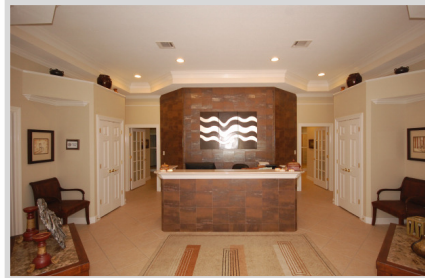




1824 Sawdust Road



Prime Commercial Office Space with Residential Amenities! Built in 2007. 3300 sq ft single unit or 2 units of 1650 sq ft. Office features neutral colors throughout, ceramic tile flooring, 9 ft office ceilings, 11 ft reception ceilings, pot lighting, crown molding, reception/kitchen/offices fully furnished, storage with built in cabinets, private environment, ample parking, professional landscaped grounds, gated security, phone, cable, internet and professional signage.

To take a Virtual Tour go to : <http://rtvpix.com/RC-8279-G7E5UU-01>



Van Joslin REAL ESTATE

A LUXURY PROPERTIES BOUTIQUE

9595 Six Pines Drive, Suite 8210

The Woodlands, Texas 77380

Direct: (713) 305-0977



FAX: 832.631.6095



www.VanJoslinRealEstate.com

Roberto@VanJoslinRealEstate.com



Features:

- ✓ Great location minutes from I-45
- ✓ 4 offices @ 175 sq. ft each
- ✓ 2 offices @ 200 sq. ft each
- ✓ 2 conference rooms @ 350 sq. ft. each (can be subdivided into offices)
- ✓ 4 bathrooms
- ✓ Fully furnished
- ✓ Gated security
- ✓ Phone, cable & internet
- ✓ Ample parking

Rental Rates:

3,300 sq. ft: \$6,300 / month

1,650 sq. ft: \$3,150 / month

Pricing includes:

- Landscape maintenance
- Cleaning
- Pest control
- Trash collection
- Water
- Taxes

Tenant responsible for phone/internet/cable and power