



MARKET ★ STREET

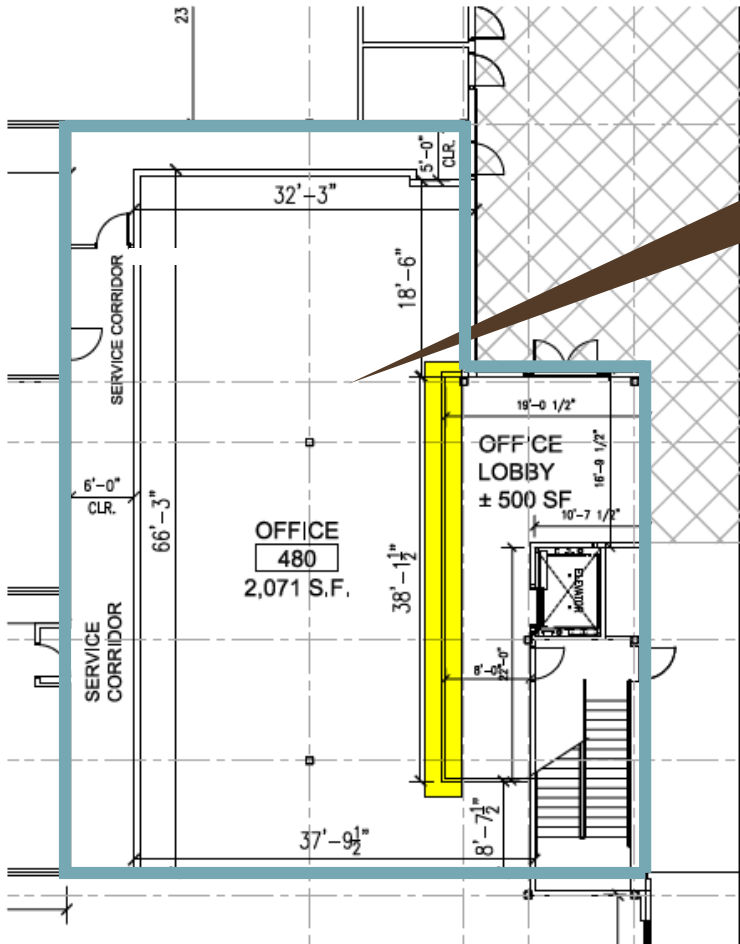
LUXURY IN THE WOODLANDS

Lindsey McKean | Jeff Beard, CCIM
281.367.2220 Office
www.jbeardcompany.com

THE
JBEARD
REAL ESTATE COMPANY

Market Street The Woodlands

SPACE AVAILABLE



Suite 480
± 2,071 SF
Available



BUILDING 4 - EAST COMMONS

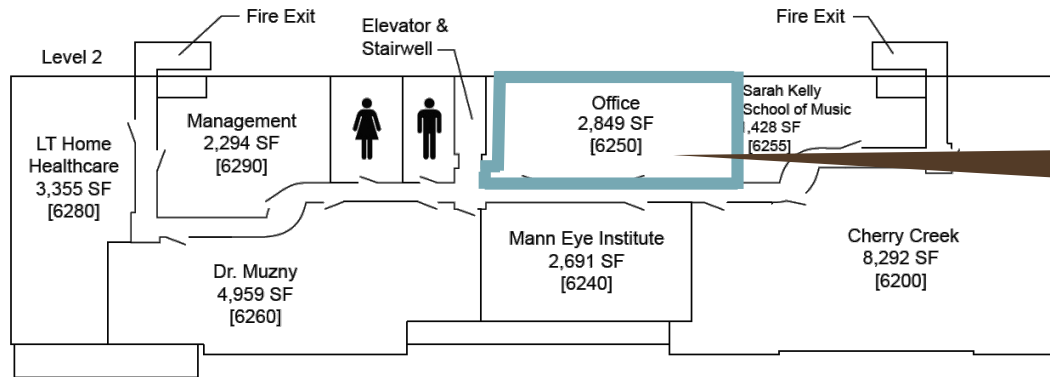


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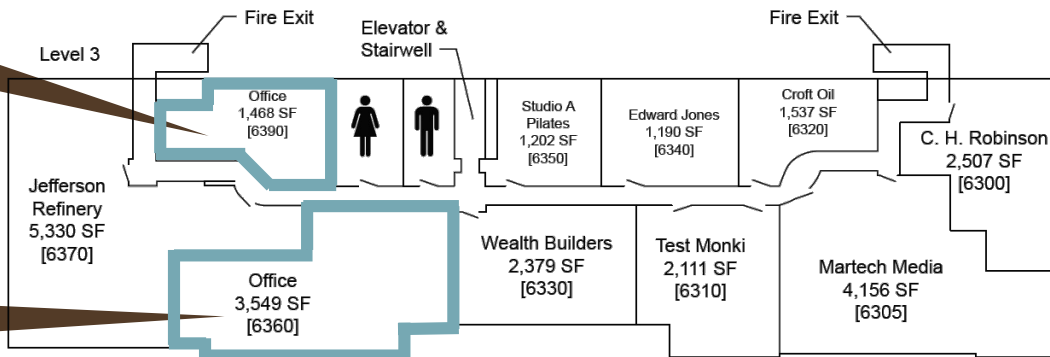
SPACE AVAILABLE

BUILDING 6 OFFICE - NORTH COMMONS
2ND FLOOR



**Suite 6250
± 2,849 SF
Available**

BUILDING 6 OFFICE - NORTH COMMONS
3RD FLOOR



**Suite 6390
± 1,468 SF
Available**

**Suite 6360
± 3,549 SF
Available**



Market Street The Woodlands

Property Features

Market Street offers a unique ambiance with high-end retailers, premier restaurants, beautiful green space, and class A office space nestled in the heart of The Woodlands.

- 560,000 SF mixed use development
- Class A office space above 400,000 SF of specialty retailers, cinema, and HEB Gourmet Grocer
- 70 Room Hyatt Hotel on-site
- Convenient reserved covered and surface parking
- Professional on-site management
- Park views
- 17 onsite eateries, including: Jaspers, Tommy Bahama's, Uni Sushi, Cru Wine Bar, Schilleci's New Orleans Kitchen & more....



Community Information: The Woodlands, TX

- The Woodlands is a 28,000-acre master-planned community, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top best selling, master planned communities in the nation.
- The Woodlands currently has 4.9 million SF of high quality class A office space with another 590,000 SF under construction.
- Currently 49,000 employees work in the area with such major employers as Occidental, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Hewlett-Packard, Baker Hughes, Woodforest National Bank, Alight Solutions, Nexeo Solutions, Chevron, McKesson and Newfield Exploration.
- Home to 8 of Houston's 25 Fortune 500 Companies.
- More than 16,000 employees moved to the 385 acre office complex, just 3 miles from Market Street- The Woodlands.
- Houston lands the # 1 spot on Forbes annual list of America's Fastest Growing Cities.



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Market Street The Woodlands

Map



MARKET  STREET
LUXURY IN THE WOODLANDS

Market Street The Woodlands

Aerial



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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;
- 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 dues 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 dues 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 dues 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.

The J. Beard Company, LLC 0519836 jbeard@jbeardcompany.com 281-367-2220
 Licensed Broker / Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

Steven Jeffrey Beard 0400693 jbeard@jbeardcompany.com 281-367-2220
 Designated Broker or Firm License No. Email Phone

 Licensed Supervisor of Sales Agent/
 Associate License No. E-mail Phone

 Sales Agent / Associate's Name License No. E-mail Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date



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