

1,006 - 2,277SF±
AVAILABLE

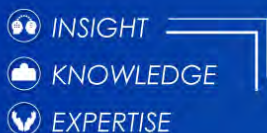


2203 TIMBERLOCH PLACE

2203 TIMBERLOCH PL
THE WOODLANDS, TX 77380

PROPERTY BULLETS

- Timberloch Place is a complex of four, two-story atrium-style office buildings of approximately 52,000 SF each. The design features four building quadrants arranged around a sky-lit interior garden atrium.
- Located in the heart of The Woodlands Town Center, adjacent to The Cynthia Woods Mitchell Pavilion and within walking distance to The Woodlands Waterway and Market Street.
- New Micro Market at 2002 Timberloch for the use of all tenants.
- Various space plans available that will fulfill any space requirement.
- First floor common area conference room is available for tenants' use, with Free WiFi in the lobby.
- Forested views from lease spaces are some of the most scenic in The Woodlands. Public areas beautifully detailed in warm brick pavers with a well-landscaped, interior atrium garden.
- Ample parking and easy access to Interstate 45 and the Hardy Toll Road.
- Tenants receive discounted business rates at The Woodlands Resort and Conference Center.



FOR MORE INFORMATION CONTACT:

Lisa Hughes | Jeff Beard, CCIM

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

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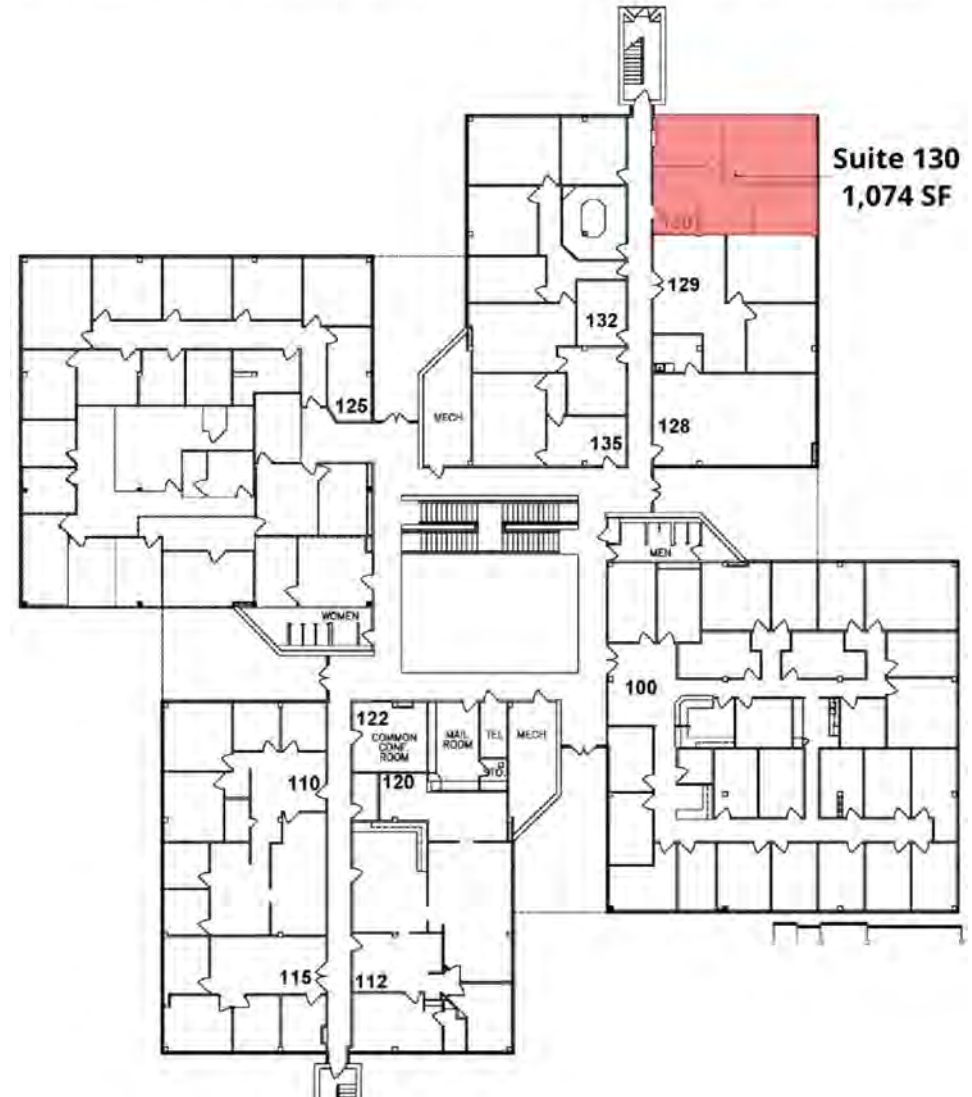
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 AVAILABLE

LEASE TYPE | Full Service LEASE SPACE | 397 - 2,143 SF
 LEASE TERM | Negotiable LEASE RATE | \$24.00 - \$26.00 SF/yr

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
130	Available	1,074 SF	Full Service	\$26.00 SF/yr	-



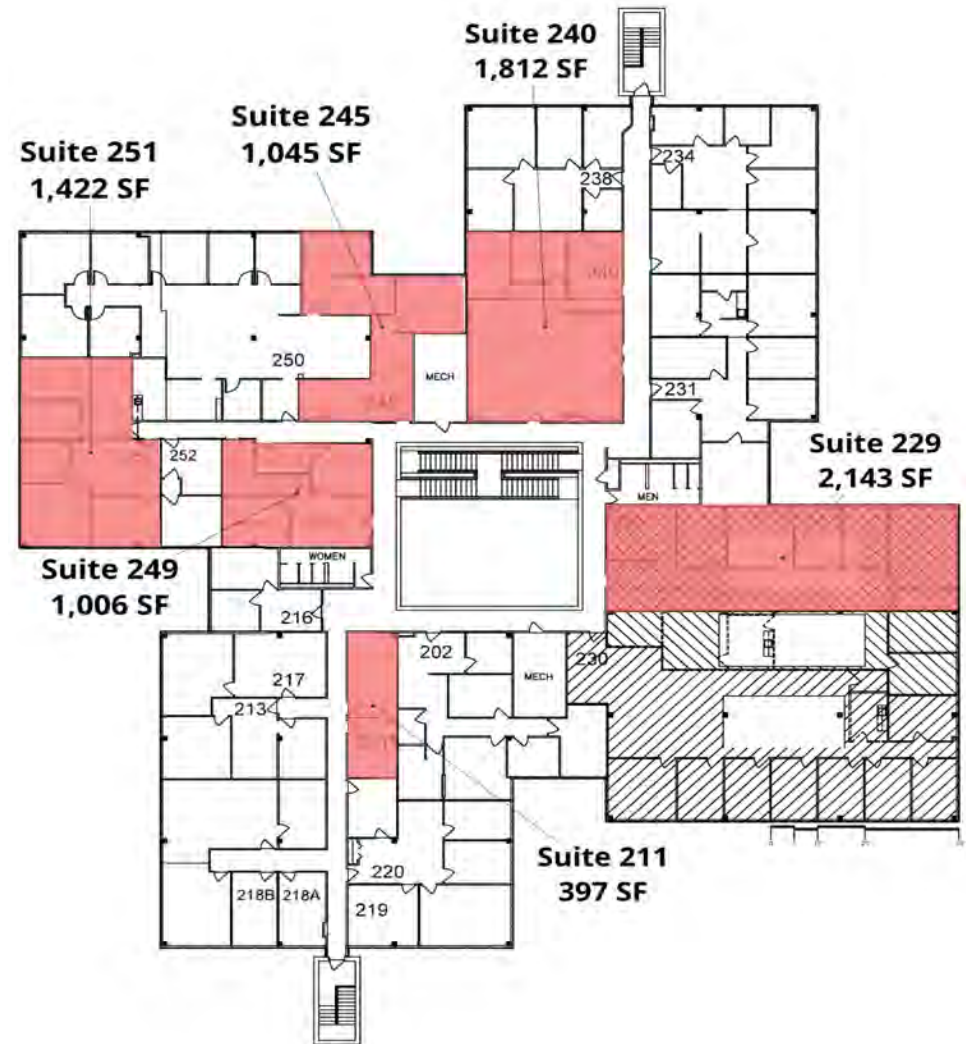
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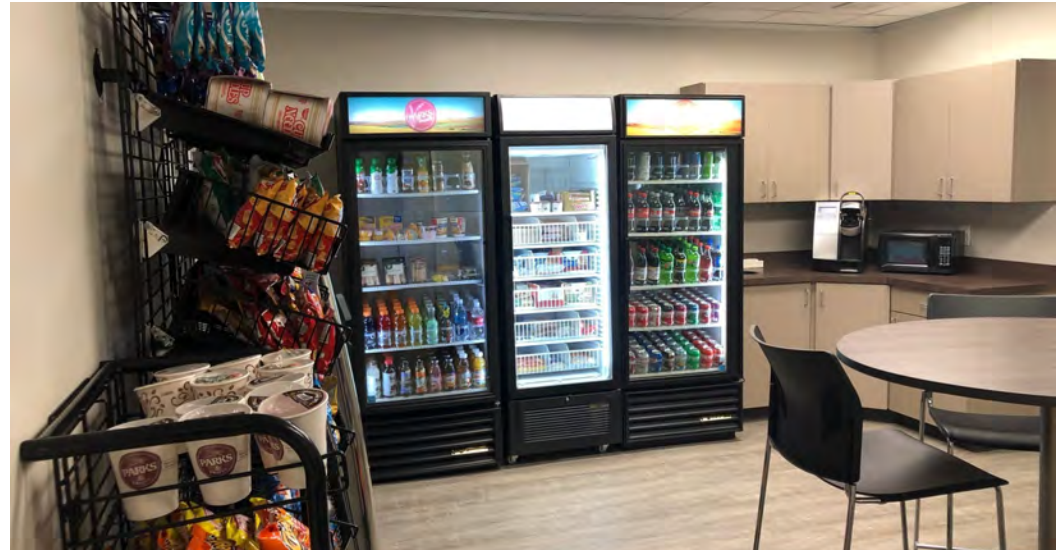
LEASE TYPE | Full Service LEASE SPACE | 397 - 2,143 SF
LEASE TERM | Negotiable LEASE RATE | \$24.00 - \$26.00 SF/yr

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
211	Available	397 SF	Full Service	\$26.00 SF/yr	-
229	Available	2,143 SF	Full Service	\$26.00 SF/yr	-
240	Available	1,812 SF	Full Service	\$26.00 SF/yr	-
245	Available	1,045 SF	Full Service	\$26.00 SF/yr	-
249	Available	1,006 SF	Full Service	\$26.00 SF/yr	-
251	Available	1,422 SF	Full Service	\$24.00 SF/yr	-



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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 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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date