

# 2170 BUCKTHORNE PLACE

## The Millside Building

NEW  
OWNERSHIP &  
MANAGEMENT

 **NEWCOR**  
COMMERCIAL REAL ESTATE

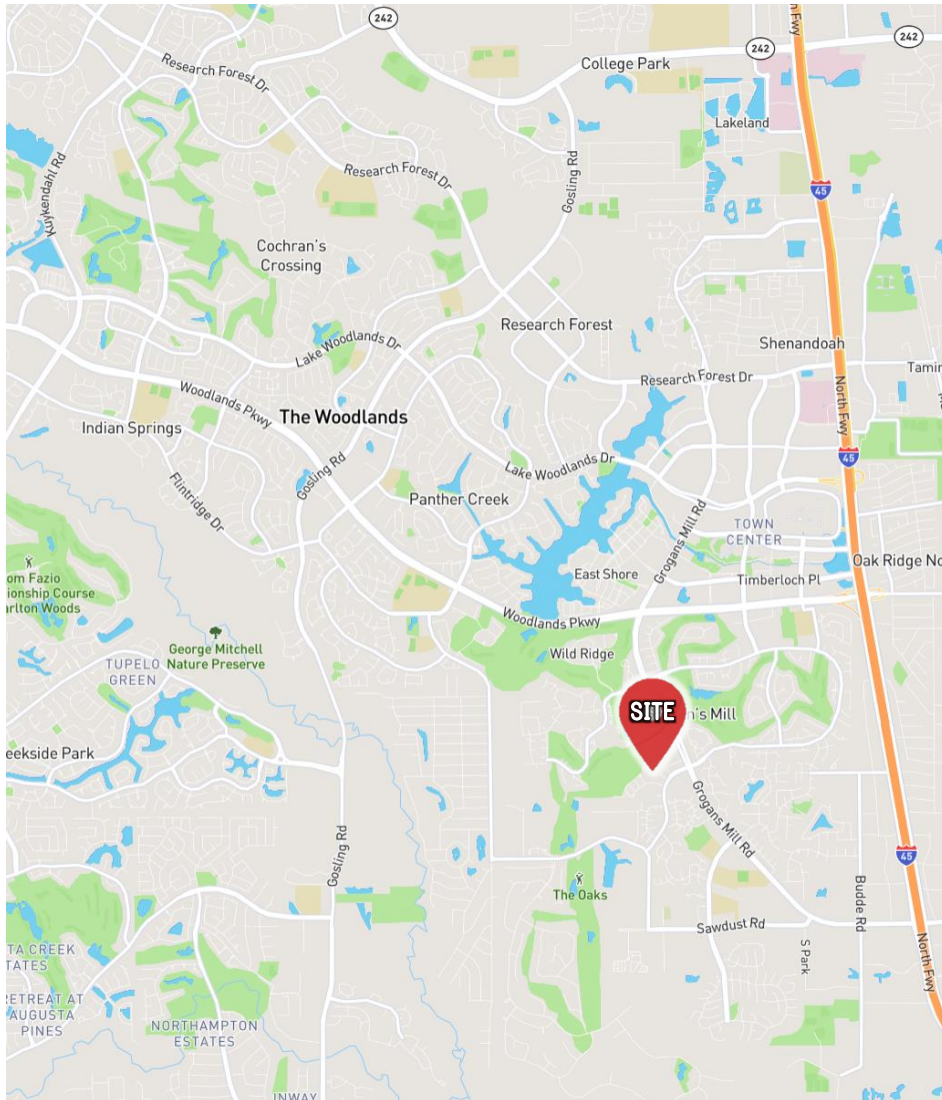
**FOR LEASE**

Full Renovations Underway –  
Available Spaces: ±934 to 5,377 RSF

# 2170

# BUCKTHORNE PLACE

## The Millside Building



### FULL BUILDING RENOVATIONS UNDERWAY

- New Exterior Façade**
- New Landscaping – Including a Lakeside Fountain**
- Updated Common Area Corridors**
- Dedicated Fiber Line Recently Installed**
- Surveillance Monitoring / Cameras**
- 24-Hour Tenant Access**
- Lakeside Tenant Amenities**

### BUILDING DETAILS

#### RENTAL RATE

**\$31.00 / RSF – Gross**

#### AVAILABLE SPACES

**Suite 200: 3,032 RSF**

**Suite 240: 2,004 RSF**

**Suite 320: 934 RSF**

**Suite 350: 3,967 RSF**

**Option to Combine Suite 320 & Suite 350**

**Suite 375: 2,557 RSF**

**Suite 450: 4,986 RSF**

#### MONUMENT SIGNAGE

**Available**

#### PARKING

**Covered Reserved Available**

AVAILABLE FOR LEASE 2170 Buckthorne Place



*Rendering of New Exterior Facade*



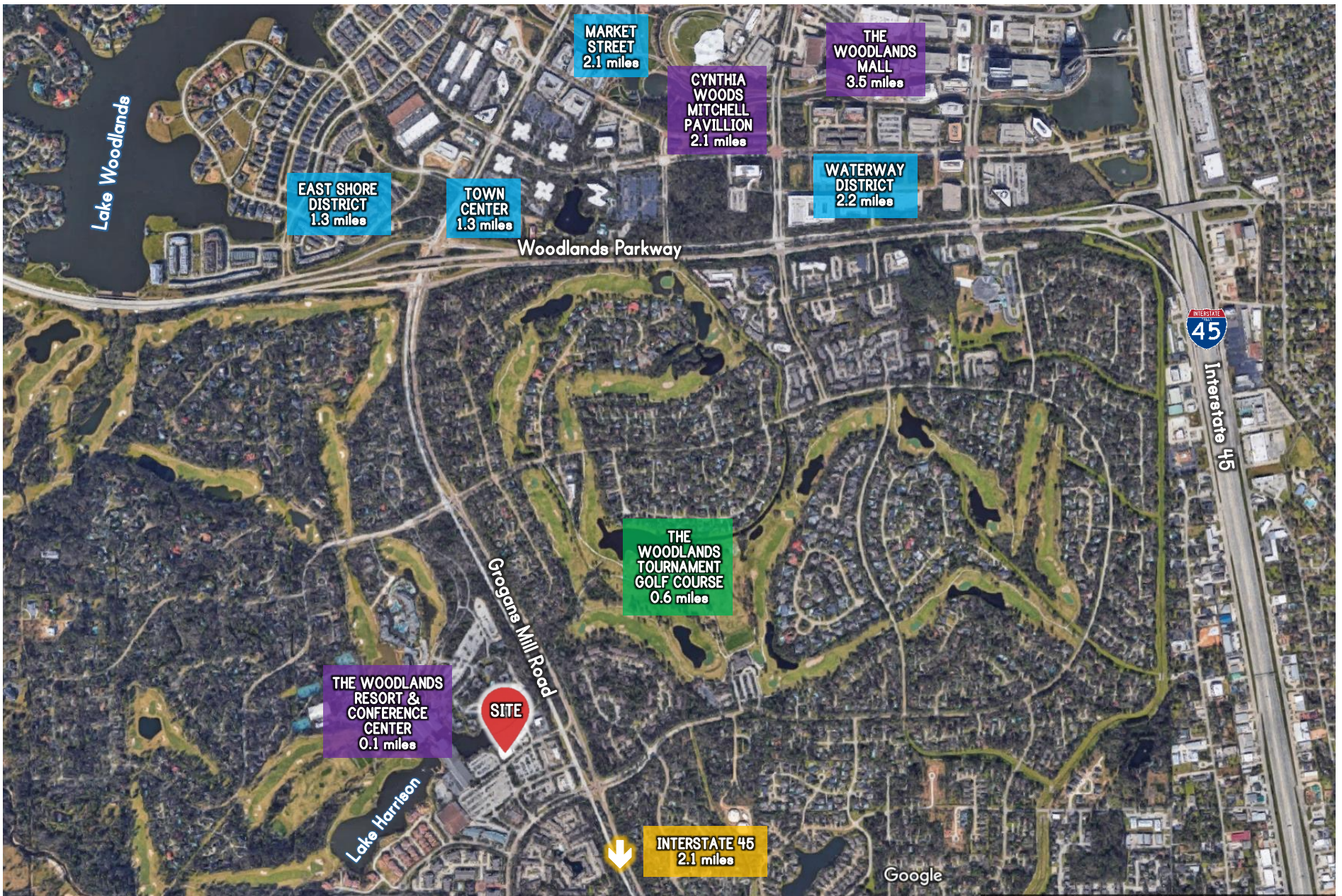
Lake Harrison Views from the building

AVAILABLE FOR LEASE 2170 Buckthorne Place

## Renovations Underway at Grogans Mill Office Building

The property is located just south of Woodlands Parkway on Grogan's Mill Drive in the Town Center of one of the top master-planned communities in the United States. This four-story Class B office building consists of approximately 52,000 square feet, and the building's layout and accessibility will be equally usable and viable for both general office and medical office tenants with parking ratios far exceeding requirements of adjacent properties in the area. Less than one mile from Interstate 45 and situated in the heart of The Woodlands Town Center, this building provides excellent access to all the amenities of The Woodlands any professional business desires at almost half the cost of The Woodlands Waterway buildings, Hughes Landing, and other comparable Town Center buildings.

AVAILABLE FOR LEASE 2170 Buckthorne Place



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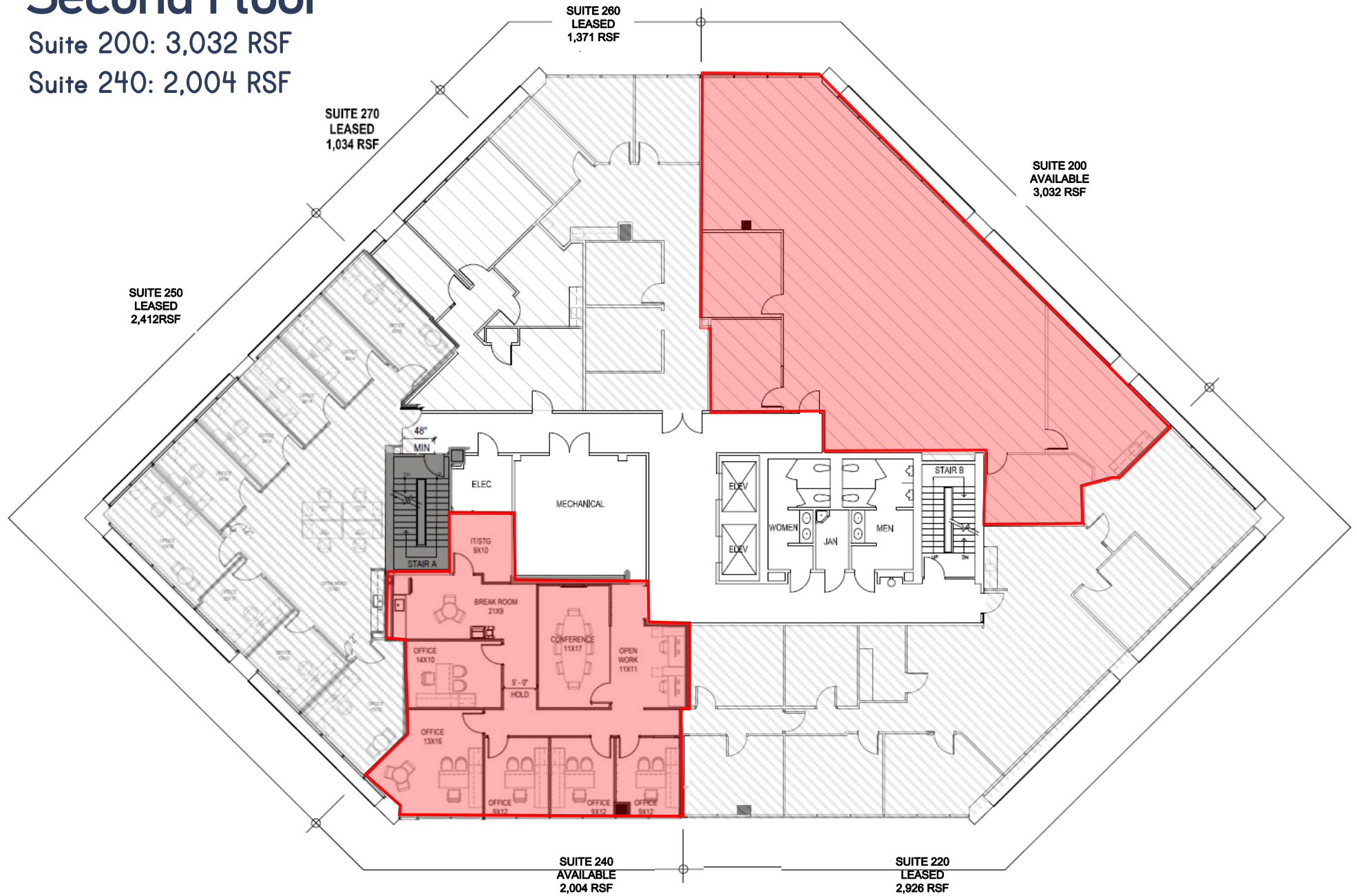


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# Second Floor

Suite 200: 3,032 RSF

Suite 240: 2,004 RSF



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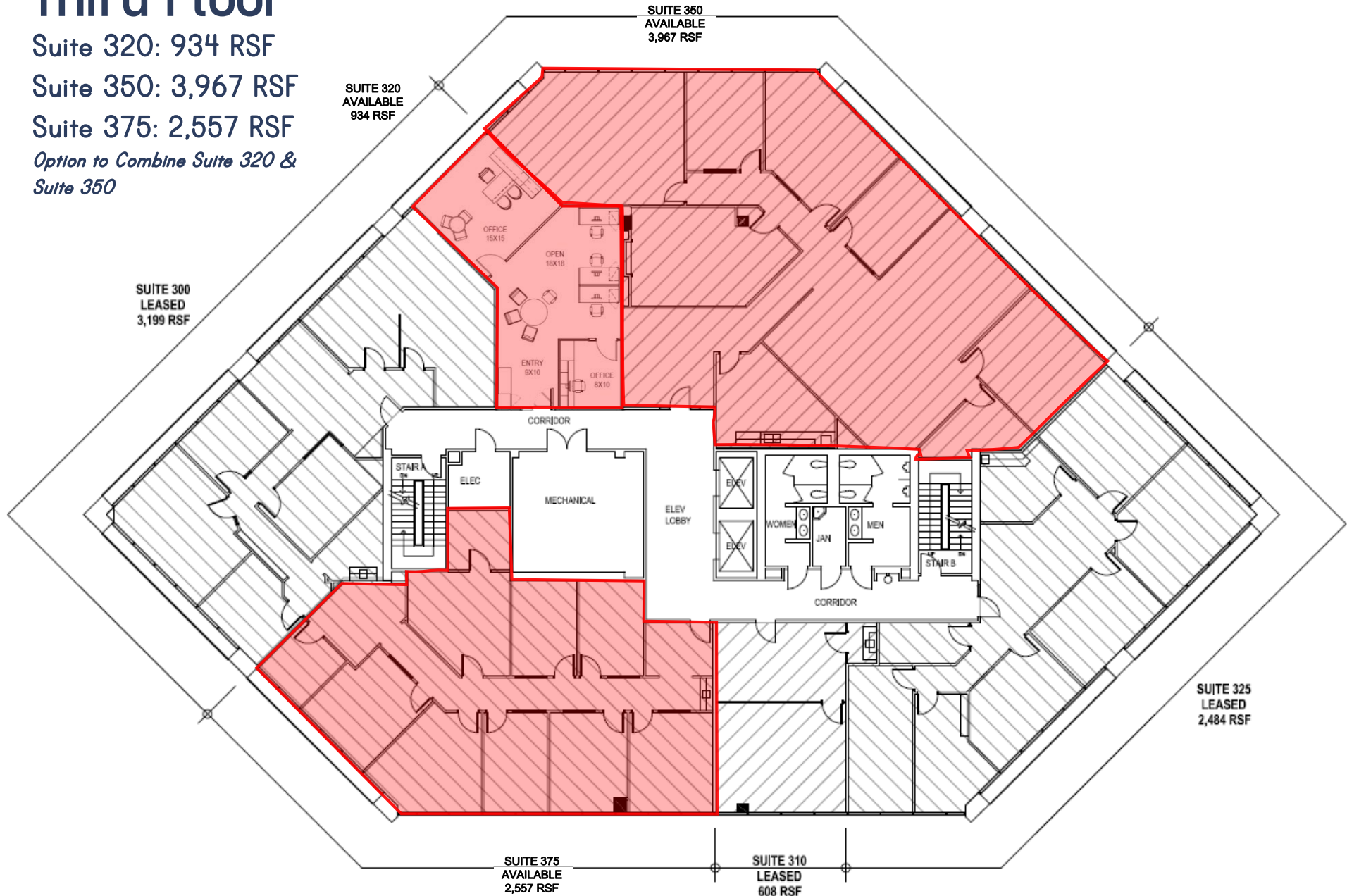
# Third Floor

Suite 320: 934 RSF

Suite 350: 3,967 RSF

Suite 375: 2,557 RSF

*Option to Combine Suite 320 & Suite 350*



SUITE 300  
LEASED  
3,199 RSF

SUITE 320  
AVAILABLE  
934 RSF

SUITE 350  
AVAILABLE  
3,967 RSF

SUITE 325  
LEASED  
2,484 RSF

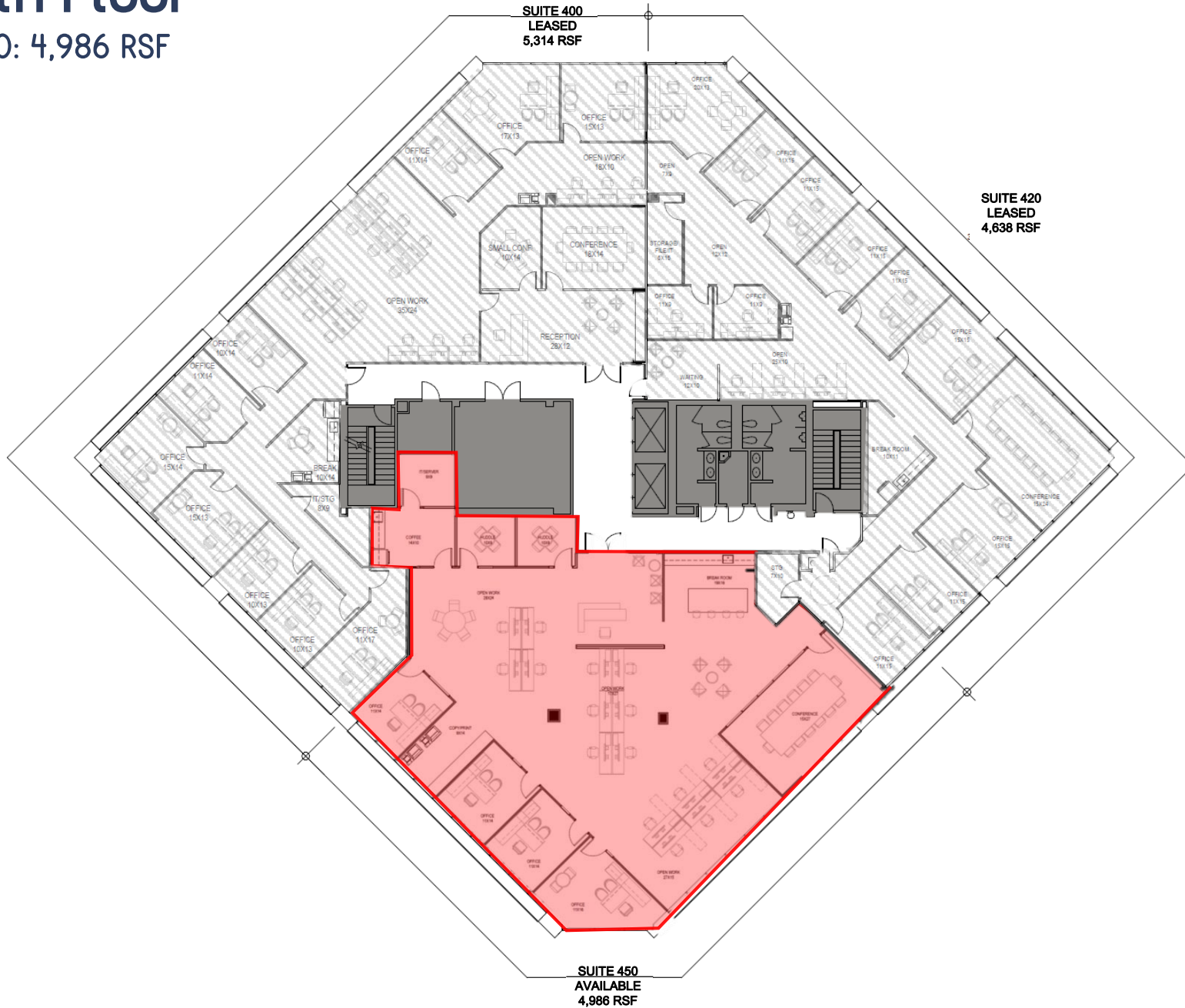
SUITE 375  
AVAILABLE  
2,557 RSF

SUITE 310  
LEASED  
608 RSF

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# Fourth Floor

Suite 450: 4,986 RSF



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# The Woodlands Market

A 28,000 Acre community started in 1974, The Woodlands has grown to be one of the most successful master-planned communities in the United States. With 50,000 current employees and over 110,000 residents within The Woodlands, the demand for office space has grown dramatically in the last ten years.

The Grand Parkway (Segments F-2, F-1, G) shrinks driving times by half from the Energy Corridor on I-10 to The Woodlands area.

The Woodlands sub-market comprises about 5% of the total Class "A" office space in all of Houston, which accounted for nearly 30% of absorption for the entire Class "A" market.



Area Demographics	1 Mile	2 Mile	5 Mile
Population	4,856	59,047	135,448
Residential	2,350	24,617	52,083
Average HH	\$142,294	\$106,657	\$111,019

# FOR MORE INFORMATION

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