

FOR SUBLEASE

Wildwood Corporate Center II

480 Wildwood Forest Drive, The Woodlands, TX 77380



**CLASS A OFFICE BUILDING
MOVE-IN READY**



6,767 RSF
Sublease Premises

BUILDING FEATURES

CLASS A
BUILDING

MOVE-IN READY
CONDITION

6,767 RSF
SUBLEASE PREMISES

\$11.39/RSF
2026 EST. OPEX

3.5/1,000 RSF
PARKING

**THROUGH
JUNE 30, 2030**
SUBLEASE TERM

AVAILABLE
FURNITURE

NEGOTIABLE
Net Rate

Unreserved - at no cost
Reserved - \$75/space/month

SUBLEASE PREMISES FEATURES

- Elevator Lobby Exposure
- Floor to Ceiling Glass
- Modern Build Out
- 5 Private Offices
- 48 Workstations
- 1 Conference Room
- 2 Focus/Phone Rooms
- 1 Workroom

BUILDING HIGHLIGHTS

- 202,000 RSF Class A Office Building
- On-Site Management
- Fitness Center
- Conference Center
- Conveniently Located Between Spring and The Woodlands
- Easy Access to 1-45, the Hardy Toll Road and IAH



FLOOR PLAN



WORKSTATIONS

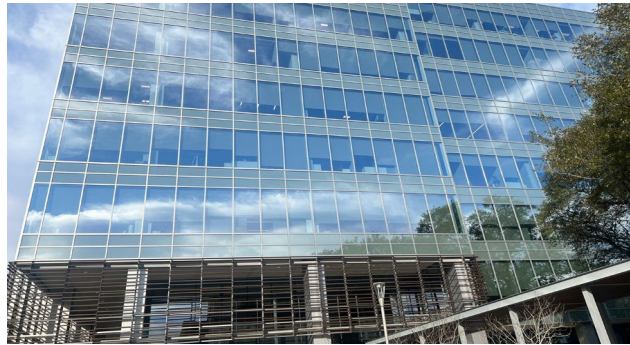
CONFERENCE ROOM

FOCUS/PHONE ROOMS

WORKROOM

PRIVATE OFFICES

PROPERTY PHOTOS





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