



CORPORATE HEADQUARTERS FOR LEASE

Available January 1, 2026

24955 Interstate 45 North, The Woodlands, TX 77380



PROPERTY HIGHLIGHTS

An exceptional opportunity for a prominent corporate presence in North Houston, 24955 Interstate 45 North is a premier seven-story, Class A office building offering significant space for lease.

Ideally situated south of The Woodlands with direct frontage on I-45, this property provides unparalleled branding and signage visibility to high-volume traffic.

-  RBA: 152,933 SF
-  Stories: 7
-  Typical Floor: 22,684 SF
-  Parking: 3.9 Per 1,000
-  10 ft Ceilings
-  Secure Access With On-Site Security
-  Raised Floors
-  High Visibility Branding Opportunity



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A 3D architectural rendering of a modern, seven-story office building. The building is dark blue with white window frames. The name "TETRA TECHNOLOGIES, INC." is displayed in large, white, sans-serif capital letters across the top of the facade. On the right side of the building, the word "TETRA" is repeated in a smaller font. The building is divided into seven horizontal sections, each representing a floor. White lines separate the floors. On the right side of the building, the floors are labeled from top to bottom: "7th Floor", "6th Floor", "5th Floor", "4th Floor", "3rd Floor", "2nd Floor", and "1st Floor". Each floor has a white callout box indicating the available square footage: "22,716 SF Available" for floors 2 through 6, and "12,000 SF Available" for the ground floor (1st Floor). The building has a modern, industrial aesthetic with a flat roof and a prominent entrance on the left side.

LOCATION

Its strategic location ensures easy access, being just minutes from The Woodlands and City Place, and offering a swift connection to the Grand Parkway, Hardy Toll Road, and George Bush Intercontinental Airport.

● Walkable access to:

- Fitness Connection
- Era Pickleball
- Walgreens
- Popeyes Louisiana Kitchen
- The Olive Oil Restaurant
- Good City Coffee Co.
- Kolache Factory
- Natalita's #2
- The Omega Grill
- Pit-Master Bar-B-Que
- Ale & Ivy
- ZapVor by Thai Spice - The Woodlands
- Kobe Japanese Grill and sushi
- Sushi Masa Spring





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