



PORTOFINO TECH CENTER

19241 David Memorial Drive | The Woodlands, TX 77385

AVAILABILITIES

SUITE	RSF
160	5,649

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OWNER	VaraPortofino Tech Center LLC & Wallace Portofino Tech Center LLC
TOTAL NRA	87,701 SF
YEAR BUILT	2001
% LEASED	94%
LARGEST CONTIGUOUS	5,649 RSF
TOTAL AVAILABLE	5,649 RSF
RENTAL RATE	Start rate of \$16.00 Net
PARKING RATIO	3/1,000
T.I. ALLOWANCE	Negotiable
OPEX	\$4.62/SF Estimated 2026
AMENITIES	▪ Eyebrow & monument signage available ▪ Immediate access to I-45 and The Woodlands ▪ Dock high ▪ 19' ceiling height in warehouse; 10' ceiling in office ▪ Fiber Providers: Comcast, Consolidated Communications



TRANSWESTERN

REAL ESTATE
SERVICES

MICHELLE WOGAN

713.270.3348

michelle.wogan@transwestern.com

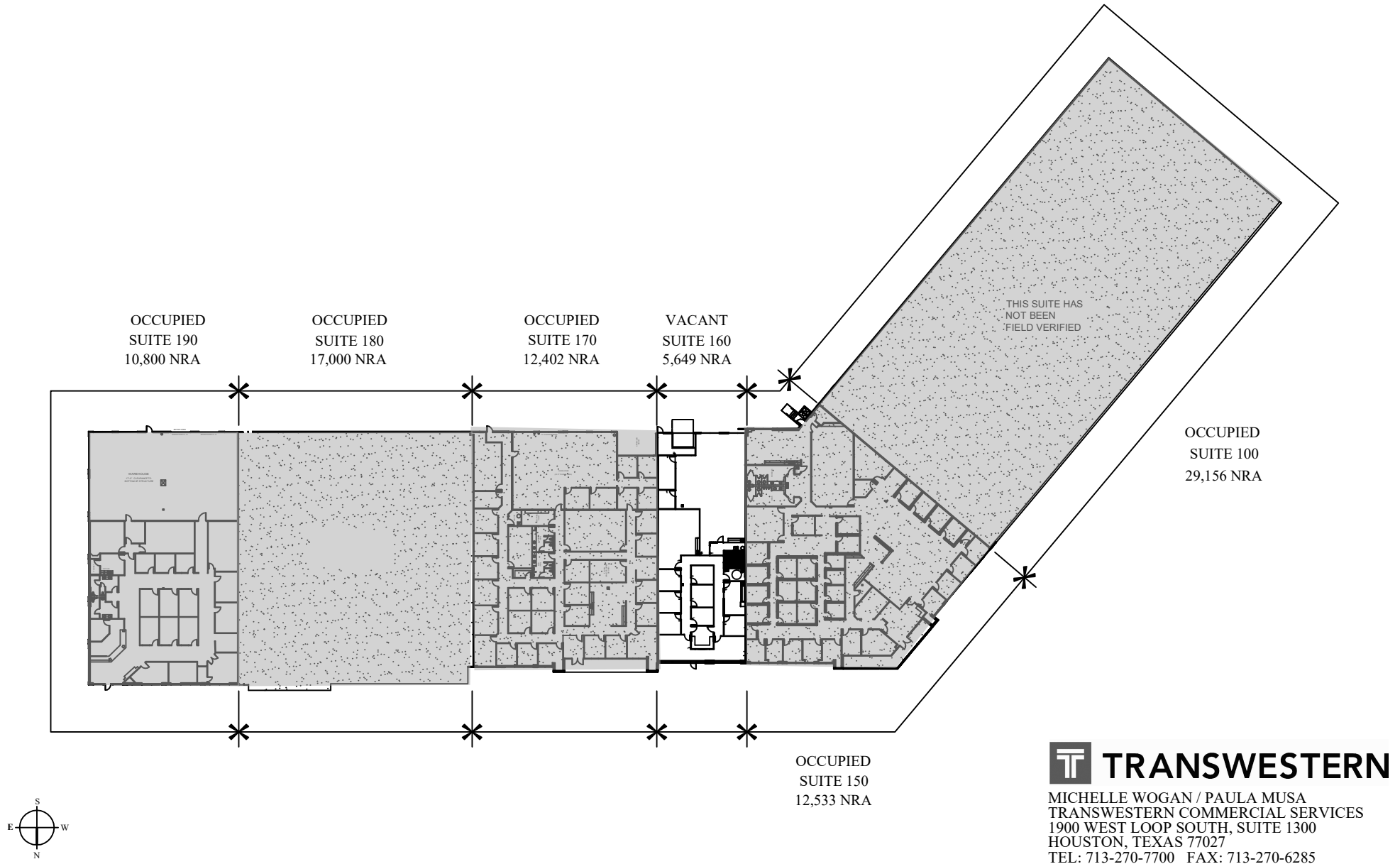
PAULA MUSA

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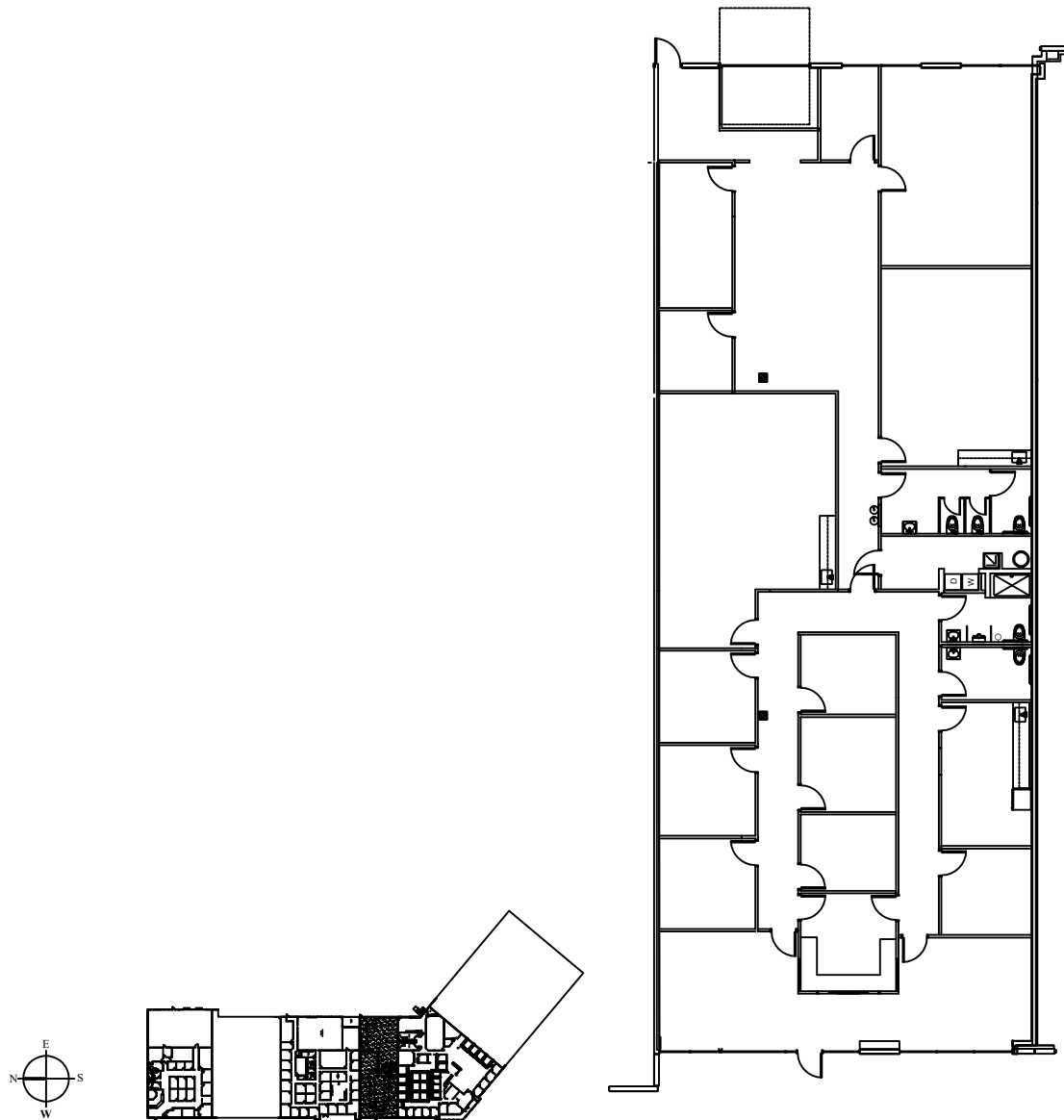
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HOUSTON, TEXAS 77027
TEL: 713-270-7700 FAX: 713-270-6285

SUITE 160
5,649 SQ.FT.
NOT TO SCALE

04/23/26