COMMERCIAL CONNECT GROUP

FOR LEASE

MAGNOLIA, TX 77355 / MONTGOMERY COUNTY

31304 Nichols Sawmill Rd

Magnolia Office Park ▪ Building 3

Four private offices in a stone office condominium, leased one at a time or all four together. Gross all-inclusive rent, a shared conference room, and 24/7 keypad access.



4	106 -166	530	13 mo	24/7
PRIVATE OFFICES LEASE ONE OR ALL	SF PER OFFICE MEASURED	SF TOTAL PRIVATE FOUR ROOMS	LEASE TERM EACH OFFICE	KEYPAD ACCESS CODE PER TENANT

USE	Executive / professional office suites
BUILDING	Building 3 at Magnolia Office Park, a stone office condominium
SHARED	Conference room, kitchenette, waiting area and two restrooms
INCLUDED	Water, trash, electricity and internet, in the rent

ASKING / GROSS RENT

$1,000 /MONTH PER OFFICE

Office 1, the largest at 166 SF	$1,250/mo
All four together	$4,250/mo

DRIVE TIME, APPROX. 0 10 20 30 45 MIN

Downtown Magnolia	1 min · 0.7 mi
Tomball	20 min · 12.3 mi
The Woodlands Town Center	35 min · 20.8 mi
Conroe	41 min · 25.7 mi

Scan to walk the suite

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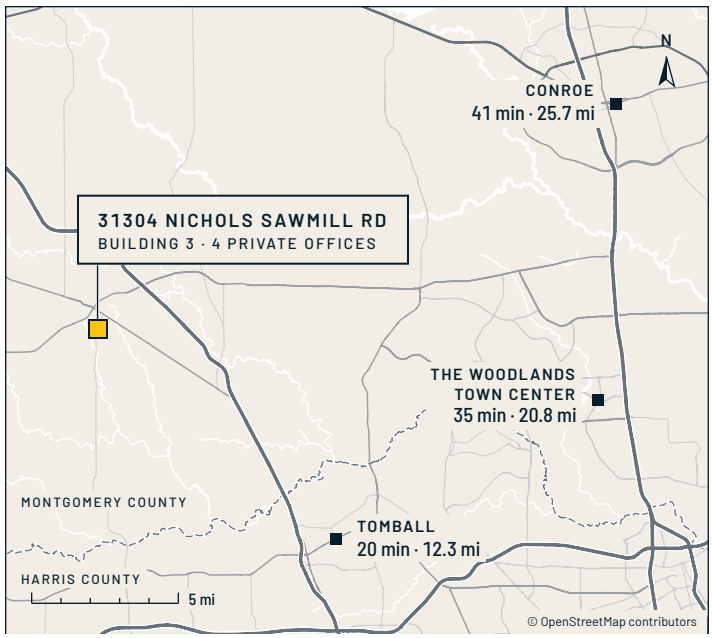
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Information deemed reliable but not guaranteed. Areas are measured from the floor plan and are approximate; square footage and specifications to be verified by the prospective tenant. Offering subject to change, prior lease or withdrawal.



LOCATION / MONTGOMERY COUNTY



Across the road from Magnolia ISD administration

The park fronts Nichols Sawmill Rd opposite the Magnolia ISD administrative campus, and downtown Magnolia is 0.7 miles away. The district is the largest employer in the area, and its ring of vendors, therapists, evaluators and tutors, is the natural tenant for a single room with its own door.

SPACE / PRIVATE OFFICES, SHARED CONFERENCE ROOM



Conference room, shared by all four offices



Reception, shared entry



Kitchenette, shared

OFFICES	Office 1, 166 SF; Office 2, 124 SF; Office 3, 106 SF; Office 4, 134 SF. Each has an exterior window.
SHARED	Kitchenette, waiting area and two restrooms, all inside the suite

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