

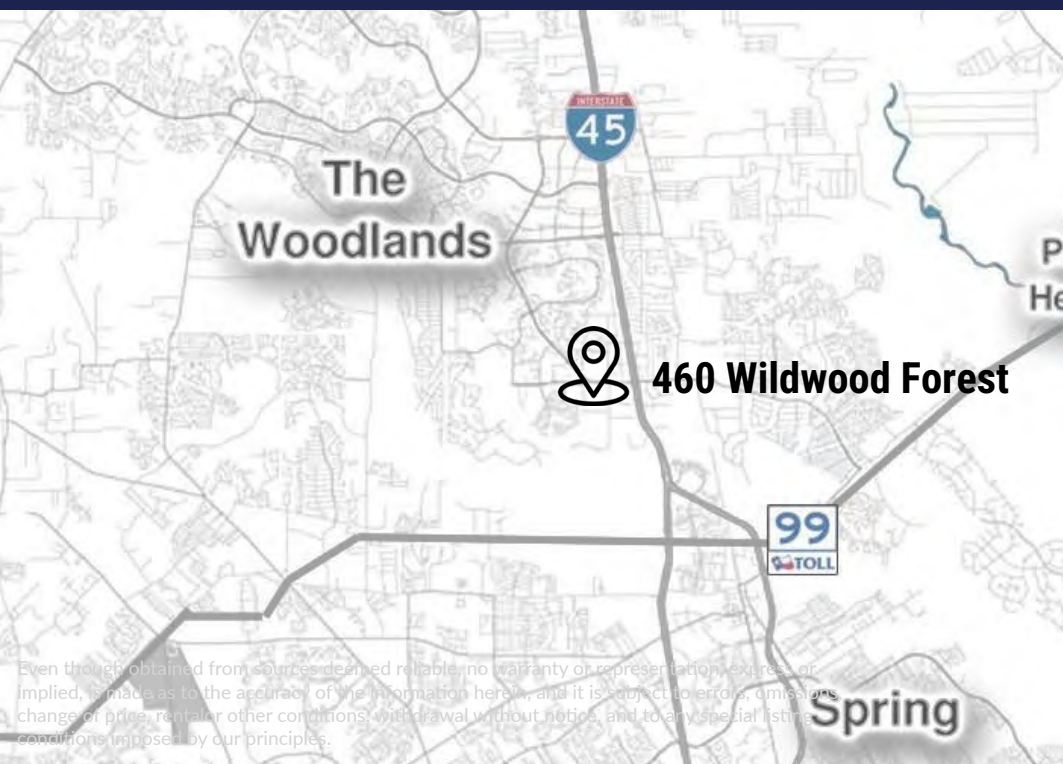
460 Wildwood Forest

The Woodlands, Tx 77380

For Sublease



NEWCOR



Office

Premises: 4,138 SF

Availability: Immediate

Parking Ratio: 3.75:1,000 SF

Term: Thru 3/31/2028

Sublease Rate: **REDUCED** - \$25/SF/Gross

Features:

- On-site tenant fitness center
- On-site conference center
- Great location - adjacent to Interstate 45

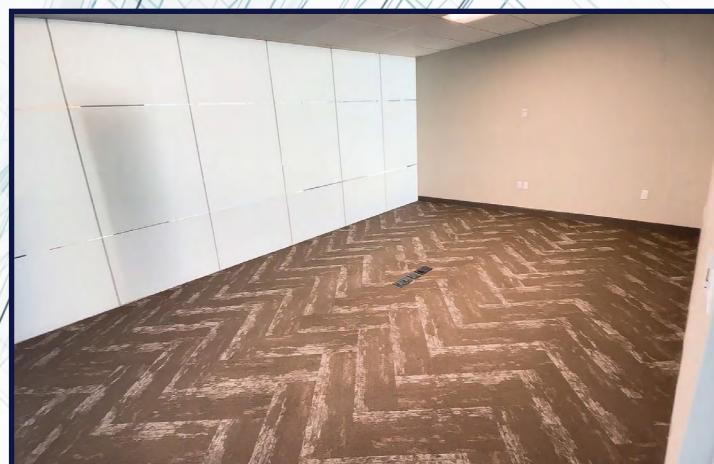
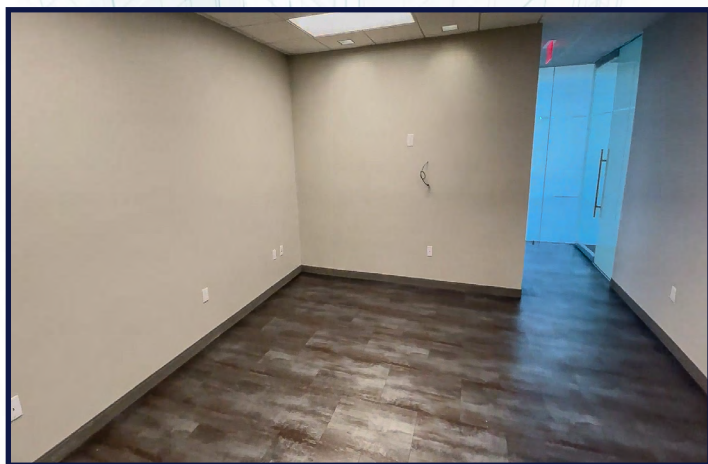
Ryan Dierker
ryan@newcorcre.com
281.210.2484

Newcor Commercial Real Estate
281.210.3090
newcorcre.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.

460 Wildwood Forest

The Woodlands, Tx 7730



- High-End Finishes
- Floor to Ceiling Windows
- LEED Certified
- One Minute to Interstate 45
- 2 Minutes to Hardy Toll Road
- 15 Minutes to IAH Airport
- Parking Garage

- Free Standing Fitness Center with Full-Service Locker Rooms, Fitness Classes, & Top-of-the Line Exercise Machines
- Conference Center on Site
- Wildlife Pond & Eco Habitat
- Class A Restroom Finishes



