



# For Sublease

## **±4,000-19,446 s.f. office space now available**

- 4 Star, Class A office building
- Premises: ±19,446 s.f. (divisible) on the 3rd floor
- Base rent: Negotiable
- Opex: \$11.70/s.f. (estimated 2020)
- Term through: July 31, 2027  
(Shorter term available/negotiable)
- TI: As-is
- Newly constructed space and in plug n' play condition
- Furniture available/negotiable
- Garage parking: 4/1,000 at market rates
- LEED Silver certification
- 24/7 on-site security with card-key access and video surveillance

**Sierra Pines II**  
**1575 Sawdust Road**  
**The Woodlands, TX 77380**

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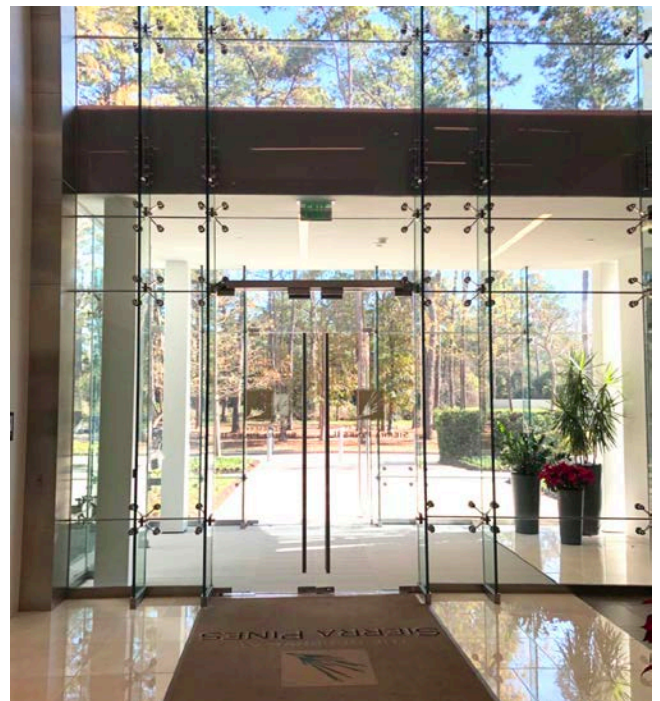
**±4,000-19,446 s.f. office space at Sierra Pines II**

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## The Sierra Pines II experience

- Part of a master-planned project created with natural elements in mind
- Developed around the pre-existing trees and wildlife
- Surrounded by 25,000 square feet of manicured garden space with walking trails leading to a tranquility pond
- Unique, climate controlled walkway “link” from garage to main lobby provides luxury experience for tenants and visitors
- Stunning lobby design and finishes include honed limestone, Japonias glass, walnut accents and natural fossil blanc stonework
- Cafe in building includes Starbucks & highly-rated Murphy’s Deli



JLL Houston | 1400 Post Oak Blvd, Suite 1400 | Houston, TX 77056 | 713 888 4000

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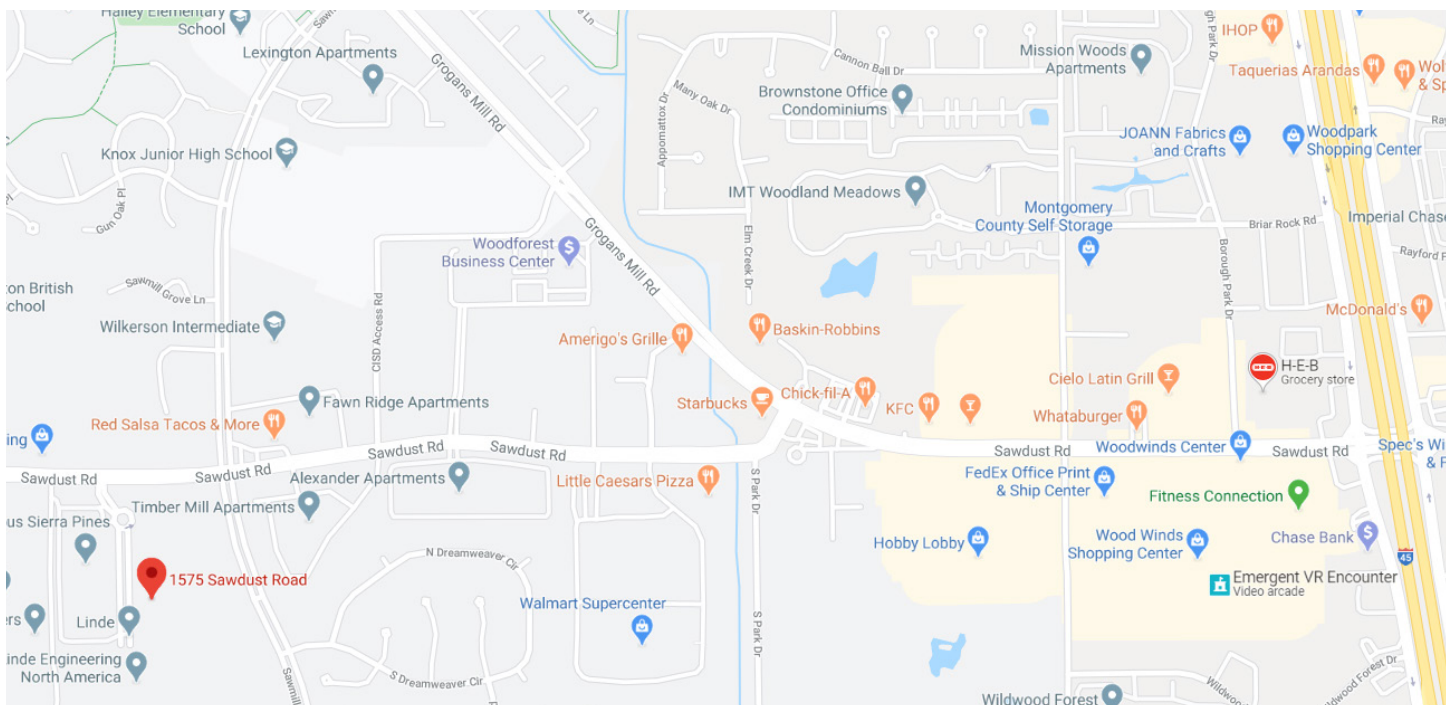
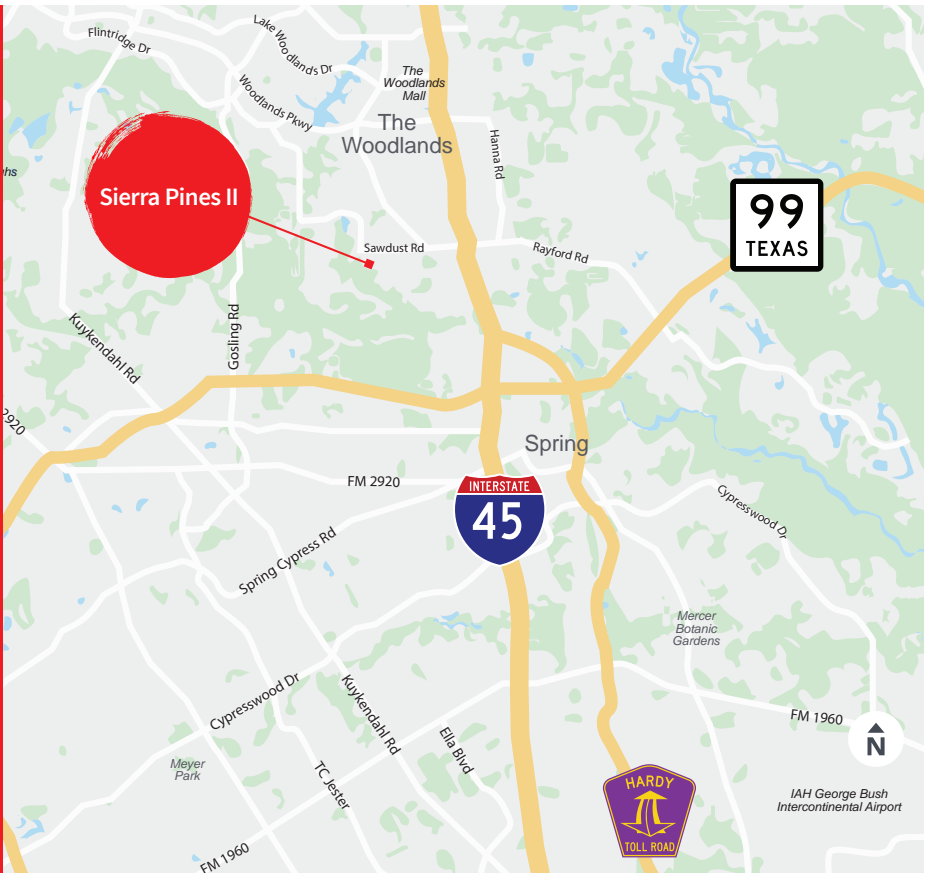
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## Map

- Less than 10 minutes to:
  - Red Salsa Tacos
  - Little Caesars Pizza
  - Starbucks
  - Chick-fil-A
  - Amerigo's Grille
  - Baskin-Robbins
  - KFC & more
- 3 min to Woodlands Resort & Conference Center
- 5 min to I-45
- 7 min to The Woodlands Town Center, Waterway Square, The Woodlands Mall & Market Street
- 12 min to Grand Parkway
- 20 min to George Bush Intercontinental Airport



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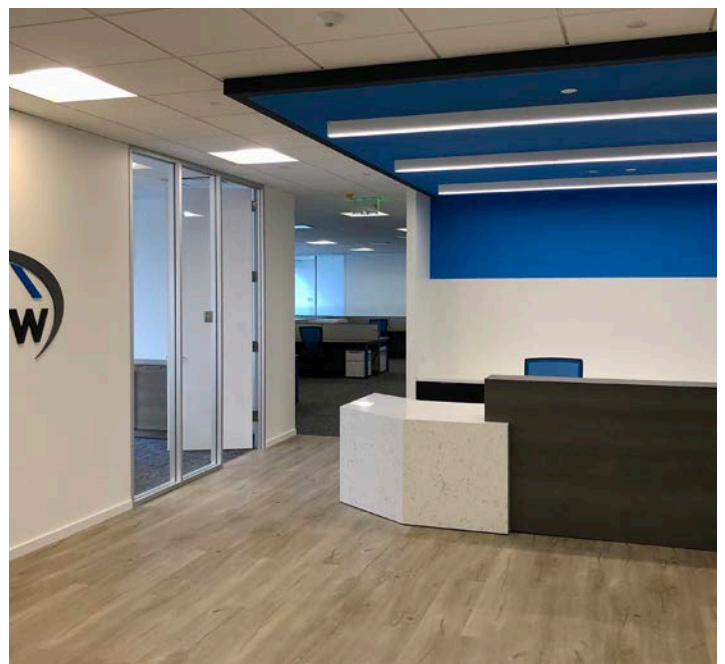
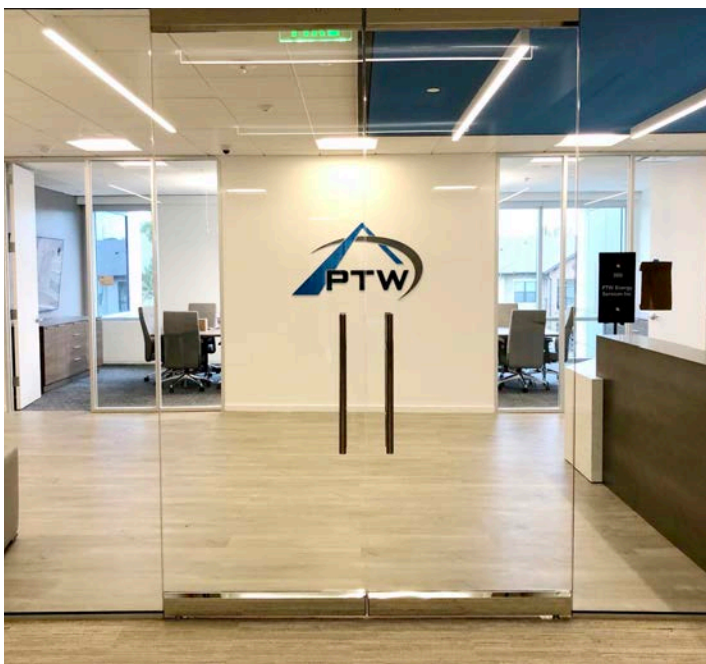
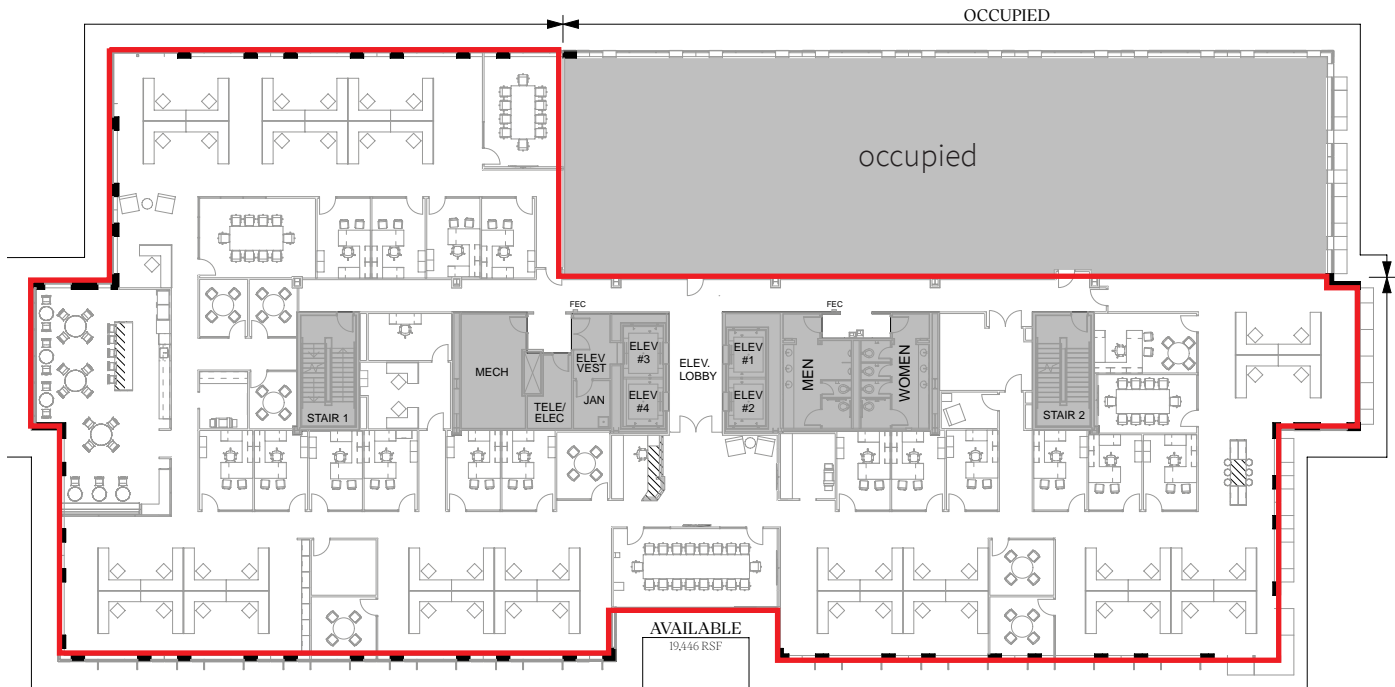
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## Floor plan

- Size: ±19,446 s.f. (divisible)
- Includes: ±51 workstations, ±17 offices, 1 large conference room, 3 small conference rooms, 7 huddle rooms, 1 breakroom, IT room and main reception



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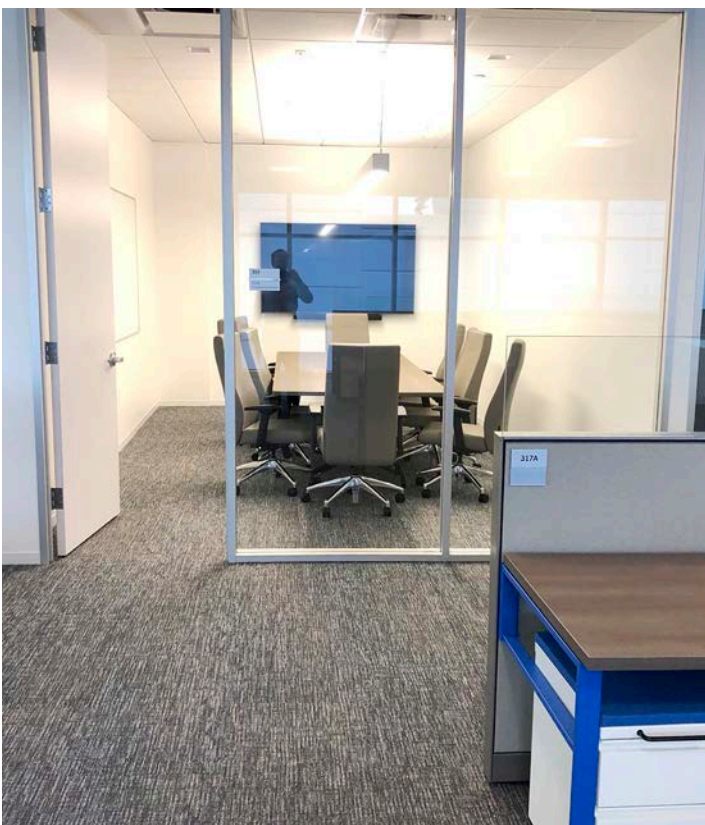




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# Information About Brokerage Services

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

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date