space Avail: **4,000 SF**
Max Contig: **4,000 SF**
Smallest Space: **4,000 SF**
Rent/SF/Yr: **\$9.60**
% Leased: **100%**

Sales Company: Keller Williams Realty: John Felton (936) 539-8972, Austin Miller (936) 537-5278
Landlord Rep: Keller Williams Realty / John Felton (936) 539-8972 / Austin Miller (936) 537-5278 -- 4,000 SF (4,000 SF)

275



24420 FM 1314
Village Park Office Suites
Porter, TX 77365
Montgomery County
Porter @ FM 1314

Building Type: **Class C Office**
Status: **Built 1982**
Building Size: **16,000 SF**
Typical Floor Size: **16,000 SF**
Stories: **1**
Expenses: **2012 Tax @ \$0.15/sf**
For Sale: **For Sale at \$2,100,000 (\$131.25/SF) - Active**

Space Avail: **4,000 SF**
Max Contig: **4,000 SF**
Smallest Space: **2,000 SF**
Rent/SF/Yr: **\$18.00**
% Leased: **75.0%**

Sales Company: MHW Real Estate, Inc.: Jody Czajkoski (713) 560-6069, Dave Buttecali (281) 651-4898
Landlord Rep: Generations Plus LLC / Ed Davis (832) 515-3474 -- 4,000 SF (2,000-4,000 SF)

Montgomery's County Industrial & Office

276



1925 Longmire Rd
Conroe, TX 77304
Montgomery County

Building Type: **Class C Industrial**
 Status: **Existing**
 Building Size: **30,000 SF**
 Land Area: **4.31 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.45/sf**
 For Sale: **Not For Sale**

Space Avail: **4,000 SF**
 Max Contig: **4,000 SF**
 Smallest Space: **4,000 SF**
 Rent/SF/Yr: **\$8.40**
 % Leased: **86.7%**

Landlord Rep: North Shore Realty / Tonia Kuehn (936) 523-0121 -- 4,000 SF (4,000 SF)

277



3501 N Loop 336 E
Conroe, TX 77301
Montgomery County

Building Type: **Class C Warehouse**
 Status: **Built 1976**
 Building Size: **12,000 SF**
 Land Area: **5.84 AC**
 Stories: **2**
 Expenses: **2012 Tax @ \$0.25/sf**
 Parking: **Free Surface Spaces**
 For Sale: **For Sale at \$1,988,000 as part of a portfolio of 2 properties - Active**

Space Avail: **4,000 SF**
 Max Contig: **4,000 SF**
 Smallest Space: **4,000 SF**
 Rent/SF/Yr: **\$8.65**
 % Leased: **66.7%**




Sales Company: KW Commercial: Bradley Beene (936) 900-1800

Landlord Rep: KW Commercial / Bradley Beene (936) 900-1800 -- 4,000 SF (4,000 SF)

The ideal user of the property is a machine shop, heavy equipment repair, oil field service, etc. This warehouse was formerly used as a metal fabrication shop.


Located on 5.84 acres of land, this is a steel warehouse with 2,000 square feet of office space. The downstairs is typical office with a reception area and three (3) offices; the upstairs is more open and is ideal for drafting, etc. There is 6,000 square feet of warehouse space in this building which is enclosed and covered with concrete flooring. There is another 4,000 square feet that is covered, but with a dirt floor. There are three (3) 14 foot grade level doors in the enclosed area. The building includes a break/storage in the warehouse.

Montgomery's County Industrial & Office

278		1100 Rayford Rd I Spring, TX 77386 Montgomery County	Building Type: Class B Office Status: Built 2009 Building Size: 8,080 SF Typical Floor Size: 8,080 SF Stories: 1 Expenses: 2012 Tax @ \$3.13/sf For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/Yr: \$20.00 % Leased: 50.5%
Landlord Rep: <i>Company information unavailable at this time</i>				
279		32315 Tamina Rd Magnolia, TX 77354 Montgomery County	Building Type: Class B Flex Status: Built May 2015 Building Size: 7,590 SF Land Area: 1 AC Stories: 1 Parking: 10 free Surface Spaces are available; Ratio of 2.63/1,000 SF For Sale: This property has one 3,795 condo for sale.	Space Avail: 3,795 SF Max Contig: 3,795 SF Smallest Space: 3,795 SF Rent/SF/Yr: \$14.23 % Leased: 50.0%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 3,795 SF /1,515 ofc (3,795 SF)				
280		1001 Medical Plaza Dr The Woodlands Medical and Dental Center The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office/Medical Status: Built 1985 Building Size: 39,904 SF Typical Floor Size: 13,301 SF Stories: 3 Expenses: 2015 Tax @ \$2.30/sf Parking: 160 free Surface Spaces are available; 12 Covered Spaces are available; Ratio of 2.00/1,000 SF For Sale: Not For Sale	Space Avail: 3,792 SF Max Contig: 2,090 SF Smallest Space: 1,702 SF Rent/SF/Yr: \$18.00-\$20.00 % Leased: 90.5%
Landlord Rep: Bobek Realty Group / J.Orville J. Bobek (281) 723-0215 -- 3,792 SF (1,702-2,090 SF)				

Montgomery's County Industrial & Office

281



26710 I-45 N

Building C

Oak Ridge North, TX 77386

Montgomery County

Building Type: Class B Office/Medical

Status: Built 2004

Building Size: 10,775 SF

Typical Floor Size: 10,775 SF

Stories: 1

Expenses: 2012 Tax @ \$11.21/sf; 2011 Est Ops @ \$1.91/sf

Parking: 295 free Surface Spaces are available; Ratio of 10.00/1,000 SF

For Sale: Not For Sale

Space Avail: 3,750 SF

Max Contig: 3,750 SF

Smallest Space: 3,750 SF

Rent/SF/Yr: \$23.00

% Leased: 100%


Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1

Sublet Contact: Foldetta Commercial / Ross Foldetta (281) 466-2880 Terrie B. Smith (281) 466-2880 -- 3,750 SF (3,750 SF)

DEMOGRAPHICS

	1 MI	3 MI	5 MI
2006 Est Population	7,762	49,314	101,030
2006 Est Households	3,096	18,280	36,098
2006 Est Avg HH Income	\$90,768	\$90,322	\$95,328

282



25329 Budde Rd

Building 4

The Woodlands, TX 77380

Montgomery County

Building Type: Class B Office

Status: Built Jul 2014

Building Size: 4,900 SF

Typical Floor Size: 4,900 SF

Stories: 1

For Sale: Not For Sale

Space Avail: 3,675 SF

Max Contig: 1,225 SF

Smallest Space: 1,225 SF


Rent/SF/Yr: \$19.56-\$21.55

% Leased: 25.0%

Landlord Rep: Karthik Bala / Karthik Bala (503) 412-9225 -- 2,450 SF (1,225 SF)

Leasing Company: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 1,225 SF (1,225 SF)

283



25329 Budde Rd

Building 9

The Woodlands, TX 77380

Montgomery County

Building Type: Class B Office

Status: Built Oct 2014

Building Size: 4,900 SF

Typical Floor Size: 4,900 SF

Stories: 1

Parking: 22 free Surface Spaces are available; Ratio of 4.48/1,000 SF

For Sale: This property has one 1,225 condo for sale.

Space Avail: 3,675 SF

Max Contig: 2,450 SF

Smallest Space: 1,225 SF

Rent/SF/Yr: \$27.48

% Leased: 50.0%

Landlord Rep: Woodlands Realty ProfessionalsAradio Zambrano (281) 298-8707 -- 1,225 SF (1,225 SF)


Leasing Company: Vitesse Realty / Grace Partida (713) 482-2507 -- 2,450 SF (1,225 SF)

Montgomery's County Industrial & Office

284		2219 Sawdust Rd Building 5 The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built Oct 2013 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2013 Tax @ \$3.80/sf For Sale: This property has 3 condos that are for sale.	Space Avail: 3,675 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/Yr: \$21.06-\$23.02 % Leased: 25.0%
Landlord Rep: Re/Max The Woodlands & Spring / Ivan Arjona (281) 367-7770 -- 3,675 SF (1,225 SF)				
285		20334 US Highway 59 New Caney, TX 77357 Montgomery County	Building Type: Class C Office Status: Built 1993 Building Size: 3,600 SF Typical Floor Size: 3,600 SF Stories: 1 Expenses: 2015 Tax @ \$1.39/sf For Sale: For Sale at \$950,000 (\$263.89/SF) - Active	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/Yr: \$9.00 % Leased: 0%
Sales Company: Garriss Real Estate: Danny Williams (713) 582-1100, Gayla Williams (713) 582-1100, Ron Garriss (936) 856-3664 X22				
Landlord Rep: Garriss Real Estate / Danny Williams (713) 582-1100 / Gayla Williams (713) 582-1100 / Ron Garriss (936) 856-3664 -- 3,600 SF (3,600 SF)				
286		32407 Tamina Rd Bldg II Magnolia, TX 77354 Montgomery County	Building Type: Class B Warehouse Status: Built Jun 2014 Building Size: 9,450 SF Land Area: 0.69 AC Stories: 2 Expenses: 2015 Tax @ \$0.57/sf Parking: 22 Surface Spaces are available; Ratio of 2.71/1,000 SF For Sale: For Sale as part of a portfolio of 2 properties - Active	Space Avail: 3,595 SF Max Contig: 1,125 SF Smallest Space: 103 SF Rent/SF/Yr: Withheld % Leased: 62.0%
Sales Company: J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102				
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,595 SF (103-1,125 SF)				

Montgomery's County Industrial & Office

287



303 Longmire Rd

Building 10

Conroe, TX 77304

Montgomery County

Building Type: **Class B Office**

Status: **Built Feb 2011**

Building Size: **3,591 SF**

Typical Floor Size: **3,591 SF**

Stories: **1**

Expenses: **2009 Tax @ \$1.84/sf**

Parking: **25 free Surface Spaces are available; Ratio of 7.58/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,591 SF**

Max Contig: **3,591 SF**


Smallest Space: **3,591 SF**

Rent/SF/Yr: **\$19.00**

% Leased: **0%**

Landlord Rep: Blavesco / Heather Carlile (936) 672-7671 -- 3,591 SF (3,591 SF)

288



8850 Six Pines Dr

Six Pines Medical Professional Plaza

The Woodlands, TX 77380

Montgomery County

Building Type: **Class B Office/Medical**

Status: **Built Nov 2006**

Building Size: **37,117 SF**

Typical Floor Size: **18,616 SF**

Stories: **2**

Expenses: **2012 Tax @ \$3.29/sf**

Parking: **165 free Surface Spaces are available; Ratio of 4.44/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,513 SF**

Max Contig: **3,513 SF**

Smallest Space: **3,513 SF**


Rent/SF/Yr: **Withheld**

% Leased: **90.5%**

Landlord Rep: Pinecroft Realty LLC / David Teague (832) 266-7674 / Rebecca Gardaphe (713) 515-2234 -- 3,513 SF (3,513 SF)

Six Pines Medical Professional Plaza is a proposed 40,000 square foot building located across from Pinecroft Medical Plaza and Memorial Hermann Hospital. Located at Six Pines Drive about a half block from Research Forest Drive. It is situated within The Woodlands Town Center and conveniently located near The Woodlands Mall and Market Street.

289



7301 FM 1488

Bldg B

Magnolia, TX 77354

Montgomery County

Building Type: **Class B Warehouse**

Status: **Built 2000**

Building Size: **7,000 SF**

Land Area: **0.47 AC**

Stories: **1**

Expenses: **2012 Tax @ \$1.45/sf**

For Sale: **Not For Sale**

Space Avail: **3,500 SF**

Max Contig: **3,500 SF**

Smallest Space: **3,500 SF**

Rent/SF/Yr: **\$12.00**

% Leased: **50.0%**

Landlord Rep: Foldetta Commercial / B.Terrie B. Smith (281) 466-2880 / Ross Foldetta (281) 466-2880 -- 3,500 SF /1,000 ofc (3,500 SF)

Montgomery's County Industrial & Office

290		4810 W Panther Creek Dr Andora Professional Bldg The Woodlands, TX 77381 Montgomery County	Building Type: Class C Office Status: Built 1995 Building Size: 11,800 SF Typical Floor Size: 5,927 SF Stories: 2 Expenses: 2015 Tax @ \$3.11/sf, 2012 Est Tax @ \$1.44/sf; 2012 Ops @ \$2.92/sf Parking: 50 Surface Spaces are available; Ratio of 4.21/1,000 SF For Sale: Not For Sale	Space Avail: 3,488 SF Max Contig: 3,488 SF Smallest Space: 1,367 SF Rent/SF/Yr: \$19.93 % Leased: 70.4%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,488 SF (1,367-2,121 SF)				
291		26113 Oak Ridge Dr Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Existing Building Size: 8,929 SF Typical Floor Size: 5,074 SF Stories: 2 Expenses: 2015 Tax @ \$0.70/sf Parking: 23 free Surface Spaces are available; Ratio of 2.57/1,000 SF For Sale: Not For Sale	Space Avail: 3,462 SF Max Contig: 1,750 SF Smallest Space: 1,712 SF Rent/SF/Yr: \$21.03-\$24.00 % Leased: 61.2%
Landlord Rep: RE/MAX The Woodlands / Bill Smith (281) 602-8839 Leasing Company: Re/Max The Woodlands & Spring / Brian Schweiker (281) 367-7770 -- 1,750 SF (1,750 SF) RE/MAX The Woodlands / Michael Seder (713) 806-6796 -- 1,712 SF (1,712 SF)				
292		32103 Tamina Rd Magnolia, TX 77354 Montgomery County	Building Type: Class B Industrial Status: Built 2000 Building Size: 3,420 SF Land Area: 0.46 AC Stories: 1 Expenses: 2015 Tax @ \$0.49/sf For Sale: For Sale at \$649,000 as part of a portfolio of 2 properties - Active	Space Avail: 3,420 SF Max Contig: 3,420 SF Smallest Space: 3,420 SF Rent/SF/Yr: \$12.00 % Leased: 100%
Sales Company: CG Urban Realty Advisors: Chris Gamel (512) 689-9894 Landlord Rep: CG Urban Realty Advisors / Chris Gamel (512) 689-9894 -- 3,420 SF /1,500 ofc (3,420 SF)				

Montgomery's County Industrial & Office

293



25143 Melda Rd

Building C

Spring, TX 77380

Montgomery County

Building Type: **Class B Warehouse**

Status: **Built Jun 2016**

Building Size: **3,400 SF**

Land Area: **1.28 AC**

Stories: **1**

Expenses: **2012 Tax @ \$1.41/sf**

For Sale: **Not For Sale**

Space Avail: **3,400 SF**

Max Contig: **1,700 SF**

Smallest Space: **1,700 SF**

Rent/SF/Yr: **\$10.56**

% Leased: **0%**

Landlord Rep: Houston International Realty / Richard Foulkes (281) 363-2845 -- 3,400 SF (1,700 SF)

Mark Point Business Park offers a total of 22,000 Sq Ft in 4 detached buildings, with higher than minimum parking ratios. All buildings will be built with metal frames, roofs and side walls. Prospective clients are small Companies or Entrepreneurs, such as light Industrial, Distributors, small assembly lines, Food processing and the bigger spaces could be used as Office Warehouse combination.

294



25003 Pitkin Rd

Bldg A

Spring, TX 77386

Montgomery County

Building Type: **Class B Flex/R&D**

Status: **Built May 2000**

Building Size: **13,600 SF**

Land Area: **1.64 AC**

Stories: **1**

Expenses: **2013 Combined Tax/Ops @ \$2.40/sf**

Parking: **50 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,400 SF**

Max Contig: **1,700 SF**

Smallest Space: **1,700 SF**

Rent/SF/Yr: **\$10.80**

% Leased: **75.0%**

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Kim Brake (713) 974-4292 -- 3,400 SF (1,700 SF)

Spring Hill is a 7 building complex, one block from the intersection of I-45 and Rayford-Sawdust Rd. The office spaces is extremely high quality and many of the warehouse spaces are fully air-conditioned. This well-maintained center would provide a quality work environment for any business whether all office oriented or office/warehouse. Individual suites have grade level delivery areas with roll-up doors and there is a dock high delivery area for the use of all tenants.

295



1525 Lake Front Cir

Spirit of Texas Bank Bldg

The Woodlands, TX 77380

Montgomery County

Building Type: **Class B Office**

Status: **Built 2000**

Building Size: **15,400 SF**

Typical Floor Size: **7,700 SF**

Stories: **2**

Expenses: **2015 Tax @ \$2.64/sf**

Parking: **77 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,397 SF**

Max Contig: **2,368 SF**

Smallest Space: **364 SF**

Rent/SF/Yr: **\$24.00**

% Leased: **77.9%**




Landlord Rep: Cypressbrook Company / Kimberly Devos (281) 364-1777 X200 -- 3,397 SF (364-2,368 SF)

Located at the intersection of Six Pines and Lake Front Circle in The Woodlands, TX, offering Tenants easy access to I-45 via Lake Front. 1525 Lake Front has an affordable price with the highest in interior upgrades and Tenant finish. With a high 5:1000 Parking ratio, this Building is the perfect fit for a high density user or a Tenant who wants their own high end building. Additional amenities include an outdoor zen garden with river and pond, outdoor gas grill and patio, outdoor balcony's on both floors, and 1 mile away from the heart of the Market Street and any amenity you would need to entertain clients or business services.




Montgomery's County Industrial & Office

296		26118 Interstate 45 Spring, TX 77386 Montgomery County	Building Type: Class C Office/Office/Residential Status: Built 1969 Building Size: 3,329 SF Typical Floor Size: 3,329 SF Stories: 1 Expenses: 2015 Tax @ \$2.95/sf For Sale: For Sale at \$715,000 (\$214.78/SF) - Active	Space Avail: 3,329 SF Max Contig: 3,329 SF Smallest Space: 3,329 SF Rent/SF/Yr: \$21.50 % Leased: 100%
Sales Company: Foldetta Commercial: Ross Foldetta (281) 466-2880 X1, Dan Vertrees (281) 466-2880 X4 Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 / Dan Vertrees (281) 466-2880 -- 3,329 SF (3,329 SF)				
297		32323 State Highway 249 Pinehurst, TX 77362 Montgomery County	Building Type: Class C Office Status: Built 1971 Building Size: 8,000 SF Typical Floor Size: 4,000 SF Stories: 2 Expenses: 2015 Tax @ \$1.70/sf Parking: 38 Surface Spaces are available; Ratio of 4.75/1,000 SF For Sale: Not For Sale	Space Avail: 3,309 SF Max Contig: 3,309 SF Smallest Space: 3,309 SF Rent/SF/Yr: \$12.00 % Leased: 58.6%
Landlord Rep: CBRE / A.Sim A. Wilson (423) 755-6090 -- 3,309 SF (3,309 SF)				
298		1803 W White Oak Ter Conroe, TX 77304 Montgomery County	Building Type: Class B Office Status: Built Feb 2015 Building Size: 10,000 SF Typical Floor Size: 10,000 SF Stories: 1 Expenses: 2012 Tax @ \$0.57/sf; 2013 Est Ops @ \$4.50/sf Parking: Ratio of 3.40/1,000 SF For Sale: Not For Sale	Space Avail: 3,247 SF Max Contig: 3,247 SF Smallest Space: 1,500 SF Rent/SF/Yr: \$13.50 % Leased: 67.5%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,247 SF (1,500-3,247 SF)				
299		26310 Oak Ridge Dr Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Built Nov 2014 Building Size: 18,000 SF Typical Floor Size: 9,000 SF Stories: 2 For Sale: Not For Sale	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 800 SF Rent/SF/Yr: \$30.00 % Leased: 100%
Landlord Rep: Keller Williams - The Woodlands / Luis-Pablo Grijalva -- 3,200 SF (800-1,600 SF)				

Montgomery's County Industrial & Office

300		27433 Robinson Rd Conroe, TX 77385 Montgomery County	Building Type: Class C Office Status: Existing Building Size: 3,150 SF Typical Floor Size: 3,150 SF Stories: 1 For Sale: Not For Sale	Space Avail: 3,150 SF Max Contig: 3,150 SF Smallest Space: 3,150 SF Rent/SF/Yr: \$14.50 % Leased: 0%
Landlord Rep: Keller Williams Realty - Clear Lake / Jeff George (281) 336-3121 -- 3,150 SF (3,150 SF)				
301		814 Honea Egypt Rd Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built 2015 Building Size: 4,000 SF Typical Floor Size: 4,000 SF Stories: 1 Expenses: 2015 Tax @ \$0.60/sf For Sale: Not For Sale	Space Avail: 3,063 SF Max Contig: 823 SF Smallest Space: 560 SF Rent/SF/Yr: \$32.14-\$37.91 % Leased: 23.4%
Landlord Rep: Build & Rent LLC / Roberto Alvarez (281) 362-5193 -- 3,063 SF (560-823 SF)				
302		14529 Lake Business Dr Building 1 Conroe, TX 77304 Montgomery County	Building Type: Class B Office Status: Built 2008 Building Size: 3,002 SF Typical Floor Size: 1,501 SF Stories: 2 Expenses: 2015 Tax @ \$1.82/sf For Sale: For Sale at \$1,200,000 as part of a portfolio of 2 properties - Active	Space Avail: 3,002 SF Max Contig: 3,002 SF Smallest Space: 1,501 SF Rent/SF/Yr: Withheld % Leased: 100%
Sales Company: Lake Conroe Realty: Lee Harugthy (936) 448-1400, Jamie Yancy (936) 448-1400 X13 Landlord Rep: Lake Conroe Realty / Lee Harugthy (936) 448-1400 / Jamie Yancy (936) 448-1400 -- 3,002 SF (1,501 SF)				

Montgomery's County Industrial & Office

303		552 Club Dr Westland Bunker Montgomery, TX 77316 Montgomery County	Building Type: Class A Office/Telecom Hotel/Data Hosting Status: Built 1982, Renov 2008 Building Size: 38,000 SF Typical Floor Size: 38,000 SF Stories: 1 Expenses: 2013 Tax @ \$2.05/sf For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/Yr: Withheld % Leased: 92.1%
Landlord Rep: Caldwell Companies / R.Blake R. Virgilio, CCIM, SIOR (281) 664-6651 -- 3,000 SF (3,000 SF)				
<p>A historic facility sets the new modern standard. The Westland Bunker campus was created to be a self-contained bomb shelter and refuge by people obsessed with security and operational independence. Those design principals have found new life in today's hyper-competitive marketplace - where system downtime equates directly to lost revenue. Westland Bunker truly sets the standard in high-availability, mission-critical information technology solutions. All of our colocation, business continuity, and managed service offerings are specifically designed to protect against business interruption from any cause, natural or man-made.</p>				
304		11180-11200 Cox Rd Building 2 Conroe, TX 77385 Montgomery County	Building Type: Class B Warehouse Status: Built 2002 Building Size: 15,000 SF Land Area: 2.70 AC Stories: 1 Expenses: 2012 Tax @ \$1.35/sf Parking: 18 free Surface Spaces are available; Ratio of 1.20/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/Yr: \$9.48 % Leased: 80.0%
Landlord Rep: Lee & Associates Commercial Real Estate Service / Preston Yaggi (713) 744-7440 / Chase Cribbs (713) 744-7426 / Michael Spears (713) 744-7404 -- 3,000 SF (3,000 SF)				
Unit A1 - 6,500 SF Available Unit B - 3,000 SF Available Unit D - 6,000 SF Available (April 1, 2014) Unit F - 3,000 SF Available ±1,500 SF of Office Clear Height: 20' Three (3) Grade-Level Overhead Doors 3 Phase Power Outside Storage TI Available - Motivated Landlord Well Maintained Business Park Key Map 252K				
305		2912 W Davis St Conroe, TX 77304 Montgomery County	Building Type: Class C Office/Medical Status: Built 1980 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2015 Tax @ \$2.15/sf Parking: 85 free Surface Spaces are available; Ratio of 4.04/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 120 SF Rent/SF/Yr: \$19.56-\$26.28 % Leased: 100%
Landlord Rep: Cypressbrook Company / Kimberly Devos (281) 364-1777 X200 -- 3,000 SF (120-3,000 SF)				

Montgomery's County Industrial & Office

306



11697 Highway 105 E
Conroe, TX 77306
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Built 1999**
 Building Size: **3,000 SF**
 Land Area: **5.33 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$5.23/sf**
 For Sale: **Not For Sale**

Space Avail: **3,000 SF**
 Max Contig: **3,000 SF**
 Smallest Space: **3,000 SF**
 Rent/SF/Yr: **\$4.80**
 % Leased: **0%**

Landlord Rep: JJB Properties Inc / G.Jerry G. Henry (936) 443-1639 -- 3,000 SF /120 ofc (3,000 SF)

307



19701 Kingwood Dr
BLDG# 10
Porter, TX 77365
Montgomery County

Building Type: **Class B Office**
 Status: **Built May 2016**
 Building Size: **6,900 SF**
 Typical Floor Size: **6,900 SF**
 Stories: **1**
 Parking: **13 free Surface Spaces are available; Ratio of 4.33/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **3,000 SF**
 Max Contig: **3,000 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/Yr: **\$27.00**
 % Leased: **56.5%**

Landlord Rep: Centermark Commercial Real Estate / Eric Hughes (713) 461-4750 -- 3,000 SF (1,000-2,000 SF)

308




10845 Kuykendahl Rd
Flintridge Medical Building
The Woodlands, TX 77382
Montgomery County

Building Type: **Class B Office/Medical**
 Status: **Built Jun 2015**
 Building Size: **3,000 SF**
 Typical Floor Size: **3,000 SF**
 Stories: **1**
 For Sale: **Not For Sale**


Space Avail: **3,000 SF**
 Max Contig: **3,000 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Landlord Rep: Houston International Realty / Richard Foulkes (281) 363-2845 -- 3,000 SF (1,000-3,000 SF)

Montgomery's County Industrial & Office


309		9323 Pinecroft Dr Spring, TX 77380 Montgomery County	Building Type: Class B Office/Medical Status: Built Sep 2011 Building Size: 24,000 SF Typical Floor Size: 11,750 SF Stories: 2 Expenses: 2015 Tax @ \$3.31/sf Parking: 126 free Surface Spaces are available; Ratio of 5.25/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/Yr: \$19.00 % Leased: 87.5%
Landlord Rep: HEDE FAMILY LTD PTP / Seema Hede (281) 296-0669 -- 3,000 SF (3,000 SF)				

310		220 Spring Hills Dr Building 200 The Woodlands, TX 77386 Montgomery County Rayford & Sawdust Rd 45 Frontage	Building Type: Class B Flex Status: Built Dec 2000 Building Size: 31,050 SF Land Area: 7.17 AC Stories: 1 Expenses: 2012 Tax @ \$3.11/sf Parking: Free Surface Spaces; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,959 SF Max Contig: 2,959 SF Smallest Space: 2,959 SF Rent/SF/Yr: Withheld % Leased: 90.5%
Landlord Rep: Whitestone REIT / Andy Parrish (713) 435-2222 / Diana Armstrong (713) 435-2222 -- 2,959 SF (2,959 SF)				
Amenities: office/warehouse flex space in quiet, heavily landscaped setting. Located minutes from The Woodlands. Office/flex and dock high space; customized interiors are available for office area.				

311		1801 W White Oak Ter Conroe, TX 77304 Montgomery County	Building Type: Class B Office Status: Built Dec 2007 Building Size: 9,900 SF Typical Floor Size: 9,900 SF Stories: 1 Expenses: 2012 Tax @ \$0.58/sf Parking: Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,900 SF Max Contig: 2,900 SF Smallest Space: 2,900 SF Rent/SF/Yr: Withheld % Leased: 70.7%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,900 SF (2,900 SF)				
This is a Build-to-Suit.				

Montgomery's County Industrial & Office

312



431 Nursery Rd

Bldg C

Spring, TX 77380

Montgomery County

Building Type: Class B Office

Status: Built 2009

Building Size: 6,851 SF

Typical Floor Size: 6,851 SF

Stories: 1

Expenses: 2012 Tax @ \$4.63/sf; 2011 Ops @ \$2.76/sf

Parking: 30 free Surface Spaces are available; Ratio of 4.38/1,000 SF

For Sale: Not For Sale

Space Avail: 2,897 SF

Max Contig: 1,316 SF

Smallest Space: 724 SF


Rent/SF/Yr: \$17.50

% Leased: 76.9%

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,581 SF (724-857 SF)

Sublet Contact: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 -- 1,316 SF (1,316 SF)

313



25003 Pitkin Rd

Bldg G

Spring, TX 77386

Montgomery County

Building Type: Class B Flex/Light Distribution

Status: Built 2000

Building Size: 13,600 SF

Land Area: 4.08 AC

Stories: 1

Expenses: 2012 Tax @ \$1.78/sf, 2009 Est Tax @ \$0.25/sf; 2009 Ops @ \$2.15/sf

Parking: 40 free Surface Spaces are available; Ratio of 2.00/1,000 SF

For Sale: Not For Sale

Space Avail: 2,856 SF

Max Contig: 2,856 SF

Smallest Space: 2,856 SF

Rent/SF/Yr: \$10.80

% Leased: 79.0%

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Kim Brake (713) 974-4292 -- 2,856 SF (2,856 SF)

Spring Hill is a 7 building complex, one block from the intersection of I-45 and Rayford-Sawdust Rd. The office spaces is extremely high quality and many of the warehouse spaces are fully air-conditioned. This well-maintained center would provide a quality work environment for any business whether all office oriented or office/warehouse. Individual suites have grade level delivery areas with roll-up doors and there is a dock high delivery area for the use of all tenants.

314



26119 Oak Ridge Dr

The Woodlands, TX 77380

Montgomery County

Building Type: Class B Office

Status: Built 1968

Building Size: 2,808 SF

Typical Floor Size: 1,404 SF

Stories: 2

Expenses: 2015 Tax @ \$4.99/sf

Parking: 12 free Surface Spaces are available; Ratio of 3.27/1,000 SF

For Sale: Not For Sale

Space Avail: 2,808 SF

Max Contig: 2,808 SF

Smallest Space: 1,404 SF

Rent/SF/Yr: \$10.68

% Leased: 0%

Landlord Rep: Re/Max The Woodlands & Spring / Brian Schweiker (281) 367-7770 -- 2,808 SF (1,404 SF)

Montgomery's County Industrial & Office

315



220 1/2 W Davis St
Conroe, TX 77301
Montgomery County

Building Type: **Class C Office**
 Status: **Built 1940**
 Building Size: **5,600 SF**
 Typical Floor Size: **2,800 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$1.68/sf**
 For Sale: **Not For Sale**

Space Avail: **2,800 SF**
 Max Contig: **2,800 SF**
 Smallest Space: **2,800 SF**
 Rent/SF/Yr: **\$22.29**
 % Leased: **50.0%**

Landlord Rep: MHW Real Estate, Inc. / Dave Buttecali (281) 651-4898 -- 2,800 SF (2,800 SF)

316



33219 Forest West St
Magnolia, TX 77354
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Built 2007**
 Building Size: **12,688 SF**
 Land Area: **2.09 AC**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.76/sf**
 For Sale: **Not For Sale**

Space Avail: **2,800 SF**
 Max Contig: **2,800 SF**
 Smallest Space: **600 SF**
 Rent/SF/Yr: **\$28.00**
 % Leased: **77.9%**

Landlord Rep: Rick Stallings Team / Rick Stallings (713) 503-0808 -- 2,800 SF (600-2,800 SF)

Building located on FM 1488 on Forest West is available now. Approx. 2,800 sf of very nice class A office space is available that is divisible to 600 SF. I45, West on FM 1488, Go Aprox 7 miles, right on Forest West. If coming From The Woodlands, Woodlands Pkwy to FM2978, Left On Tamina, right on FM1488, Left on Forest West

317



18914 Helga
Magnolia, TX 77355
Montgomery County

Building Type: **Class C Industrial**
 Status: **Built 1999**
 Building Size: **2,800 SF**
 Land Area: **0.30 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.59/sf**
 For Sale: **Not For Sale**

Space Avail: **2,800 SF**
 Max Contig: **2,800 SF**
 Smallest Space: **2,800 SF**
 Rent/SF/Yr: **\$6.32**
 % Leased: **0%**

Landlord Rep: Carswell Real Estate / Lisa Carswell (281) 351-2606 -- 2,800 SF (2,800 SF)

318






25511 Budde Rd
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built 2008**
 Building Size: **2,760 SF**
 Typical Floor Size: **2,760 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.49/sf**
 For Sale: **Not For Sale**





Space Avail: **2,760 SF**
 Max Contig: **2,760 SF**
 Smallest Space: **2,760 SF**
 Rent/SF/Yr: **\$21.50**
 % Leased: **0%**

Landlord Rep: Tamborrel Properties / Andres De Pina (281) 813-6027 -- 2,760 SF (2,760 SF)

Montgomery's County Industrial & Office

319		9450 Grogans Mill Rd The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1982 Building Size: 29,256 SF Typical Floor Size: 14,187 SF Stories: 2 Expenses: 2015 Tax @ \$2.81/sf Parking: 100 free Surface Spaces are available; Ratio of 6.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,743 SF Max Contig: 1,500 SF Smallest Space: 1,243 SF Rent/SF/Yr: \$23.00 % Leased: 90.6%
Landlord Rep: Mohr Partners, Inc / Kevin Barr (281) 892-1041 -- 2,743 SF (1,243-1,500 SF)				
* Ample parking * Special weather-protected tenant entry to the building is provided for the east entry door * Building and parking lot are surrounded by planned and natural landscaping, which blends with the natural forest setting of The Woodlands				
320		25511 Budde Rd Building L The Woodlands, TX 77380 Montgomery County	Building Type: Class C Office Status: Built Jan 2009 Building Size: 4,539 SF Typical Floor Size: 2,269 SF Stories: 2 Expenses: 2015 Tax @ \$1.51/sf, 2011 Est Tax @ \$0.96/sf; 2010 Ops @ \$0.73/sf, 2011 Est Ops @ \$0.71/sf Parking: 15 Surface Spaces are available; Ratio of 3.30/1,000 SF For Sale: Not For Sale	Space Avail: 2,725 SF Max Contig: 1,500 SF Smallest Space: 1,225 SF Rent/SF/Yr: \$18.80 % Leased: 67.0%
Landlord Rep: Villa Realty Group Inc / Daniel Sanchez (713) 819-6392 -- 1,500 SF (1,500 SF)				
321		25301 Borough Park Dr Chelsea Executive Suites The Woodlands, TX 77380 Montgomery County	Building Type: Class C Office Status: Built 1997 Building Size: 12,414 SF Typical Floor Size: 6,000 SF Stories: 2 Expenses: 2012 Tax @ \$3.53/sf Parking: 48 free Surface Spaces are available; Ratio of 2.79/1,000 SF For Sale: Not For Sale	Space Avail: 2,554 SF Max Contig: 505 SF Smallest Space: 235 SF Rent/SF/Yr: \$20.79-\$25.20 % Leased: 83.5%
Landlord Rep: Felix Canabal / Felix Canabal (281) 703-8050 -- 2,554 SF (235-505 SF)				
Property Description: The building is an Executive Suites Building. There is a receptionist on duty M-F from 8 AM to 5 PM.				

Montgomery's County Industrial & Office

322		104 W Davis St Conroe, TX 77301 Montgomery County	Building Type: Class C Office Status: Built 1948 Building Size: 5,608 SF Typical Floor Size: 5,608 SF Stories: 1 Expenses: 2015 Tax @ \$1.23/sf Parking: 15 free Surface Spaces are available; Ratio of 2.67/1,000 SF For Sale: Not For Sale	Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$13.20 % Leased: 55.4%
Landlord Rep: MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069 -- 2,500 SF (2,500 SF)				
323		3210 N Frazier St Conroe, TX 77303 Montgomery County	Building Type: Class B Office Status: Under Renovation, delivers Jul 2016 Building Size: 7,190 SF Typical Floor Size: 7,190 SF Stories: 1 Expenses: 2015 Tax @ \$1.92/sf Parking: 32 free Surface Spaces are available; Ratio of 4.80/1,000 SF For Sale: Not For Sale	Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/Yr: Withheld % Leased: 65.2%
Landlord Rep: World Wide Realty / Kathy Goodwin (936) 718-4000 -- 2,500 SF (2,500 SF)				
August 2000: Conroe AG Building LLC bought the building.				
324		1300 S Frazier Bldg. 1 Conroe, TX 77301 Montgomery County	Building Type: Class C Office Status: Built 1980 Building Size: 30,000 SF Typical Floor Size: 30,000 SF Stories: 1 Expenses: 2012 Tax @ \$1.76/sf Parking: 50 free Surface Spaces are available; Ratio of 3.20/1,000 SF For Sale: Not For Sale	Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 1,250 SF Rent/SF/Yr: \$7.50 % Leased: 91.7%
Landlord Rep: Owen Properties / Janice Green (936) 539-5600 -- 2,500 SF (1,250 SF)				
325		25408 Highway 59 N Kingwood, TX 77339 Montgomery County	Building Type: Class B Office Status: Built Mar 2008 Building Size: 14,000 SF Typical Floor Size: 7,000 SF Stories: 2 Expenses: 2012 Tax @ \$2.50/sf, 2013 Est Tax @ \$1.21/sf; 2013 Ops @ \$1.71/sf Parking: 120 free Surface Spaces are available; Ratio of 8.57/1,000 SF For Sale: For Sale - Active	Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$15.00 % Leased: 100%
Sales Company: Humpty Dumpty Investments: Mark Humphrey (713) 851-1142				
Landlord Rep: Humpty Dumpty Investments / Mark Humphrey (713) 851-1142 -- 2,500 SF (2,500 SF)				

Montgomery's County Industrial & Office

326



11219 Little Egypt Rd
Conroe, TX 77304
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Existing**
 Building Size: **7,000 SF**
 Land Area: **5.76 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.14/sf**
 For Sale: **Not For Sale**

Space Avail: **2,500 SF**
 Max Contig: **2,500 SF**
 Smallest Space: **1,250 SF**
 Rent/SF/Yr: **\$4.80-\$7.20**
 % Leased: **100%**

Landlord Rep: *Company information unavailable at this time*

327



9319 Pinecroft Dr
Spring, TX 77380
Montgomery County

Building Type: **Class B Office/Medical**
 Status: **Built 2012**
 Building Size: **22,336 SF**
 Typical Floor Size: **11,000 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$3.56/sf**
 For Sale: **Not For Sale**

Space Avail: **2,500 SF**
 Max Contig: **2,500 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/Yr: **\$5.28**
 % Leased: **100%**

Landlord Rep: KW Commercial - The Woodlands / Nina Marino (281) 364-1588
 Sublet Contact: KW Commercial - The Woodlands / Nina Marino (281) 364-1588 -- 2,500 SF (2,500 SF)

328



16955 Walden Rd
Palm Beach Business Center
Montgomery, TX 77356
Montgomery County




Building Type: **Class B Office**
 Status: **Built 2001**
 Building Size: **21,565 SF**
 Typical Floor Size: **21,565 SF**
 Stories: **1**
 Expenses: **2012 Tax @ \$1.31/sf**
 Parking: **45 free Surface Spaces are available; Ratio of 2.09/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,500 SF**
 Max Contig: **1,250 SF**
 Smallest Space: **1,250 SF**
 Rent/SF/Yr: **\$20.16-\$21.12**
 % Leased: **88.4%**


Landlord Rep: Lake Conroe Realty / Jamie Yancy (936) 448-1400 X13 -- 2,500 SF (1,250 SF)

Two building complex backs up to a forest preserve. Building 1 is fully leased, building 2 is 50% leased.


Montgomery's County Industrial & Office

329		5 Grogan's Park The Woodlands, TX 77380 Montgomery County	Building Type: Class C Office Status: Built 1983 Building Size: 19,475 SF Typical Floor Size: 9,738 SF Stories: 2 Expenses: 2015 Tax @ \$2.40/sf Parking: 50 free Surface Spaces are available; Ratio of 3.70/1,000 SF For Sale: Not For Sale	Space Avail: 2,474 SF Max Contig: 1,288 SF Smallest Space: 1,186 SF Rent/SF/Yr: \$23.00 % Leased: 100%
Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 2,474 SF (1,186-1,288 SF)				
Two- story building with direct access ramp and covered entry Ideal for a small office user On-site property management Less than a mile to Interstate 45 Easy access to Hardy Toll Road 2.5 miles to The Woodlands Mall, Market Street , Waterway and many other social and professional centers 12 miles to Houston Intercontinental Airport 26 miles to Downtown Houston				
330		25325 Borough Park Dr Kenny Bldg The Woodlands, TX 77380 Montgomery County	Building Type: Class C Office Status: Built 1998 Building Size: 16,029 SF Typical Floor Size: 6,000 SF Stories: 2 Expenses: 2012 Tax @ \$1.35/sf, 2010 Est Tax @ \$0.64/sf; 2010 Ops @ \$11.33/sf Parking: 24 free Surface Spaces are available; Ratio of 1.50/1,000 SF For Sale: Not For Sale	Space Avail: 2,466 SF Max Contig: 1,366 SF Smallest Space: 1,100 SF Rent/SF/Yr: \$18.30 % Leased: 84.6%
Landlord Rep: Felix Canabal / Felix Canabal (281) 703-8050 -- 2,466 SF (1,100-1,366 SF)				
331		25329 Budde Rd Building 2 The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office/Loft/Creative Space Status: Built Jul 2014 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2013 Tax @ \$3.78/sf For Sale: Not For Sale	Space Avail: 2,450 SF Max Contig: 2,450 SF Smallest Space: 1,225 SF Rent/SF/Yr: \$21.60 % Leased: 50.0%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 2,450 SF (1,225-2,450 SF)				

Montgomery's County Industrial & Office

332		2210 N Frazier St	Building Type: Class C Office/Medical	Space Avail: 2,450 SF
		Conroe, TX 77303	Status: Built 1972	Max Contig: 2,000 SF
		Montgomery County	Building Size: 9,000 SF	Smallest Space: 450 SF
			Typical Floor Size: 4,500 SF	Rent/SF/Yr: \$12.00-\$12.60
			Stories: 2	% Leased: 72.8%
			Expenses: 2015 Tax @ \$0.94/sf	
			Parking: 40 free Surface Spaces are available; Ratio of 4.44/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Timothy E. Gardner, D.D.S. / Timothy Gardner (936) 539-3636 -- 2,450 SF (450-2,000 SF)




333		150 Pine Forest Dr	Building Type: Class B Office	Space Avail: 2,450 SF
		Building 7	Status: Under Construction, delivers Jul 2016	Max Contig: 2,450 SF
		Shenandoah, TX 77384	Building Size: 4,902 SF	Smallest Space: 1,250 SF
		Montgomery County	Typical Floor Size: 4,902 SF	Rent/SF/Yr: \$21.00
			Stories: 1	% Leased: 50.0%
			Expenses: 2015 Tax @ \$2.04/sf	
			For Sale: Not For Sale	

Landlord Rep: Colliers International / Todd Edmonds (713) 830-2113 / Michelle Soderberg (713) 222-2111 -- 2,450 SF (1,250-2,450 SF)

334		2219 Sawdust Rd	Building Type: Class B Office	Space Avail: 2,450 SF
		Building 12	Status: Existing	Max Contig: 1,225 SF
		The Woodlands, TX 77380	Building Size: 4,900 SF	Smallest Space: 1,225 SF
		Montgomery County	Typical Floor Size: 4,900 SF	Rent/SF/Yr: \$24.00-\$25.00
			Stories: 1	% Leased: 50.0%
			Parking: 8 Surface Spaces are available; Ratio of 1.63/1,000 SF	
			For Sale: This property has one 1,225 condo for sale.	


Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,225 SF (1,225 SF)
Leasing Company: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 1,225 SF (1,225 SF)

Montgomery's County Industrial & Office

335		303 Longmire Rd Building 2 Conroe, TX 77304 Montgomery County	Building Type: Class B Office Status: Built Jun 2015 Building Size: 2,445 SF Typical Floor Size: 2,445 SF Stories: 1 Expenses: 2015 Tax @ \$0.43/sf Parking: Ratio of 5.73/1,000 SF For Sale: Not For Sale	Space Avail: 2,445 SF Max Contig: 2,445 SF Smallest Space: 2,445 SF Rent/SF/Yr: \$19.00-\$24.00 % Leased: 0%
Landlord Rep: Blavesco / Heather Carlile (936) 672-7671 -- 2,445 SF (2,445 SF)				
336		303 Longmire Rd Building 1 Conroe, TX 77304 Montgomery County	Building Type: Class B Office Status: Built Feb 2011 Building Size: 3,591 SF Typical Floor Size: 3,591 SF Stories: 1 Expenses: 2007 Tax @ \$1.91/sf For Sale: Not For Sale	Space Avail: 2,438 SF Max Contig: 2,438 SF Smallest Space: 2,438 SF Rent/SF/Yr: \$19.00 % Leased: 32.1%
Landlord Rep: Blavesco / Heather Carlile (936) 672-7671 -- 2,438 SF (2,438 SF)				
337		32731 Egypt Ln Building 2 Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Existing Building Size: 4,900 SF Typical Floor Size: 4,497 SF Stories: - For Sale: This property has 2 condos that are for sale.	Space Avail: 2,400 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$20.50-\$21.50 % Leased: 51.0%
Landlord Rep: Rick Stallings Team / Rick Stallings (713) 503-0808 -- 2,400 SF (1,200 SF)				


Timber Ridge Office Condos, located near the prestigious community of The Woodlands, have impressive stone/stucco exteriors. These richly appointed offices offer single story convenience with plenty of parking right in front, a private, professional entrance, reception area, kitchen with granite countertops, 4 large offices (or 3 + conference room) and a restroom. Each condo has separate HVAC & metering. Four condos per building can be purchased together or separately. Access between adjoining condos may easily be created. Perfect for professionals or small businesses needing to expand.

Montgomery's County Industrial & Office


338		32731 Egypt Ln	Building Type: Class B Office	Space Avail: 2,400 SF
		Building 5	Status: Built Mar 2015	Max Contig: 1,200 SF
		Magnolia, TX 77354	Building Size: 4,900 SF	Smallest Space: 1,200 SF
		Montgomery County	Typical Floor Size: 4,903 SF	Rent/SF/Yr: \$20.50
			Stories: -	% Leased: 51.0%

Landlord Rep: SHB Development LLC / Fleming Lester (832) 772-6866 X103 -- 2,400 SF (1,200 SF)

Timber Ridge Office Condos, located near the prestigious community of The Woodlands, have impressive stone/stucco exteriors. These richly appointed offices offer single story convenience with plenty of parking right in front, a private, professional entrance, reception area, kitchen with granite countertops, 4 large offices (or 3 + conference room) and a restroom. Each condo has separate HVAC & metering. Four condos per building can be purchased together or separately. Access between adjoining condos may easily be created. Perfect for professionals or small businesses needing to expand.

339		32731 Egypt Ln	Building Type: Class B Office	Space Avail: 2,400 SF
		Building 4	Status: Built Mar 2015	Max Contig: 1,200 SF
		Magnolia, TX 77354	Building Size: 6,000 SF	Smallest Space: 1,200 SF
		Montgomery County	Typical Floor Size: 6,000 SF	Rent/SF/Yr: \$21.50
			Stories: 1	% Leased: 60.0%

Landlord Rep: SHB Development LLC / Fleming Lester (832) 772-6866 X103 -- 2,400 SF (1,200 SF)

340		13235 Highway 105 W	Building Type: Class C Warehouse	Space Avail: 2,400 SF
		Bldg III	Status: Built 1997	Max Contig: 2,400 SF
		Conroe, TX 77304	Building Size: 2,400 SF	Smallest Space: 2,400 SF
		Montgomery County	Land Area: 6.75 AC	Rent/SF/Yr: \$7.80
			Stories: 1	% Leased: 0%
		Expenses: 2012 Tax @ \$4.22/sf		
		Parking: Free Surface Spaces		
		For Sale: Not For Sale		

Landlord Rep: Artistic Glass Engraving Inc / Pedro Mayorga (936) 494-1313 -- 2,400 SF (2,400 SF)

Montgomery's County Industrial & Office

341



13330 Hwy 105
Bldg 3
Montgomery, TX 77304
Montgomery County

Building Type: **Class C Warehouse**
 Status: **Proposed**
 Building Size: **2,400 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2014 Tax @ \$13.53/sf**
 For Sale: **For Sale at \$2,000,000 as part of a portfolio of 3 properties - Active**

Space Avail: **2,400 SF**
 Max Contig: **2,400 SF**
 Smallest Space: **2,400 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Sales Company: Top Guns Realty: Keith Robertson (936) 588-4006
 Landlord Rep: Top Guns Realty / Keith Robertson (936) 588-4006 -- 2,400 SF (2,400 SF)

342



14010 Old Highway 59 N
Sims RV Repair
Splendora, TX 77372
Montgomery County

Building Type: **Class C Warehouse**
 Status: **Built 1954**
 Building Size: **4,400 SF**
 Land Area: **2.72 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.88/sf**
 For Sale: **Not For Sale**

Space Avail: **2,397 SF**
 Max Contig: **2,397 SF**
 Smallest Space: **2,397 SF**
 Rent/SF/Yr: **\$7.51**
 % Leased: **45.5%**

Landlord Rep: Anne Vickery & Associates Realty, L.L.C. / Anne Vickery (713) 907-9680 -- 2,397 SF (2,397 SF)

343



800 Rockmead Dr
Three Kingwood Place
Kingwood, TX 77339
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1981**
 Building Size: **53,903 SF**
 Typical Floor Size: **26,952 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$1.77/sf; 2013 Ops @ \$6.05/sf, 2015 Est Ops @ \$6.84/sf**
 Parking: **225 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,316 SF**
 Max Contig: **1,702 SF**
 Smallest Space: **614 SF**
 Rent/SF/Yr: **\$18.50-\$19.00**
 % Leased: **95.7%**

Landlord Rep: Gemini Rosemont / Carrie Powledge (281) 464-8111 -- 2,316 SF (614-1,702 SF)

Two (2) story atrium office building located in master-planned community of Kingwood with immediate access to and from Highway 59 (Interstate 69) and just 15 minutes to and from Bush International Airport and Beltway 8. Numerous banks, hotels, restaurants, shopping and close proximity to numerous premier golf courses.

Various suites available.

Property offers: 24-Hour Cardkey access, Vending Area, surface parking at 4/1000 ratio, on-site responsive management, on-site patrolling security at designated times.

Montgomery's County Industrial & Office

344



1610 Woodstead Ct
The Woodstead Bldg
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built 1982**
 Building Size: **72,601 SF**
 Typical Floor Size: **18,150 SF**
 Stories: **4**
 Expenses: **2015 Tax @ \$2.18/sf, 2016 Est Tax @ \$2.18/sf; 2012 Ops @ \$7.63/sf, 2016 Est Ops @ \$10.26/sf**
 Parking: **375 free Surface Spaces are available; Reserved Spaces @ \$50.00/mo; Ratio of 3.40/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,266 SF**
 Max Contig: **1,545 SF**
 Smallest Space: **721 SF**
 Rent/SF/Yr: **\$21.00**
 % Leased: **96.9%**

Landlord Rep: Gemini Rosemont / Michele Ellis-Felder (713) 489-1655 / Stephanie McMahan (713) 862-3333 -- 2,266 SF (721-1,545 SF)

345



600 River Pointe Dr
Conroe, TX 77304
Montgomery County

Building Type: **Class C Office**
 Status: **Built 2003**
 Building Size: **12,045 SF**
 Typical Floor Size: **6,022 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$2.19/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 3.32/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,257 SF**
 Max Contig: **2,257 SF**
 Smallest Space: **2,257 SF**
 Rent/SF/Yr: **\$18.50**
 % Leased: **81.3%**

Landlord Rep: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-4102 -- 2,257 SF (2,257 SF)

346



26111 Oak Ridge Dr
The Woodlands, TX 77380
Montgomery County

Building Type: **Class C Office**
 Status: **Built 1968**
 Building Size: **2,235 SF**
 Typical Floor Size: **2,235 SF**
 Stories: **1**
 Expenses: **2013 Tax @ \$2.27/sf**
 Parking: **6 free Surface Spaces are available; Ratio of 2.68/1,000 SF**
 For Sale: **Not For Sale**




Space Avail: **2,235 SF**
 Max Contig: **2,235 SF**
 Smallest Space: **2,235 SF**
 Rent/SF/Yr: **\$15.00**
 % Leased: **0%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,235 SF (2,235 SF)




Montgomery's County Industrial & Office

347		322 Spring Hill Dr Bldg B Spring, TX 77386 Montgomery County	Building Type: Class C Office Status: Built 2005 Building Size: 10,113 SF Typical Floor Size: 10,113 SF Stories: 1 Expenses: 2015 Tax @ \$2.80/sf Parking: 34 free Surface Spaces are available; Ratio of 3.36/1,000 SF For Sale: Not For Sale	Space Avail: 2,152 SF Max Contig: 2,152 SF Smallest Space: 2,152 SF Rent/SF/Yr: \$13.00 % Leased: 100%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,152 SF (2,152 SF)				
348		322 Spring Hill Dr Bldg A Spring, TX 77386 Montgomery County	Building Type: Class C Office Status: Existing Building Size: 10,113 SF Typical Floor Size: 10,113 SF Stories: 1 Expenses: 2012 Tax @ \$0.00/sf For Sale: Not For Sale	Space Avail: 2,148 SF Max Contig: 2,148 SF Smallest Space: 2,148 SF Rent/SF/Yr: \$13.00 % Leased: 100%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,148 SF (2,148 SF)				
349		200 River Pointe Dr 200 River Pointe Conroe, TX 77304 Montgomery County	Building Type: Class B Office/Medical Status: Built 1984 Building Size: 62,132 SF Typical Floor Size: 20,710 SF Stories: 3 Expenses: 2015 Tax @ \$2.20/sf, 2011 Est Tax @ \$1.94/sf; 2011 Ops @ \$4.80/sf Parking: 226 free Surface Spaces are available; Ratio of 3.90/1,000 SF For Sale: Not For Sale	Space Avail: 2,125 SF Max Contig: 2,125 SF Smallest Space: 2,125 SF Rent/SF/Yr: \$19.50 % Leased: 96.6%
Landlord Rep: West Hill Group, LP / Marshall Willey (936) 295-3600 -- 2,125 SF (2,125 SF)				
350		431 Nursery Rd Bldg B Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 2009 Building Size: 8,922 SF Typical Floor Size: 8,922 SF Stories: 1 Expenses: 2011 Tax @ \$0.80/sf, 2012 Est Tax @ \$3.56/sf; 2011 Ops @ \$3.00/sf, 2012 Est Ops @ \$3.00/sf Parking: 20 free Surface Spaces are available; Ratio of 2.24/1,000 SF For Sale: Not For Sale	Space Avail: 2,117 SF Max Contig: 1,316 SF Smallest Space: 801 SF Rent/SF/Yr: \$17.50 % Leased: 76.3%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,117 SF (801-1,316 SF)				

Montgomery's County Industrial & Office

351		4185 Technology Forest Dr Medical Professional The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office/Medical Status: Built Jun 2009 Building Size: 45,000 SF Typical Floor Size: 45,000 SF Stories: 2 Expenses: 2012 Tax @ \$1.74/sf Parking: 150 free Surface Spaces are available; 20 free Covered Spaces are available; Ratio of 6.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,100 SF Max Contig: 2,100 SF Smallest Space: 2,100 SF Rent/SF/Yr: \$34.07 % Leased: 100%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 Sublet Contact: Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829 -- 2,100 SF (2,100 SF)				
4185 Technology Forest Drive is a 46,000sf medical office building located at the southwest corner of Research Forest Drive and Technology Forest Drive. Situated within the Woodlands and conveniently within 1 mile from Memorial Hermann Hospital. There is generous surface parking and covered parking is available.				
352		118 E Stewart St Willis, TX 77378 Montgomery County	Building Type: Class B Manufacturing Status: Built 1955 Building Size: 2,056 SF Land Area: 0.90 AC Stories: 1 Expenses: 2014 Tax @ \$0.94/sf Parking: 12 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 2,056 SF Max Contig: 2,056 SF Smallest Space: 2,056 SF Rent/SF/Yr: \$10.56 % Leased: 0%
Landlord Rep: KW Commercial / Judy Shryock (936) 525-3200 -- 2,056 SF (2,056 SF)				
2011 A/C AND HEATED CURRENTLY A MACHINE SHOP IN THE HEART OF WILLIS TX, Easy Access to I-45 - Great Location! Located on the southwest corner of Stewart Street and Bell Street in Willis, TX				
353		33300 Egypt Ln Phase III Bldg L Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built Jan 2009 Building Size: 4,495 SF Typical Floor Size: 4,495 SF Stories: 1 Expenses: 2012 Tax @ \$1.24/sf; 2011 Ops @ \$2.64/sf Parking: 14 free Surface Spaces are available; Ratio of 3.11/1,000 SF For Sale: Not For Sale	Space Avail: 2,033 SF Max Contig: 732 SF Smallest Space: 569 SF Rent/SF/Yr: \$13.75-\$15.75 % Leased: 54.8%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,033 SF (569-732 SF)				

Montgomery's County Industrial & Office

354		3303 W Davis St Conroe, TX 77304 Montgomery County	Building Type: Class C Office Status: Built 1980 Building Size: 6,000 SF Typical Floor Size: 6,000 SF Stories: 1 Expenses: 2012 Tax @ \$1.23/sf Parking: 20 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$15.00 % Leased: 100%
Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 2,000 SF (2,000 SF)				
355		26797 Hanna Rd Building 4 Spring, TX 77386 Montgomery County	Building Type: Class B Warehouse Status: Built 1984 Building Size: 16,000 SF Land Area: 0.92 AC Stories: 1 Expenses: 2012 Tax @ \$5.52/sf, 2011 Est Tax @ \$0.95/sf; 2011 Est Ops @ \$0.83/sf Parking: 30 free Surface Spaces are available; Ratio of 1.88/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$0.95 % Leased: 87.5%
Landlord Rep: Greater Houston Commercial RE / A. John A. Tatum (281) 367-5549 -- 2,000 SF (2,000 SF)				
356		26710 I-45 N Building B Oak Ridge North, TX 77386 Montgomery County	Building Type: Class B Office/Medical Status: Built Jun 2005 Building Size: 19,149 SF Typical Floor Size: 19,149 SF Stories: 1 Expenses: 2012 Tax @ \$6.31/sf; 2011 Est Ops @ \$1.92/sf Parking: 295 Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$23.00 % Leased: 100%
Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1				
Sublet Contact: Foldetta Commercial / Ross Foldetta (281) 466-2880 Terrie B. Smith (281) 466-2880 -- 2,000 SF (2,000 SF)				

Great Development

* Excellent Exposure
 Impressive water feature
 Impact landscaping
 I-45 Frontage
 One exit before the Woodlands Mall

Property Description :
 On the East Side of Interstate 45 North Excellent Freeway Visibility I-45 Frontage
 One exit before The Woodlands Mall.
 Easy access from the Hardy Toll Road
 Just South of Memorial Hermann Hospital and Surgery Center

Impressive water feature.
 Unique center design.
 Attractive landscaping.
 Pylon Signage

Montgomery's County Industrial & Office

357



8103 Kuykendahl Rd

Building 2

The Woodlands, TX 77382

Montgomery County

Building Type: **Class B Office**
Status: **Built 2012**
Building Size: **8,117 SF**
Typical Floor Size: **8,117 SF**
Stories: **1**
Expenses: **2015 Tax @ \$5.46/sf**
For Sale: **Not For Sale**

Space Avail: **2,000 SF**
Max Contig: **2,000 SF**
Smallest Space: **2,000 SF**
Rent/SF/Yr: **\$24.00**
% Leased: **100%**

Landlord Rep: Re/Max The Woodlands & Spring / Ivan Arjona (281) 367-7770 -- 2,000 SF (2,000 SF)

358



32107 Tamina Rd

Magnolia, TX 77354

Montgomery County

Building Type: **Class B Industrial**
Status: **Built 2000**
Building Size: **2,000 SF**
Land Area: **0.46 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.97/sf**
For Sale: **For Sale at \$649,000 as part of a portfolio of 2 properties - Active**

Space Avail: **2,000 SF**
Max Contig: **2,000 SF**
Smallest Space: **2,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**

Sales Company: CG Urban Realty Advisors: Chris Gamel (512) 689-9894

Landlord Rep: CG Urban Realty Advisors / Chris Gamel (512) 689-9894 -- 2,000 SF /800 ofc (2,000 SF)

Montgomery's County Industrial & Office

359



2247 N Loop 336 W

Bldg 5

Conroe, TX 77304

Montgomery County

Building Type: **Class C Office**
Status: **Built 2006**
Building Size: **4,806 SF**
Typical Floor Size: **4,806 SF**
Stories: **1**
Expenses: **2015 Tax @ \$2.94/sf**
Parking: **40 free Surface Spaces are available; Ratio of 8.32/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,975 SF**
Max Contig: **1,975 SF**
Smallest Space: **1,975 SF**
Rent/SF/Yr: **\$12.00-\$15.00**
% Leased: **58.9%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,975 SF (1,975 SF)

360



704 N Thompson St

North Thompson Executive Suites

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office**
Status: **Built 1960**
Building Size: **11,000 SF**
Typical Floor Size: **11,000 SF**
Stories: **1**
Expenses: **2012 Tax @ \$1.96/sf**
Parking: **20 free Surface Spaces are available; Ratio of 1.82/1,000 SF**
For Sale: **For Sale individually - Active; also for sale at \$1,250,000 (\$73.53/SF) as part of a portfolio of 2 properties - Active**


Space Avail: **1,837 SF**
Max Contig: **1,326 SF**
Smallest Space: **511 SF**
Rent/SF/Yr: **\$14.00-\$16.50**
% Leased: **83.3%**

Sales Company: Promed Realty Services LLP: Lisa Dominey (936) 441-5606, Barkley Dominey (936) 441-4102

Landlord Rep: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-4102 -- 1,837 SF (511-1,326 SF)

This office Plaza is conveniently located just 3 blocks from revitalized downtown Conroe and offers the legal professional a unique and quality office environment within walking distance of the courthouse. A large conference room with kitchen is available for rent within this facility for meetings and other functions. Ample parking is available to meet the needs of your office, staff and visitors.

Montgomery's County Industrial & Office

361		18059 Highway 105 W Montgomery, TX 77356 Montgomery County	Building Type: Class C Office/Medical Status: Built 2004 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2013 Tax @ \$5.28/sf For Sale: Not For Sale	Space Avail: 1,810 SF Max Contig: 1,810 SF Smallest Space: 1,810 SF Rent/SF/Yr: \$18.00 % Leased: 100%
			Landlord Rep: Promed Realty Services LLP / Barkley Dominey (936) 441-4102 / Lisa Dominey (936) 441-5606 -- 1,810 SF (1,810 SF)	
362		500 Spring Hill Dr Bldg I Spring, TX 77386 Montgomery County	Building Type: Class B Flex Status: Built Apr 2008 Building Size: 9,950 SF Land Area: 2.47 AC Stories: 1 Parking: 48 free Surface Spaces are available; Ratio of 3.20/1,000 SF For Sale: Not For Sale	Space Avail: 1,804 SF Max Contig: 903 SF Smallest Space: 901 SF Rent/SF/Yr: \$13.00-\$13.50 % Leased: 81.9%
			Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,804 SF (901-903 SF)	
363		308-310 S 1st St Conroe, TX 77301 Montgomery County	Building Type: Class C Office Status: Built 1956 Building Size: 9,403 SF Typical Floor Size: 9,403 SF Stories: 1 Expenses: 2015 Tax @ \$0.57/sf For Sale: Not For Sale	Space Avail: 1,800 SF Max Contig: 1,200 SF Smallest Space: 200 SF Rent/SF/Yr: \$13.50-\$15.00 % Leased: 80.9%
			Landlord Rep: Anabel Alvarez / Anabel Alvarez (936) 524-7740 -- 1,800 SF (200-1,200 SF)	

Montgomery's County Industrial & Office

364



10857 Kuykendahl Rd
Building 2
The Woodlands, TX 77382
Montgomery County
NWC of Kuykendahl & Flintridge

Building Type: **Class B Office/Medical**
 Status: **Built Aug 2013**
 Building Size: **48,000 SF**
 Typical Floor Size: **24,000 SF**
 Stories: **2**
 Expenses: **2012 Tax @ \$1.54/sf**
 Parking: **87 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,800 SF**
 Max Contig: **1,800 SF**
 Smallest Space: **1,800 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **96.3%**

Landlord Rep: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 -- 1,800 SF (1,800 SF)

Estimated delivery summer 2013

365



25775 Oak Ridge Dr
Spring, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built 2008**
 Building Size: **11,870 SF**
 Typical Floor Size: **11,870 SF**
 Stories: **1**
 Expenses: **2012 Tax @ \$2.14/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 1.91/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,772 SF**
 Max Contig: **1,772 SF**
 Smallest Space: **1,772 SF**
 Rent/SF/Yr: **\$20.28**
 % Leased: **85.1%**

Landlord Rep: Kurt Kelley / Kurt Kelley (800) 458-4320 -- 1,772 SF (1,772 SF)

366



2253 N Loop 336 W
Bldg 2
Conroe, TX 77304
Montgomery County

Building Type: **Class B Office**
 Status: **Built 2003**
 Building Size: **10,000 SF**
 Typical Floor Size: **10,000 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.24/sf**
 Parking: **85 free Surface Spaces are available; Ratio of 8.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,757 SF**
 Max Contig: **1,757 SF**
 Smallest Space: **1,757 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **82.4%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,757 SF (1,757 SF)

The Highlands Office Park is located on North Loop 336 West in Conroe, Texas. It has excellent access to I-45 (1 mile) and Highway 105 West (.01 Mile). Current clients include dentists, doctors, attorneys, and other professional clients. The property is well landscaped and managed and is the premier office development in Conroe, Texas.

Montgomery's County Industrial & Office

367



117 Magnolia Blvd
Magnolia, TX 77355
Montgomery County

Building Type: **Class C Office**
 Status: **Built 1964**
 Building Size: **1,750 SF**
 Typical Floor Size: **1,750 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.52/sf**
 Parking: **5 free Surface Spaces are available; Ratio of 2.94/1,000 SF**
 For Sale: **For Sale at \$299,000 (\$170.86/SF) - Active**

Space Avail: **1,750 SF**
 Max Contig: **1,750 SF**
 Smallest Space: **1,750 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

Sales Company: Texas CRES LLC: Joel English (713) 473-7200
 Landlord Rep: Texas CRES LLC / Joel English (713) 473-7200 -- 1,750 SF (1,750 SF)

368



4840 W Panther Creek Dr
Panther Creek Professional Plaza II
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Built Nov 1999**
 Building Size: **30,000 SF**
 Typical Floor Size: **15,000 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$3.33/sf**
 Parking: **120 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,721 SF**
 Max Contig: **1,031 SF**
 Smallest Space: **690 SF**
 Rent/SF/Yr: **\$28.50**
 % Leased: **94.3%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,721 SF (690-1,031 SF)

Panther Creek Professional Plaza II is conveniently located near the Randall's/Panther Creek Village Center, just north of Woodlands Parkway at West Panther Creek Drive, adjacent to Panther Creek Professional Plaza I.

369



25003 Pitkin Rd
Bldg C
Spring, TX 77386
Montgomery County




Building Type: **Class B Flex/R&D**
 Status: **Built May 2000**
 Building Size: **11,900 SF**
 Land Area: **4.08 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$4.72/sf, 2009 Est Tax @ \$0.25/sf; 2009 Ops @ \$2.15/sf, 2007 Est Ops @ \$1.21/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 3.20/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,700 SF**
 Max Contig: **1,700 SF**
 Smallest Space: **1,700 SF**
 Rent/SF/Yr: **\$8.64**
 % Leased: **100%**




Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292
 Sublet Contact: Commercial Realty Advisors Houston LLC / Corey King (281) 451-3930 -- 1,700 SF (1,700 SF)

Spring Hill is a 7 building complex, one block from the intersection of I-45 and Rayford-Sawdust Rd. The office spaces is extremely high quality and many of the warehouse spaces are fully air-conditioned. This well-maintained center would provide a quality work environment for any business whether all office oriented or office/warehouse. Individual suites have grade level delivery areas with roll-up doors and there is a dock high delivery area for the use of all tenants.

Montgomery's County Industrial & Office

370		25309-23511 I-45 Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Existing Building Size: 5,309 SF Typical Floor Size: 5,309 SF Stories: 1 Expenses: 2012 Tax @ \$1.10/sf Parking: 12 free Surface Spaces are available; Ratio of 2.26/1,000 SF For Sale: Not For Sale	Space Avail: 1,656 SF Max Contig: 1,656 SF Smallest Space: 1,656 SF Rent/SF/Yr: \$18.00 % Leased: 68.8%
Landlord Rep: Centerpoint Energy Inc -- 1,656 SF (1,656 SF)				
371		1836 Spirit Of Texas Way Conroe, TX 77301 Montgomery County	Building Type: Class B Office Status: Built 2015 Building Size: 24,913 SF Typical Floor Size: 8,304 SF Stories: 3 Expenses: 2015 Tax @ \$0.12/sf For Sale: Not For Sale	Space Avail: 1,651 SF Max Contig: 873 SF Smallest Space: 778 SF Rent/SF/Yr: \$14.00 % Leased: 93.4%
Landlord Rep: Cypressbrook Company / Kimberly Devos (281) 364-1777 X200 -- 1,651 SF (778-873 SF)				
372		3421 W Davis St West Davis Office Center Conroe, TX 77304 Montgomery County	Building Type: Class B Office Status: Built 1970 Building Size: 13,567 SF Typical Floor Size: 6,500 SF Stories: 2 Expenses: 2015 Tax @ \$1.60/sf Parking: 100 free Surface Spaces are available; Ratio of 8.33/1,000 SF For Sale: Not For Sale	Space Avail: 1,570 SF Max Contig: 1,570 SF Smallest Space: 300 SF Rent/SF/Yr: Withheld % Leased: 88.4%
Landlord Rep: Lake Conroe Fine Living / Bruce Sellers (936) 525-3220 -- 1,570 SF (300-630 SF)				
373		33300 Egypt Ln Phase IV Bldg G Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built May 2014 Building Size: 4,935 SF Typical Floor Size: - Stories: - For Sale: Not For Sale	Space Avail: 1,537 SF Max Contig: 811 SF Smallest Space: 726 SF Rent/SF/Yr: \$13.75-\$15.75 % Leased: 68.9%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,537 SF (726-811 SF)				

Montgomery's County Industrial & Office

374		33300 Egypt Ln Phase I Bldg D Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built Dec 2006 Building Size: 5,073 SF Typical Floor Size: 5,073 SF Stories: 1 Expenses: 2012 Tax @ \$1.10/sf; 2011 Ops @ \$2.64/sf Parking: 10 free Surface Spaces are available; Ratio of 1.97/1,000 SF For Sale: Not For Sale	Space Avail: 1,521 SF Max Contig: 1,521 SF Smallest Space: 1,521 SF Rent/SF/Yr: \$13.00 % Leased: 100%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 Sublet Contact: Palermo - Corporate Real Estate Advisors / Damon Palermo SIOR (281) 210-3401 -- 1,521 SF (1,521 SF)				
Easily accessible off Fm 1488 & Fm 2978. Access to the Magnolia, Tomball, and Woodlands communities. The property has an on site dumpster, convenient covered walkway, attractive monument sign and 55 parking spaces available.				
375		1717 Woodstead Ct 1717 Woodstead Court Office Building Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 1983 Building Size: 20,475 SF Typical Floor Size: 20,475 SF Stories: 1 Expenses: 2015 Tax @ \$2.08/sf Parking: 72 Surface Spaces are available; Ratio of 3.25/1,000 SF For Sale: Not For Sale	Space Avail: 1,514 SF Max Contig: 1,514 SF Smallest Space: 1,514 SF Rent/SF/Yr: \$21.00 % Leased: 100%
Landlord Rep: C&H Commercial Realty LLC / Phillip Chadis (281) 684-9436 -- 1,514 SF (1,514 SF)				
Description Attractive 2 story office building which backs to the 15th hole of the Woodlands Country Club east course. Great location. One block off the Woodlands Parkway, easy access to I-45 and Town Center area. Shopping and dining within walking distance. Building has a golf course view.				
376		25329 Budde Rd Building 8- Office Suite Solutions The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built Oct 2014 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 For Sale: Not For Sale	Space Avail: 1,510 SF Max Contig: 1,510 SF Smallest Space: 108 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 1,510 SF (108-1,510 SF)				

Montgomery's County Industrial & Office

377



25511 Budde Rd
Building R - Anderson
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built Sep 2008**
 Building Size: **4,500 SF**
 Typical Floor Size: **7,034 SF**
 Stories: **2**
 Expenses: **2012 Tax @ \$0.76/sf; 2008 Ops @ \$1.60/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 4.44/1,000 SF**
 For Sale: **This property has one 1,500 condo for sale.**

Space Avail: **1,500 SF**
 Max Contig: **1,500 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **\$1.67**
 % Leased: **66.7%**

Landlord Rep: Rick Stallings Team / Rick Stallings (713) 503-0808 -- 1,500 SF (1,500 SF)

This is a 3-unit triplex, each unit contains 1,400 SF of office space. There are hardwood floors, Proland technology, 100% build out and a park like setting.

378



25511 Budde Rd
Madison
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built 2011**
 Building Size: **11,927 SF**
 Typical Floor Size: **6,776 SF**
 Stories: **2**
 Expenses: **2012 Tax @ \$0.38/sf**
 Parking: **15 free Surface Spaces are available; Ratio of 1.26/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,500 SF**
 Max Contig: **1,500 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **\$21.00**
 % Leased: **87.4%**

Landlord Rep: Blavesco / Heather Carlile (936) 672-7671 -- 1,500 SF (1,500 SF)

379



25511 Budde Rd
Bldg 12-Jefferson
The Woodlands, TX 77380
Montgomery County


Building Type: **Class B Office**
 Status: **Existing**
 Building Size: **4,500 SF**
 Typical Floor Size: **4,500 SF**
 Stories: **1**
 For Sale: **This property has one 1,500 condo for sale.**

Space Avail: **1,500 SF**
 Max Contig: **1,500 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **66.7%**

Landlord Rep: Newcor Commercial Real Estate / David Alexander (281) 210-3090 X3 / Ryan Dierker (281) 210-2484 -- 1,500 SF (1,500 SF)

Montgomery's County Industrial & Office

380




26009 A Budde Rd
Bldg A
The Woodlands, TX 77380
Montgomery County

Building Type: **Class C Office**
Status: **Built 1999**
Building Size: **6,000 SF**
Typical Floor Size: **6,000 SF**
Stories: **1**
Expenses: **2012 Tax @ \$4.61/sf, 2001 Est Tax @ \$5.00/sf**
Parking: **18 Surface Spaces are available; Ratio of 3.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **\$14.00**
% Leased: **75.0%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,500 SF (1,500 SF)

381




690 S Loop 336
Conroe, TX 77304
Montgomery County

Building Type: **Class B Office/Medical**
Status: **Built Apr 2012**
Building Size: **100,000 SF**
Typical Floor Size: **25,000 SF**
Stories: **4**
Expenses: **2012 Tax @ \$2.56/sf**
Parking: **125 free Surface Spaces are available; Ratio of 1.25/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **\$20.50**
% Leased: **98.5%**

Landlord Rep: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-4102 -- 1,500 SF (1,500 SF)

382



250 Ed English Dr
Building 2
Shenandoah, TX 77385
Montgomery County

Building Type: **Class B Office**
Status: **Built Mar 2015**
Building Size: **5,800 SF**
Typical Floor Size: **5,800 SF**
Stories: **1**
Expenses: **2015 Tax @ \$1.12/sf**
Parking: **24 Surface Spaces are available; Ratio of 4.13/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,455 SF**
Max Contig: **1,455 SF**
Smallest Space: **1,455 SF**
Rent/SF/Yr: **\$23.75**
% Leased: **74.9%**

Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 / Dan Vertrees (281) 466-2880 -- 1,455 SF (1,455 SF)

Montgomery's County Industrial & Office

383



10655 Six Pines Dr
Spurwood Office Bldg
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built Jun 1985**
 Building Size: **23,432 SF**
 Typical Floor Size: **11,716 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$2.21/sf**
 Parking: **69 free Surface Spaces are available; Ratio of 2.94/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,455 SF**
 Max Contig: **1,455 SF**
 Smallest Space: **1,455 SF**
 Rent/SF/Yr: **\$25.00**
 % Leased: **93.8%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,455 SF (1,455 SF)

Unknown when the building sold. Buyer was Tangent Office Partners I. Seller was Spurwood. Cole Commercial Represented the buyer. Walter Jolley Properties represented the seller. The price is also unknown.

384



8505 Technology Forest Pl
Bldg 5
The Woodlands, TX 77381
Montgomery County

Building Type: **Class B Office**
 Status: **Built Jun 2012**
 Building Size: **16,445 SF**
 Typical Floor Size: **16,445 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$9.17/sf**
 Parking: **24 free Surface Spaces are available; Ratio of 1.46/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,365 SF**
 Max Contig: **1,225 SF**
 Smallest Space: **140 SF**
 Rent/SF/Yr: **\$25.47-\$68.52**
 % Leased: **92.6%**

Landlord Rep: Re/Max The Woodlands & Spring / Ivan Arjona (281) 367-7770 -- 1,225 SF (1,225 SF)

Leasing Company: The Commercial Professionals / Lance Langenhoven (832) 483-8655 -- 140 SF (140 SF)

Montgomery's County Industrial & Office

385



7 Grogans Park Dr

Bldg C

Spring, TX 77380

Montgomery County

Building Type: **Class B Office**
 Status: **Existing**
 Building Size: **2,700 SF**
 Typical Floor Size: **2,700 SF**
 Stories: **1**
 Parking: **12 free Surface Spaces are available; Ratio of 6.98/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,350 SF**
 Max Contig: **1,350 SF**
 Smallest Space: **1,350 SF**
 Rent/SF/Yr: **\$20.00**
 % Leased: **100%**

Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 1,350 SF (1,350 SF)

386



24800 N I-45 Fwy

Advantage Executive Suites

The Woodlands, TX 77386

Montgomery County

Near Intersection of I-45 & Sawdust

Building Type: **Class B Office**
 Status: **Built 1976**
 Building Size: **62,200 SF**
 Typical Floor Size: **20,666 SF**
 Stories: **3**
 Expenses: **2016 Est Tax @ \$0.60/sf**
 Parking: **40 free Surface Spaces are available; 2 free Covered Spaces are available; Ratio of 0.67/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,343 SF**
 Max Contig: **800 SF**
 Smallest Space: **121 SF**
 Rent/SF/Yr: **\$17.93**
 % Leased: **97.8%**




Landlord Rep: Hagerman Real Estate / Sherry McShan (281) 367-8800 / John D. Hagerman (281) 367-8800 -- 1,343 SF (121-800 SF)

- * Retail
- * Great freeway access
- * Easy access to Freeway and Hardy Toll Road
- * 24 hour access to building
- * Free private mailbox
- * Building alarm
- * Barrier gate parking
- * Executive suites




Montgomery's County Industrial & Office

387		19701 Kingwood Dr Bldg 1 Kingwood, TX 77339 Montgomery County	Building Type: Class B Office Status: Built Apr 2009 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2012 Tax @ \$0.79/sf; 2010 Ops @ \$3.80/sf Parking: 23 free Surface Spaces are available; Ratio of 4.79/1,000 SF For Sale: Not For Sale	Space Avail: 1,335 SF Max Contig: 1,335 SF Smallest Space: 1,335 SF Rent/SF/Yr: \$24.50 % Leased: 72.2%
Landlord Rep: Centermark Commercial Real Estate / Eric Hughes (713) 461-4750 / Nathan Rodriguez (832) 875-7548 -- 1,335 SF (1,335 SF)				
388		33300 Egypt Ln Phase II Bldg B Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built 2004 Building Size: 7,394 SF Typical Floor Size: 7,394 SF Stories: 1 Expenses: 2011 Tax @ \$1.02/sf, 2012 Est Tax @ \$4.86/sf; 2011 Ops @ \$2.64/sf, 2012 Est Ops @ \$3.00/sf Parking: 10 free Surface Spaces are available; Ratio of 1.35/1,000 SF For Sale: Not For Sale	Space Avail: 1,307 SF Max Contig: 1,307 SF Smallest Space: 1,307 SF Rent/SF/Yr: \$13.75-\$15.75 % Leased: 100%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,307 SF (1,307 SF)				
389		33300 Egypt Ln Phase II Bldg C Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built 2004 Building Size: 6,279 SF Typical Floor Size: 6,279 SF Stories: 1 Expenses: 2011 Tax @ \$0.96/sf, 2012 Est Tax @ \$5.72/sf; 2011 Ops @ \$2.64/sf, 2012 Est Ops @ \$3.66/sf Parking: 12 free Surface Spaces are available; Ratio of 1.91/1,000 SF For Sale: Not For Sale	Space Avail: 1,287 SF Max Contig: 724 SF Smallest Space: 563 SF Rent/SF/Yr: \$13.50-\$16.50 % Leased: 79.5%
Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,287 SF (563-724 SF)				
390		26597 E River Rd Splendora, TX 77372 Montgomery County	Building Type: Class B Warehouse Status: Built 2003 Building Size: 4,999 SF Land Area: 1.01 AC Stories: 1 Expenses: 2013 Tax @ \$0.61/sf Parking: 10 Surface Spaces are available For Sale: Not For Sale	Space Avail: 1,277 SF Max Contig: 1,277 SF Smallest Space: 1,277 SF Rent/SF/Yr: \$10.33 % Leased: 74.5%
Landlord Rep: Depina David A / David Depina / Anthony Depina (832) 371-9102 -- 1,277 SF (1,277 SF)				

Montgomery's County Industrial & Office

391		2219 Sawdust Rd Building 13 The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built Oct 2014 Building Size: 5,000 SF Typical Floor Size: 5,000 SF Stories: 1 For Sale: Not For Sale	Space Avail: 1,250 SF Max Contig: 1,250 SF Smallest Space: 1,250 SF Rent/SF/Yr: \$24.00 % Leased: 75.0%
Landlord Rep: Bobek Realty Group / J.Orville J. Bobek (281) 723-0215 -- 1,250 SF (1,250 SF)				
392		8505 Technology Forest Pl Building 3 The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Built Mar 2011 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2012 Tax @ \$22.31/sf Parking: 22 free Surface Spaces are available; Ratio of 4.49/1,000 SF For Sale: Not For Sale	Space Avail: 1,250 SF Max Contig: 1,250 SF Smallest Space: 1,250 SF Rent/SF/Yr: \$27.84 % Leased: 100%
Landlord Rep: Company information unavailable at this time Sublet Contact: Colliers International / Jason Tangen (713) 830-4006 -- 1,250 SF (1,250 SF)				
393		8505 Technology Forest Pl Bldg 11 The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office/Office Live/Work Unit Status: Built 2010 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2009 Tax @ \$5.59/sf Parking: 8 free Surface Spaces are available; Ratio of 1.63/1,000 SF For Sale: Not For Sale	Space Avail: 1,250 SF Max Contig: 1,250 SF Smallest Space: 1,250 SF Rent/SF/Yr: \$23.00 % Leased: 74.5%
Landlord Rep: Colliers International / Todd Edmonds (713) 830-2113 / Michelle Soderberg (713) 222-2111 -- 1,250 SF (1,250 SF)				

Montgomery's County Industrial & Office

394		1104 Wilson Rd Conroe, TX 77301 Montgomery County	Building Type: Class C Office Status: Built 2004 Building Size: 3,898 SF Typical Floor Size: 3,898 SF Stories: 1 Expenses: 2012 Tax @ \$2.74/sf Parking: 12 free Surface Spaces are available; Ratio of 3.08/1,000 SF For Sale: Not For Sale	Space Avail: 1,250 SF Max Contig: 1,250 SF Smallest Space: 1,250 SF Rent/SF/Yr: \$18.00 % Leased: 67.9%
Landlord Rep: Lake Conroe Fine Living / Bruce Sellers (936) 525-3220 -- 1,250 SF (1,250 SF)				
395		27162 Fm-2978 Magnolia, TX 77354 Montgomery County	Building Type: Class C Office/Office Live/Work Unit Status: Existing Building Size: 1,237 SF Typical Floor Size: 1,237 SF Stories: 1 Expenses: 2015 Tax @ \$3.53/sf Parking: 10 free Surface Spaces are available; Ratio of 8.08/1,000 SF For Sale: Not For Sale	Space Avail: 1,237 SF Max Contig: 1,237 SF Smallest Space: 1,237 SF Rent/SF/Yr: \$16.49 % Leased: 0%
Landlord Rep: Century 21 Hardee-Team Realty / Chris Hardee (281) 351-5800 -- 1,237 SF (1,237 SF)				
396		17198 St. Luke's Way Medical Arts Center I The Woodlands, TX 77384 Montgomery County	Building Type: Class B Office/Medical Status: Built 2003 Building Size: 96,213 SF Typical Floor Size: 16,035 SF Stories: 6 Expenses: 2012 Tax @ \$18.22/sf Parking: 275 free Surface Spaces are available; Ratio of 2.85/1,000 SF For Sale: Not For Sale	Space Avail: 1,219 SF Max Contig: 1,219 SF Smallest Space: 1,219 SF Rent/SF/Yr: Withheld % Leased: 98.7%
Landlord Rep: CBRE / Nelson Udstuen (713) 577-1716 -- 1,219 SF (1,219 SF)				

Montgomery's County Industrial & Office

397



96 Beachwalk Blvd
Stroman Campus Bldg 2
Conroe, TX 77304
Montgomery County

Building Type: **Class C Office**
 Status: **Built 1994**
 Building Size: **30,026 SF**
 Typical Floor Size: **2,367 SF**
 Stories: **2**
 Expenses: **2012 Tax @ \$0.45/sf**
 Parking: **30 free Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **\$11.00-\$14.36**
 % Leased: **96.0%**

Landlord Rep: Stroman Realty, Inc. / Wayne Stroman (936) 588-4444 -- 1,200 SF (1,200 SF)

There is a new two-story building of 14,400 sq. ft. in the Stroman Realty office complex located on Highway 105 W in Conroe, Texas.

Office and retail space will be available.

Lakeview Center Specifications:

Status: Ground floor 2400' end cap available – Second floor 3000' can be subdivided
 Total Size: 14,400 Sq. Feet

View: Water view – What a great place to have an office.

Stories: 2, Elevator in lobby.

Location: Next to Stroman Realty at 14500 Hwy. 105 West Conroe, TX 77304

398



309 Briar Rock Rd
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Flex**
 Status: **Built 1984, Renov 2008**
 Building Size: **49,200 SF**
 Land Area: **2.06 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.43/sf**
 Parking: **22 free Surface Spaces are available; Ratio of 2.85/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **97.6%**

Landlord Rep: Mason-Connelly Real Estate / Ryan Mason (888) 937-5920 -- 1,200 SF (1,200 SF)

Located in the Borough Park Business Center.

399



14729 Highway 105 W
Southlake Plaza
Montgomery, TX 77356
Montgomery County

Building Type: **Class B Office**
 Status: **Built Dec 2002**
 Building Size: **10,280 SF**
 Typical Floor Size: **8,126 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$1.74/sf**
 Parking: **35 free Surface Spaces are available; Ratio of 3.40/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **\$26.00**
 % Leased: **88.3%**

Landlord Rep: Mariner Realty / W.Wendy W. Goebel (936) 890-6161 / Cindy Waters (936) 890-6161 -- 1,200 SF (1,200 SF)

Located next to the new Lake Conroe Inn.

Montgomery's County Industrial & Office

400



1715 Sawdust Rd
Spring, TX 77380
Montgomery County

Building Type: **Class B Warehouse**
 Status: **Built 1983**
 Building Size: **20,550 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2015 Tax @ \$0.63/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 1.46/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **\$13.20**
 % Leased: **94.2%**

Landlord Rep: Steven H. Clegg & Marc D Ashley / (281) 550-7000
 Leasing Company: Southwest Realty Consultants / Steven Clegg (281) 550-7000 -- 1,200 SF (1,200 SF)

401



2219 Sawdust Rd
Building 18
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
 Status: **Built Apr 2014**
 Building Size: **4,900 SF**
 Typical Floor Size: **4,900 SF**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **\$23.50**
 % Leased: **75.5%**

Landlord Rep: Rick Stallings Team / Rick Stallings (713) 503-0808 -- 1,200 SF (1,200 SF)

Grogan's Ridge Office Condos, located in the prestigious community of The Woodlands, have impressive stone/stucco exteriors. These richly appointed offices offer single story convenience with plenty of parking right in front, a private, professional entrance, reception area, kitchen with granite countertops, 4 large offices (or 3 + conference room) and a restroom. Each condominium has separate HVAC & metering. Four condos per building can be purchased together or separately. Access between adjoining condos may be easily created. Perfect for professionals or small businesses needing to expand.

402



2219 Sawdust Rd
Building 16
The Woodlands, TX 77380
Montgomery County


Building Type: **Class B Office**
 Status: **Built 2013**
 Building Size: **6,000 SF**
 Typical Floor Size: **6,000 SF**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **\$21.50**
 % Leased: **80.0%**

Landlord Rep: SHB Development LLC / Fleming Lester (832) 772-6866 X103 -- 1,200 SF (1,200 SF)

Grogan's Ridge Office Condos, located in the prestigious community of The Woodlands, have impressive stone/stucco exteriors. These richly appointed offices offer single story convenience with plenty of parking right in front, a private, professional entrance, reception area, kitchen with granite countertops, 4 large offices (or 3 + conference room) and a restroom. Each condominium has separate HVAC & metering. Four condos per building can be purchased together or separately. Access between adjoining condos may be easily created. Perfect for professionals or small businesses needing to expand.

Montgomery's County Industrial & Office

403		8505 Technology Forest Pl Bldg 8 The Woodlands, TX 77381 Montgomery County	Building Type: Class B Office Status: Built Dec 2011 Building Size: 7,763 SF Typical Floor Size: 7,763 SF Stories: 1 Expenses: 2012 Tax @ \$14.08/sf Parking: Ratio of 3.22/1,000 SF For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$26.00 % Leased: 100%
Landlord Rep: SHB Development LLC / Fleming Lester (832) 772-6866 X103 -- 1,200 SF (1,200 SF)				
404		28030 FM 2978 Rd Magnolia, TX 77354 Montgomery County	Building Type: Class B Flex Status: Built 2008 Building Size: 15,400 SF Land Area: 6.26 AC Stories: 1 Expenses: 2012 Tax @ \$1.26/sf Parking: 75 free Surface Spaces are available; Ratio of 4.87/1,000 SF For Sale: Not For Sale	Space Avail: 1,084 SF Max Contig: 875 SF Smallest Space: 82 SF Rent/SF/Yr: \$13.67-\$75.30 % Leased: 100%
Landlord Rep: Fm 2978 Property Llc / Kathy Martin (832) 473-1405 Sublet Contact: Ministry Pass / Chris Henson (713) 560-6448 -- 1,084 SF (82-875 SF)				
405		530 Collins St Conroe, TX 77301 Montgomery County	Building Type: Class C Office Status: Built 1950 Building Size: 1,294 SF Typical Floor Size: 1,294 SF Stories: 1 Expenses: 2015 Tax @ \$1.70/sf Parking: 15 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 1,000 SF Max Contig: 1,000 SF Smallest Space: 1,000 SF Rent/SF/Yr: \$24.00 % Leased: 22.7%
Landlord Rep: Keller Williams Realty / Michelle Priest (936) 525-3200 -- 1,000 SF (1,000 SF)				
406		26119 I-45 A7 Business Plaza Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Built Jun 2011 Building Size: 11,011 SF Typical Floor Size: 5,774 SF Stories: 2 Expenses: 2015 Tax @ \$3.01/sf, 2014 Est Tax @ \$3.03/sf; 2014 Est Ops @ \$4.75/sf Parking: 22 free Surface Spaces are available; Ratio of 2.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,000 SF Max Contig: 1,000 SF Smallest Space: 125 SF Rent/SF/Yr: \$22.00-\$24.00 % Leased: 90.9%
Landlord Rep: Parker International Properties / Natalie Hurley (281) 650-6170 -- 1,000 SF (125-1,000 SF)				

Montgomery's County Industrial & Office

407		25132 Oakhurst Dr Oakhurst Bldg Spring, TX 77386 Montgomery County	Building Type: Class C Office Status: Built 1978 Building Size: 24,080 SF Typical Floor Size: 10,924 SF Stories: 2 Expenses: 2015 Tax @ \$1.83/sf, 2012 Est Tax @ \$0.99/sf; 2010 Ops @ \$3.74/sf, 2012 Est Ops @ \$3.60/sf Parking: 56 free Surface Spaces are available; Ratio of 3.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,000 SF Max Contig: 1,000 SF Smallest Space: 1,000 SF Rent/SF/Yr: \$19.80 % Leased: 95.9% For Sale: Not For Sale
Landlord Rep: Oakhurst Investment Group, LLC / Kendra Wolf (281) 364-3100 -- 1,000 SF (1,000 SF)				
408		701 Sawdust Rd Spring, TX 77380 Montgomery County	Building Type: Class C Office Status: Built 1999 Building Size: 4,056 SF Typical Floor Size: 2,028 SF Stories: 2 Expenses: 2015 Tax @ \$2.12/sf For Sale: Not For Sale	Space Avail: 960 SF Max Contig: 960 SF Smallest Space: 960 SF Rent/SF/Yr: \$25.00 % Leased: 76.3%
Landlord Rep: Epic Software Group / Vic Cherubini (281) 363-3742 -- 960 SF (960 SF)				
409		1733 Woodstead Ct The Woodlands The Woodlands, TX 77380 Montgomery County	Building Type: Class C Office Status: Built 1980 Building Size: 17,000 SF Typical Floor Size: 7,551 SF Stories: 2 Expenses: 2015 Tax @ \$1.93/sf Parking: 40 Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 943 SF Max Contig: 943 SF Smallest Space: 943 SF Rent/SF/Yr: \$19.00 % Leased: 100%
Landlord Rep: C&H Commercial Realty LLC / Phillip Chadis (281) 684-9436 Sublet Contact: NAI Partners / Sam Hansen (713) 985-4614 Doug Pack (713) 985-4414 -- 943 SF (943 SF)				
410		403 Corporate Woods Dr Magnolia, TX 77354 Montgomery County	Building Type: Class B Office Status: Built 2006 Building Size: 12,590 SF Typical Floor Size: 6,295 SF Stories: 2 Expenses: 2015 Tax @ \$1.81/sf Parking: 24 free Surface Spaces are available; Ratio of 1.82/1,000 SF For Sale: For Sale at \$2,395,000 (\$190.23/SF) - Active	Space Avail: 940 SF Max Contig: 940 SF Smallest Space: 128 SF Rent/SF/Yr: Withheld % Leased: 92.5%
Sales Company: Betsy Scofield & Associates: Sunny Scofield (713) 657-5937 Landlord Rep: Betsy Scofield & Associates / Sunny Scofield (713) 657-5937 -- 940 SF (128-940 SF)				

Montgomery's County Industrial & Office

411



25511 Budde Rd
Building G - Caroline
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
Status: **Built Jul 2009**
Building Size: **4,500 SF**
Typical Floor Size: **4,500 SF**
Stories: **2**
Expenses: **2007 Tax @ \$0.88/sf**
Parking: **10 Surface Spaces are available; Ratio of 2.22/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **900 SF**
Max Contig: **900 SF**
Smallest Space: **900 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**

Landlord Rep: Brownstone Office Condominiums, LP / (281) 292-6100
Leasing Company: Blavesco / Heather Carlile (936) 672-7671 -- 900 SF (900 SF)

This building is a three-unit triplex, each unit with a total of 1,400 sf. Each triplex has hardwood floors, Proland technology, 100% build out, and a park-like setting.

412



25511 Budde Rd
Building D - Reagan
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
Status: **Built Nov 2008**
Building Size: **4,500 SF**
Typical Floor Size: **2,250 SF**
Stories: **2**
Expenses: **2015 Tax @ \$1.53/sf; 2008 Ops @ \$1.60/sf**
Parking: **8 free Surface Spaces are available; Ratio of 1.78/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **895 SF**
Max Contig: **895 SF**
Smallest Space: **895 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**

Landlord Rep: Brownstone Office Condominiums, LP / (281) 292-6100
Leasing Company: Parker International Properties / Natalie Hurley (281) 650-6170 -- 895 SF (895 SF)

This building is a triplex with three units, each 1,400 sf. The triplex includes hardwood floors, Proland technology, 100% build out, and a park-like setting.

Montgomery's County Industrial & Office

413



25511 Budde Rd
The Woodlands, TX 77380
Montgomery County

Building Type: **Class B Office**
Status: **Built Dec 2013**
Building Size: **5,000 SF**
Typical Floor Size: **5,000 SF**
Stories: **1**
Expenses: **2012 Tax @ \$0.73/sf**
Parking: **23 free Surface Spaces are available; Ratio of 4.60/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **887 SF**
Max Contig: **887 SF**
Smallest Space: **100 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**

Landlord Rep: KW Commercial - The Woodlands / Luis Esparza (281) 364-1588
Sublet Contact: Parker International Properties / Natalie Hurley (281) 650-6170 -- 887 SF (100-887 SF)

Beautifully decorated and spacious 2-story office condominiums. Gorgeous reception room, conference room with Aver video conference equipment and fully equipped kitchen to be used by all tenants. This luxury office space has all the advantages of modern high-rise within a peaceful private gated and wooded office condominium complex.
From Houston: Take I-45 and exit Rayford/Sawdust Rd. and turn left on Sawdust. Turn right on Budde Rd and then a left into the Brownstone Office Condominiums.

This project delivered in December of 2013.

There are twelve buildings total, with 4 condos each. Each condo is measured at 1240SF. Total project will yield 48 condos.

414



8350 Ashlane Way
Ashlane Way Professional Building
The Woodlands, TX 77382
Montgomery County

Building Type: **Class B Office**
Status: **Built Mar 2014**
Building Size: **12,700 SF**
Typical Floor Size: **6,350 SF**
Stories: **2**
Expenses: **2015 Tax @ \$0.00/sf**
Parking: **45 free Surface Spaces are available; Ratio of 3.54/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **885 SF**
Max Contig: **308 SF**
Smallest Space: **105 SF**
Rent/SF/Yr: **Withheld**
% Leased: **95.5%**


Landlord Rep: KW Commercial - The Woodlands / Nina Marino (281) 364-1588 -- 577 SF (114-215 SF)
Leasing Company: TW Office Suites / Jose F. Garcia (832) 702-9267 -- 308 SF (105-308 SF)


Description


Ashlane Way Professional Building is a new two-story 12,707 sq. ft.-class B office building. The building has only 8 office spaces. It offers 45 parking spaces.

Premier location in coveted Sterling Ridge in The Woodlands. The building is located in Ashlane Way, next to the South Montgomery Public Library, The YMCA Sterling Ridge Campus. Retail and restaurants within walking distance.



Montgomery's County Industrial & Office

415		12721 Sawmill Rd The Woodlands Professional Building The Woodlands, TX 77380 Montgomery County	Building Type: Class C Office Status: Built 1986, Renov 2006 Building Size: 4,872 SF Typical Floor Size: 4,872 SF Stories: 1 Expenses: 2015 Tax @ \$3.06/sf, 2013 Est Tax @ \$2.09/sf; 2010 Ops @ \$4.38/sf, 2013 Est Ops @ \$4.38/sf Parking: 32 free Surface Spaces are available; Ratio of 6.56/1,000 SF For Sale: Not For Sale	Space Avail: 846 SF Max Contig: 466 SF Smallest Space: 380 SF Rent/SF/Yr: \$24.00 % Leased: 82.6%
Landlord Rep: Greater Houston Group / Jake Ashmore (281) 469-0092 / Jerry Ashmore (281) 469-0092 -- 846 SF (380-466 SF)				
Description Beautiful, single story office building with small office suites available. Amenities include: Access to Conference Room with power point projector, access to Kitchen, Janitorial Service, Pre-wired for T-1, phone and internet connections, back patio perfect for lunch or coffee breaks. Located just off of Sawdust Rd on Sawmill Rd. From I-45, take Sawdust Rd going west. Continue on to Sawdust Rd, turn left onto Sawmill Rd. Office building will be on your right.				

416		26232 FM 2978 Building C Magnolia, TX 77354 Montgomery County	Building Type: Class B Flex Status: Built 2013 Building Size: 3,000 SF Land Area: 2.34 AC Stories: 1 Expenses: 2012 Tax @ \$0.63/sf Parking: 45 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 750 SF Max Contig: 750 SF Smallest Space: 750 SF Rent/SF/Yr: \$13.20 % Leased: 75.0%
Landlord Rep: JJ Commercial Development, LLC / Juan Cataldo (832) 729-7180 -- 750 SF (750 SF)				

417		100 Medical Center Blvd Park Place Professional Bldg Conroe, TX 77304 Montgomery County	Building Type: Class B Office/Medical Status: Built 1988, Renov 2002 Building Size: 38,000 SF Typical Floor Size: 19,000 SF Stories: 2 Expenses: 2015 Tax @ \$2.20/sf; 2008 Ops @ \$9.50/sf Parking: 222 free Surface Spaces are available; Ratio of 1.58/1,000 SF For Sale: Not For Sale	Space Avail: 700 SF Max Contig: 700 SF Smallest Space: 700 SF Rent/SF/Yr: \$17.50 % Leased: 98.2%
Landlord Rep: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-4102 -- 700 SF (700 SF)				
Newly renovated property.				

Montgomery's County Industrial & Office

418		26202 Oak Ridge Dr BLDG# B The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 2011 Building Size: 9,430 SF Typical Floor Size: 4,715 SF Stories: 2 Expenses: 2015 Tax @ \$3.38/sf; 2011 Ops @ \$2.35/sf Parking: 40 free Surface Spaces are available; Ratio of 4.24/1,000 SF For Sale: Not For Sale	Space Avail: 420 SF Max Contig: 420 SF Smallest Space: 125 SF Rent/SF/Yr: \$22.00-\$24.00 % Leased: 95.6%
Landlord Rep: Parker International Properties / Natalie Hurley (281) 650-6170 -- 420 SF (125-420 SF)				
419		32319 Tamina Rd Magnolia, TX 77354 Montgomery County	Building Type: Class B Flex Status: Built May 2015 Building Size: 7,590 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.27/sf For Sale: Not For Sale	Space Avail: 389 SF Max Contig: 142 SF Smallest Space: 120 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707				
Sublet Contact: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 247 SF (120-127 SF)				
Biosolventus Corp / Toralf Hey (281) 323-8076 -- 142 SF (142 SF)				
420		1095 Evergreen Cir The Woodlands Office Suites The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built 2002 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2012 Tax @ \$2.12/sf Parking: 95 free Surface Spaces are available; Ratio of 6.33/1,000 SF For Sale: Not For Sale	Space Avail: 350 SF Max Contig: 350 SF Smallest Space: 100 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: The Woodlands Office Suites / Karli Robb (281) 210-0005 -- 350 SF (100-350 SF)				
421		26514 I-45 N Fwy Spring, TX 77386 Montgomery County GPS 30.13N x 95.44W	Building Type: Class B Office Status: Built 1982 Building Size: 7,322 SF Typical Floor Size: 7,322 SF Stories: 1 Expenses: 2015 Tax @ \$1.92/sf For Sale: Not For Sale	Space Avail: 262 SF Max Contig: 262 SF Smallest Space: 262 SF Rent/SF/Yr: Withheld % Leased: 100%
Landlord Rep: Ingram Commercial Real Estate / Bill Ingram (281) 364-8000 -- 262 SF (262 SF)				

Montgomery's County Industrial & Office

422



221-223 Simonton St
Conroe, TX 77301
Montgomery County

Building Type: **Class C Office**
 Status: **Built 1940**
 Building Size: **5,000 SF**
 Typical Floor Size: **5,000 SF**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.94/sf**
 For Sale: **Not For Sale**

Space Avail: **250 SF**
 Max Contig: **250 SF**
 Smallest Space: **250 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

Landlord Rep: Keller Williams Realty / Michelle Priest (936) 525-3200 -- 250 SF (250 SF)

423



32222 Tamina Rd
Magnolia, TX 77354
Montgomery County

Building Type: **Class B Office**
 Status: **Built 2009**
 Building Size: **8,111 SF**
 Typical Floor Size: **6,342 SF**
 Stories: **2**
 For Sale: **Not For Sale**

Space Avail: **225 SF**
 Max Contig: **225 SF**
 Smallest Space: **225 SF**
 Rent/SF/Yr: **\$31.68**
 % Leased: **100%**

Landlord Rep: *Company information unavailable at this time*

Sublet Contact: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 225 SF (225 SF)

424



3305 W Davis St
Conroe, TX 77304
Montgomery County

Building Type: **Class C Office**
 Status: **Built 1980**
 Building Size: **6,000 SF**
 Typical Floor Size: **6,000 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.00/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **For Sale at \$645,000 (\$107.50/SF) - Active**




Space Avail: **200 SF**
 Max Contig: **200 SF**
 Smallest Space: **200 SF**
 Rent/SF/Yr: **\$15.00**
 % Leased: **100%**

Sales Company: Foldetta Commercial: Ross Foldetta (281) 466-2880 X1

Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 200 SF (200 SF)

Building has been completely updated inside with new floors, counters, and common areas.

Montgomery's County Industrial & Office

425		318 N Main St Conroe, TX 77301 Montgomery County	Building Type: Class C Office Status: Built 2005 Building Size: 3,840 SF Typical Floor Size: 3,840 SF Stories: 1 Expenses: 2015 Tax @ \$2.06/sf For Sale: Not For Sale	Space Avail: 200 SF Max Contig: 200 SF Smallest Space: 200 SF Rent/SF/Yr: \$468.00 % Leased: 100%
		Landlord Rep: <i>Company information unavailable at this time</i>		
426		25307 I-45 Bldg 4 Spring, TX 77380 Montgomery County	Building Type: Class B Office Status: Existing Building Size: 12,808 SF Typical Floor Size: 12,808 SF Stories: 1 Expenses: 2012 Tax @ \$0.45/sf Parking: 15 free Surface Spaces are available; Ratio of 1.17/1,000 SF For Sale: Not For Sale	Space Avail: 159 SF Max Contig: 159 SF Smallest Space: 159 SF Rent/SF/Yr: \$49.06 % Leased: 98.8%
		Landlord Rep: <i>Cole Realty / Morgan Cole (281) 362-7078 -- 159 SF (159 SF)</i>		
427		25329 Budde Rd Building 5 The Woodlands, TX 77380 Montgomery County	Building Type: Class B Office Status: Built Jul 2014 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 For Sale: Not For Sale	Space Avail: 140 SF Max Contig: 140 SF Smallest Space: 140 SF Rent/SF/Yr: Withheld % Leased: 100%
		Landlord Rep: <i>Company information unavailable at this time</i> Sublet Contact: <i>Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 140 SF (140 SF)</i>		

Montgomery's County Industrial & Office

428



3117 College Park Dr
The Woodlands, TX 77384
Montgomery County

Building Type: **Class B Office/Medical**
Status: **Built Feb 2013**
Building Size: **30,000 SF**
Typical Floor Size: **15,000 SF**
Stories: **2**
Expenses: **2012 Tax @ \$0.59/sf**
For Sale: **Not For Sale**

Space Avail: **140 SF**
Max Contig: **140 SF**
Smallest Space: **140 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102
Sublet Contact: Woodlands Realty Professionals / Aradio Zambrano (281) 298-8707 -- 140 SF (140 SF)

Generous tenant improvement allowance. This 2-story, state-of-the-art medical office bldg, will consist of 30,000 SF, divisible to 2,000 SF. Site is located less than 1 mile from I-45, and is adjacent to Lone Star College. Major businesses within this area include Memorial Hermann, St. Luke's and MD Anderson Hospitals, among others. The Woodlands is consistently ranked among the top master planned communities in the nation.