



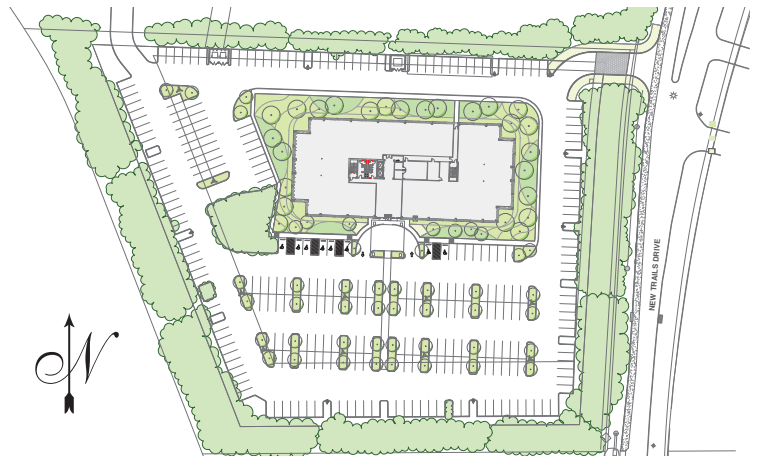
# 9303 New Trails Drive Office Space Available for Lease

The Woodlands, Texas



## PROPERTY FEATURES

- 4-story office building with ±13,377 RSF available for lease
- Suite 115: ±2,332 RSF with one window office, one interior office, large bullpen area, large conference room, break area and storage/server closet
- Suite 150: ±4,850 RSF with elevator lobby exposure, three window offices, one interior office, large bullpen area, conference room, large break room, work area, large storage room, server room, reception area with built-in reception desk and double door glass herculite entry
- Suite 375: ±6,195 RSF with 13 window offices, five interior offices, large conference room, break area, open work stations, copier/fax work area, storage closet, server closet and closed off reception area
- Parking ratio: 3.5/1,000 SF



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## LOCATION FEATURES

- Minutes from I-45
- Close proximity to Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, with an Embassy Suites by Hilton hotel, Restaurant Row, Whole Foods Market®, specialty retail shops, hike and bike trails and water sports activities
- Close proximity to Market Street, The Woodlands Mall, Cynthia Woods Mitchell Pavilion (top rated amphitheater in the world), Waterway Square®, The Westin at The Woodlands hotel and The Woodlands Waterway Marriott Hotel & Convention Center
- Located just north of the ExxonMobil campus and 30 minutes north of Houston's Bush Intercontinental Airport
- The Woodlands is home to more than 112,000 residents; over 63,000 people work in The Woodlands

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# The Woodlands

TEXAS

The Woodlands Development Company  
 1790 Hughes Landing Blvd., Suite 600  
 The Woodlands, TX 77380  
[TheWoodlands-Commercial.com](http://TheWoodlands-Commercial.com)



## Location

The Woodlands, a 28,000-acre master planned community, is located 27 miles north of downtown Houston, TX and 20 miles from Houston's Bush Intercontinental Airport.

## Facts

More than 114,000 people live in The Woodlands' nine residential villages. The Woodlands is home to approximately 2,200 businesses that employ over 64,000 people. Since 1990, The Woodlands has been one of the best-selling master planned communities in the U.S.

- Memorial Hermann The Woodlands Hospital with 304 beds
- CHI St. Luke's Health-The Woodlands Hospital with 242 beds
- CHI St. Luke's Health-Lakeside Hospital with 30 beds
- Texas Children's Hospital The Woodlands
- Houston Methodist The Woodlands Hospital

MEDICAL

- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 deluxe guest rooms, 60,000 square feet of meeting space, 36 holes of golf, spa and lazy river
- The Westin at The Woodlands with 302 guest rooms and 15,000 square feet of meeting and event space
- Embassy Suites by Hilton The Woodlands at Hughes Landing with 205 suites and over 3,000 square feet of meeting and banquet space
- The Woodlands Waterway Marriott Hotel & Convention Center with 343 guest rooms and 70,000 square feet of meeting space

DINING/HOSPITALITY



BUSINESS

23.3

million sq ft of office, research, institutional and industrial space

10.9

million sq ft of retail, including Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, The Woodlands Mall and Market Street

- Convenient access to Houston's Bush Intercontinental Airport
- Pedestrian-friendly commercial and retail space



EDUCATION

23

area, highly acclaimed public schools

9

private schools

13,000+

students enrolled in college courses

- Conroe, Tomball and Magnolia Independent School Districts
- Lone Star College-Montgomery, part of the Lone Star College System

7,635

acres of green space

200

acres Lake Woodlands

212

miles of hike and bike trails

- The Woodlands Waterway® in Town Center
- 3 membership clubs with 135 holes of golf, including The Club at Carlton Woods
- The Cynthia Woods Mitchell Pavilion, an outdoor amphitheater that accommodates 16,500 people

143

neighborhood parks

76

outdoor tennis courts

2

YMCA facilities

43

religious congregations

RECREATION



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The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S. Their properties include master planned communities, operating properties, development opportunities and other unique assets spanning 18 states from New York to Hawaii. The Howard Hughes Corporation is traded on the New York Stock Exchange as HHC and is headquartered in Dallas, TX.



# 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.



## 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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\_\_\_\_\_  
Date

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