VIEW VIRTUAL TOUR

WOODLANDS 45
CORPORATE PLAZA

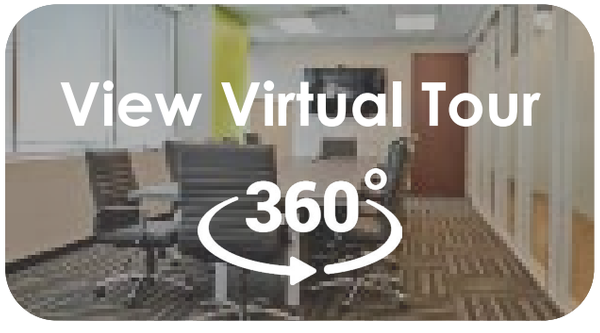
24624 INTERSTATE 45 | SPRING, TX 77386

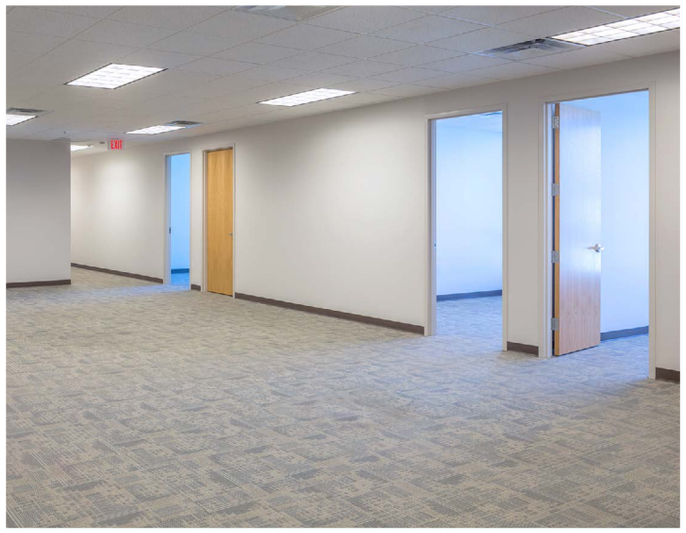


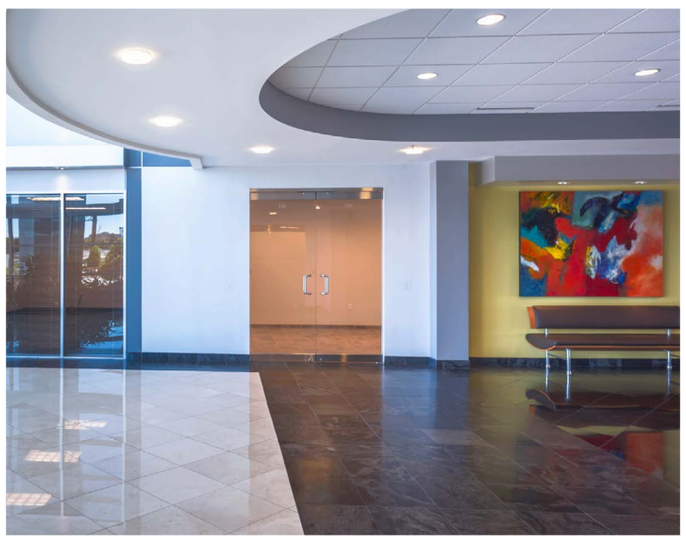
WOODLANDS 45
CORPORATE PLAZA

Contemporary clean office space just minutes from The Woodlands

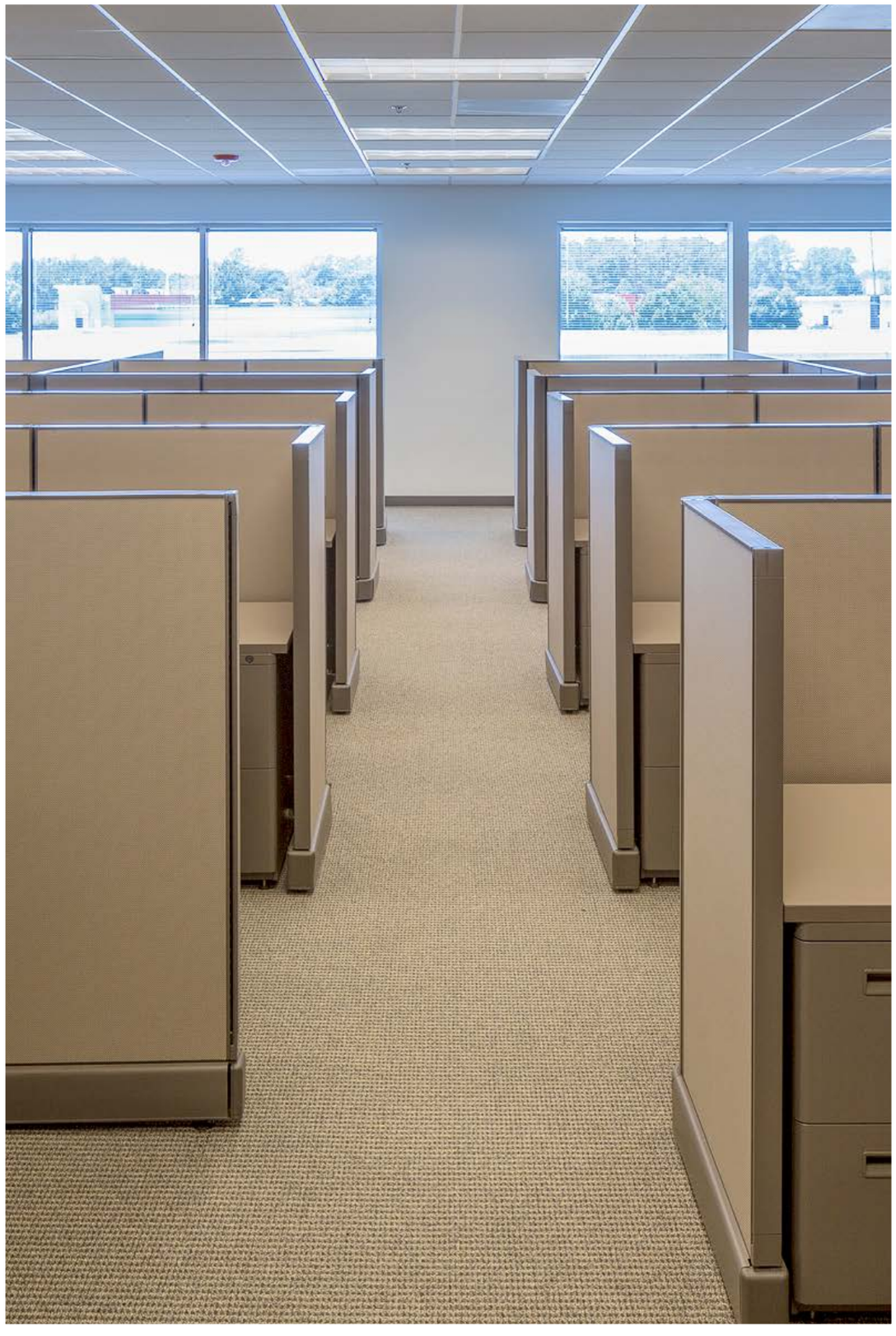
- Building, monument and directory signage available
- Two seated building lobbies
- Excellent visibility from I-45
- Quiet campus environment
- Great access to I-45 and only minutes to Hardy Toll Rd and 99
- Large floor plates
- Cardkey security system provides 24-hour access to building
- Fiber/Internet Provider: Comcast, AT&T, and Century Link





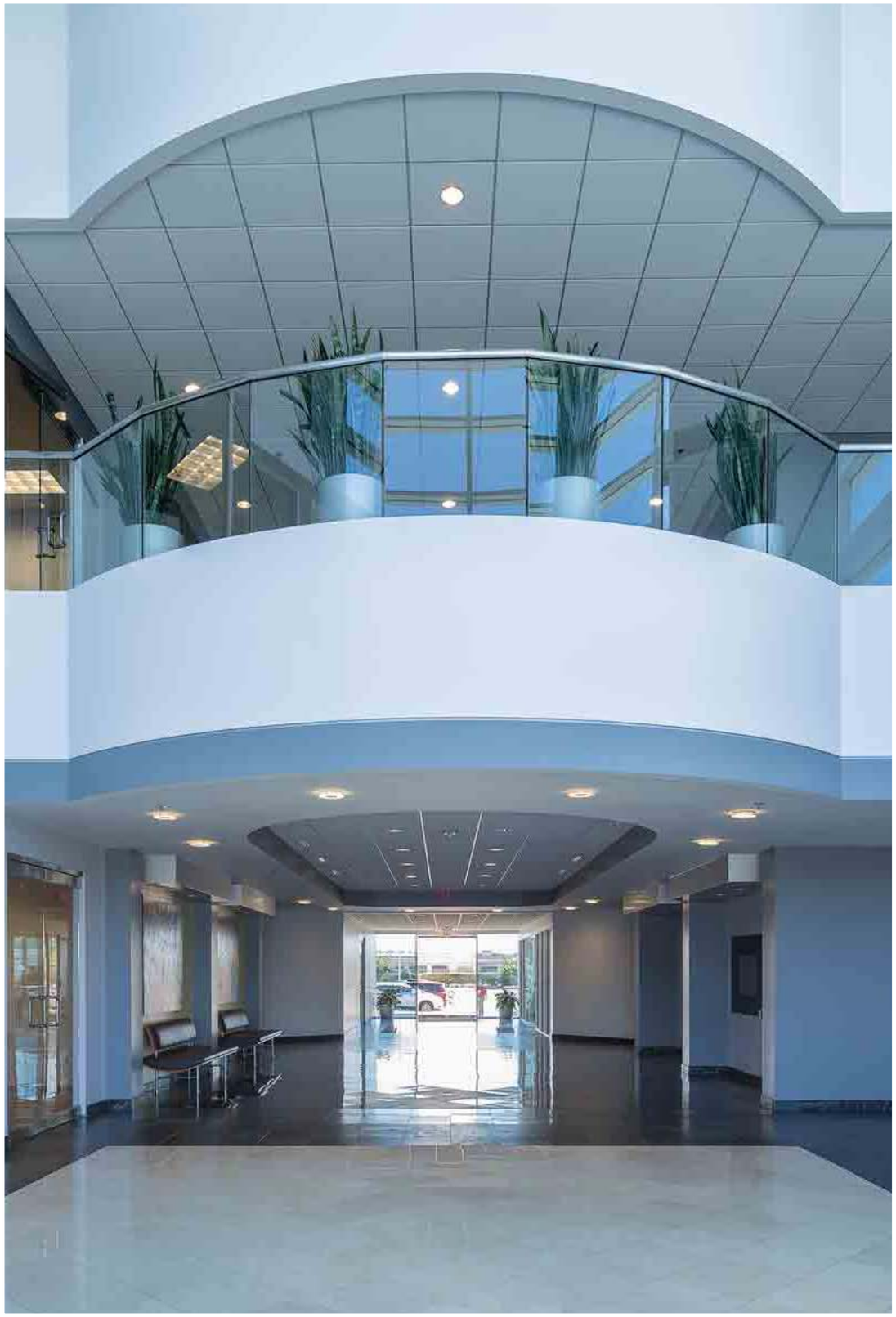






Transwestern

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CONVENIENCE

Restaurants, shopping and hotels at your doorstep...

RESTAURANTS

A Dosey Doe

B Fukuda Japanese
Sitar Cuisine of India
Pizza Hut

C Carrabba's Italian Grill

D IHOP
HoneyBaked Ham

E Papa Amadues
Taqueria Los Petates
Pollos Asados El Regio

F Taquerias Arandas
Wolfies Restaurant & Sports Bar

G McDonald's
Hartz Chicken Buffet
Sonic America's Drive-In

H Americas grille

I Papa John's
Baskin Robbins

J Shipley Do-Nuts
Starbucks Coffee

K Burger King
Chick-fil-A

L KFC
Taco Bell

M The Flying Pug Sports Pub
Papa Murphy's Pizza

N Pure Healthy Eatery
Yogurt Worx
JCI Grill

O Wingstop

P RC's NYC Pizza & Pasta
Wendy's

Q Greek Tony's Pizza & Sub Shop
Whataburger

R **Picasso Village Shopping Center**
Cilantros Mexican Grill
19th Hole Grill & Bar
Cielo Latin Bar
Amaravati Indian Cuisine
Uncle Tony's Cafe
Pho Be Asian Kitchen
Smoothie King

S **Wood Winds Shopping Center**
Rookies Sports Bar & Grill
Martinis & More
Kobe Japanese Grill and Sushi
Kolache Factory
The Olive Oil
Hyderabad House
Subway

T Crabby Daddy
Jack In The Box
Popeyes Louisiana Kitchen

U Zara's Mediterranean Kitchen
Raising Cane's Chicken Fingers

V Bubba T's
Church's Chicken
Double Dave's

W Exit 73 Bar & Grill
Ranch Hill Saloon

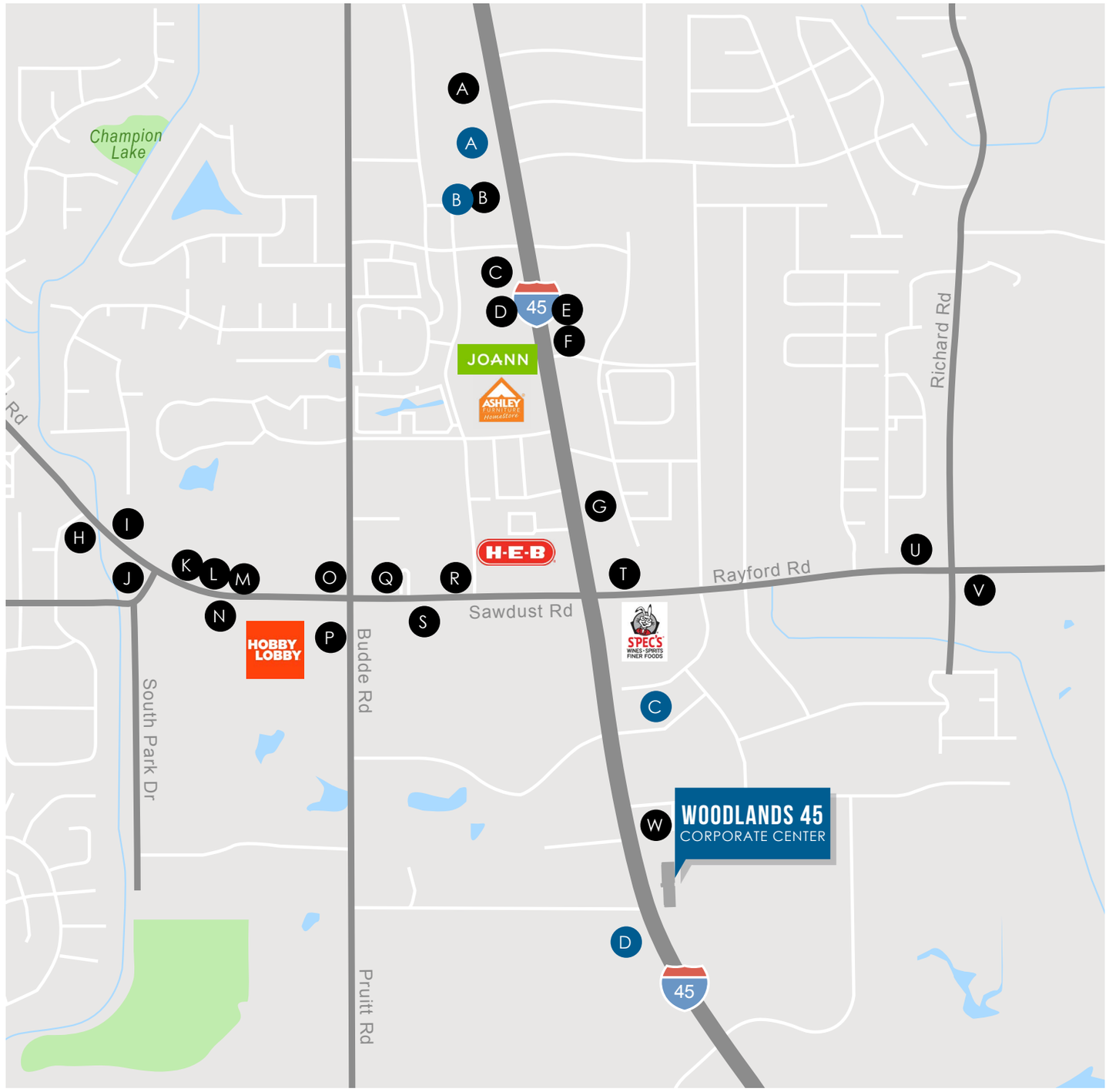
HOTELS

A Hotel Blue

B Extended Stay America

C Holiday Inn Express & Suites
La Quinta Inn & Suites

D Fairfield Inn & Suites



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WOODLANDS 45
CORPORATE PLAZA

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WOODLANDS 45 CORPORATE CENTER

24624 Interstate 45 | Spring, TX 77386

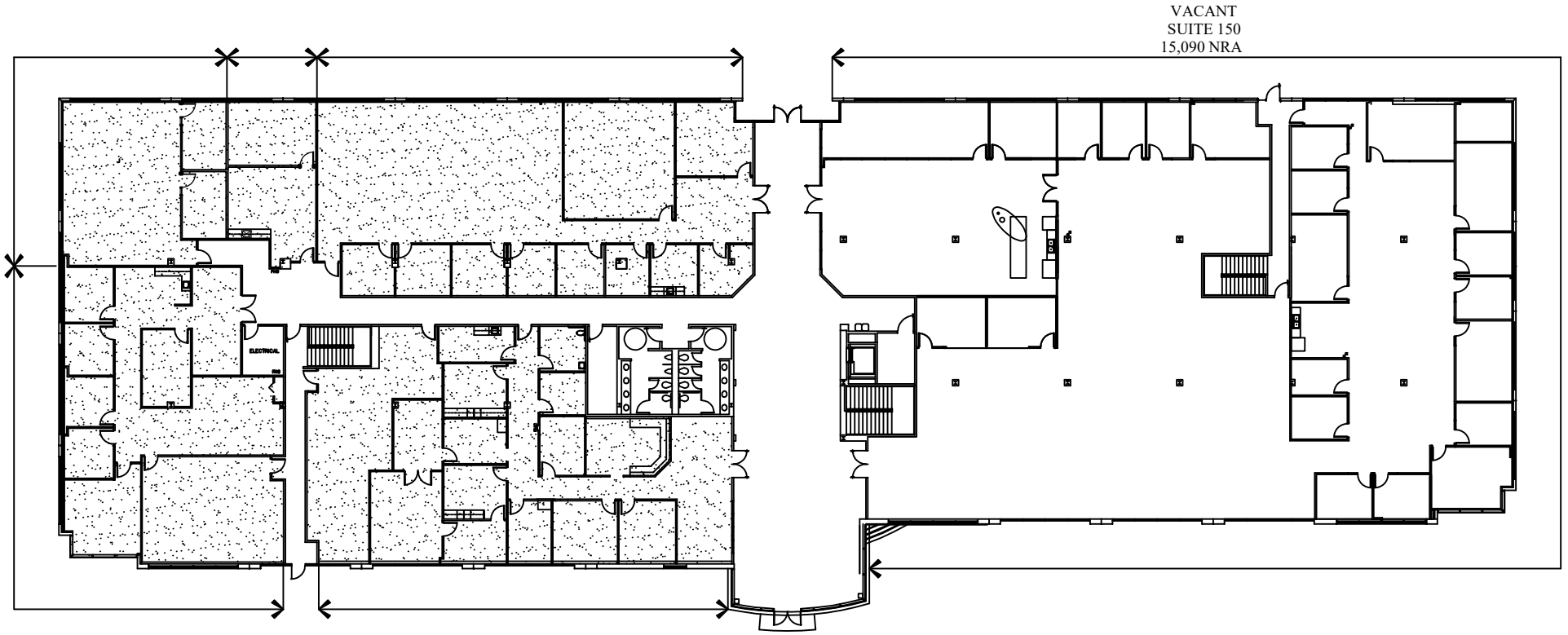
AVAILABILITIES

SUITE	RSF	Contiguous	NOTES
150	15,090	15,090	Move-in ready
130	4,722	15,090	A portion of Suite 150
140	2,516	15,090	A portion of Suite 150
150A	2,870	15,090	A portion of Suite 150
160	4,982	15,090	A portion of Suite 150
220	3,519	8,757	
250	2,735	8,757	Move-in ready
280	2,503	8,757	

OWNER	PHA HOUSTON LLC
TOTAL NRA	63,374 SF
YEAR BUILT	2009
AVERAGE FLOOR PLATE	31,687 RSF
SMALLEST CONTIGUOUS	2,516 RSF
LARGEST CONTIGUOUS	15,090 RSF
RENTAL RATE	Start rate of $26.00 Gross
PARKING RATIO & RATE	Up to 5.5/1,000 surface Free surface
T.I. ALLOWANCE	Negotiable
ADD-ON FACTOR	17% MT
OPEX	$10.70/SF Estimated 2026
OVERTIME HVAC	$65/hour
BUILDING HOURS	Monday – Friday: 7 am - 6 pm Saturday: 8 am - 12 pm
AMENITIES	▪ Move-in ready suites ▪ Building, monument and directory signage available ▪ Two seated building lobbies ▪ Excellent visibility from I-45 ▪ Quiet campus environment ▪ Great access to I-45 and only minutes to Hardy Toll Rd and 99 ▪ Large floor plates ▪ Cardkey security system provides 24-hour access to building ▪ Fiber/Internet Provider: Comcast, AT&T, and Century Link

24624 NORTH FREEWAY

CONTROL BOOK - FLOOR 01



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OCCUPIED VACANT

TRANSWESTERN®

MICHELLE WOGAN
TRANSWESTERN COMMERCIAL SERVICES
1900 WEST LOOP SOUTH, SUITE 1300
HOUSTON, TEXAS 77027
TEL: 713-270-7700

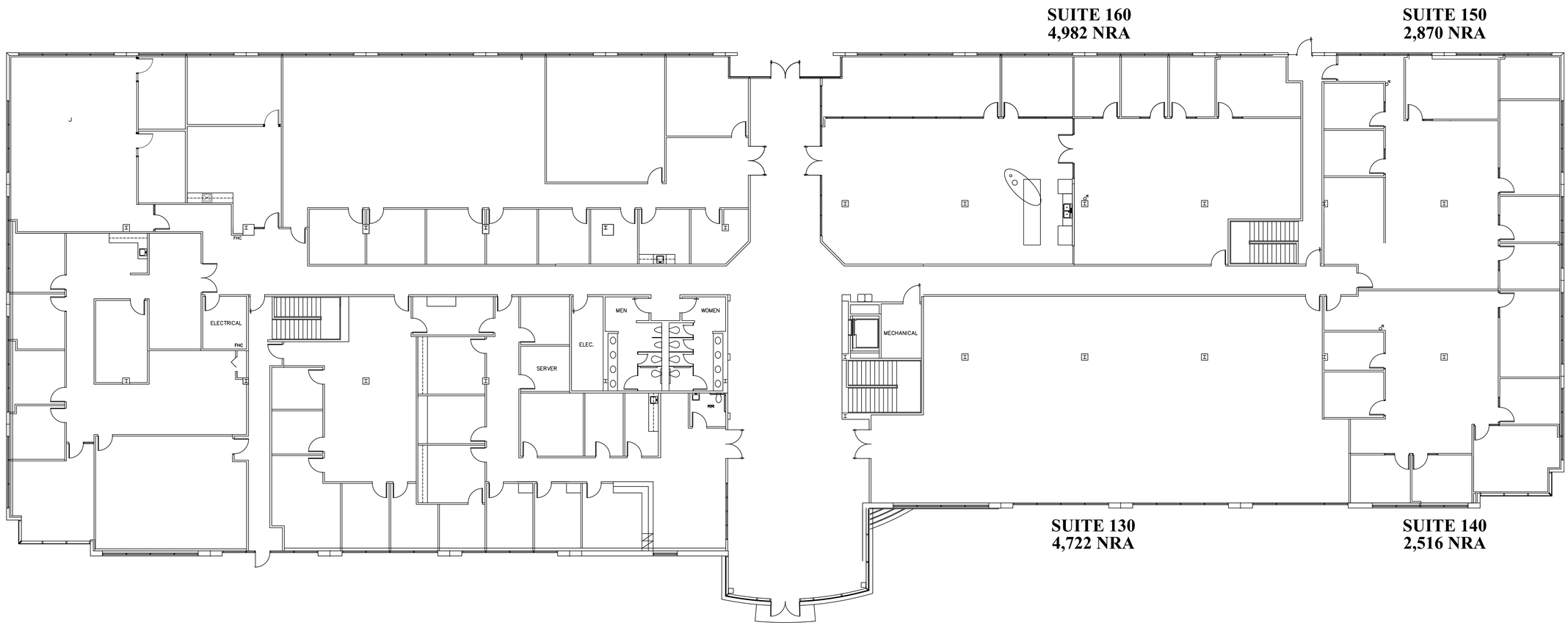
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COLLINS DESIGN GROUP
HOUSTON, TEXAS
281-497-4700

08/07/26

24624 NORTH FREEWAY

SPRING, TEXAS 77386

LEVEL 01



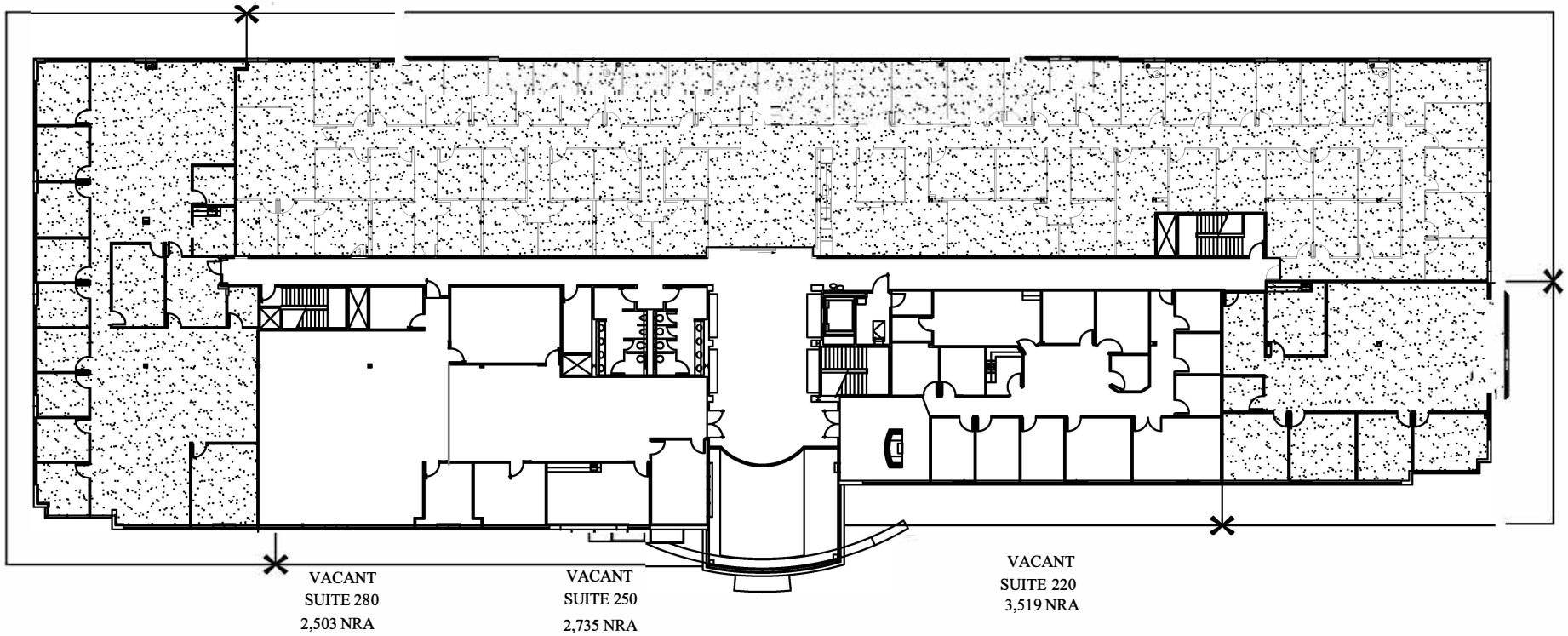
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TEL: 713-270-7700

24624 NORTH FREEWAY

CONTROL BOOK - FLOOR 02



PLAN NORTH
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