

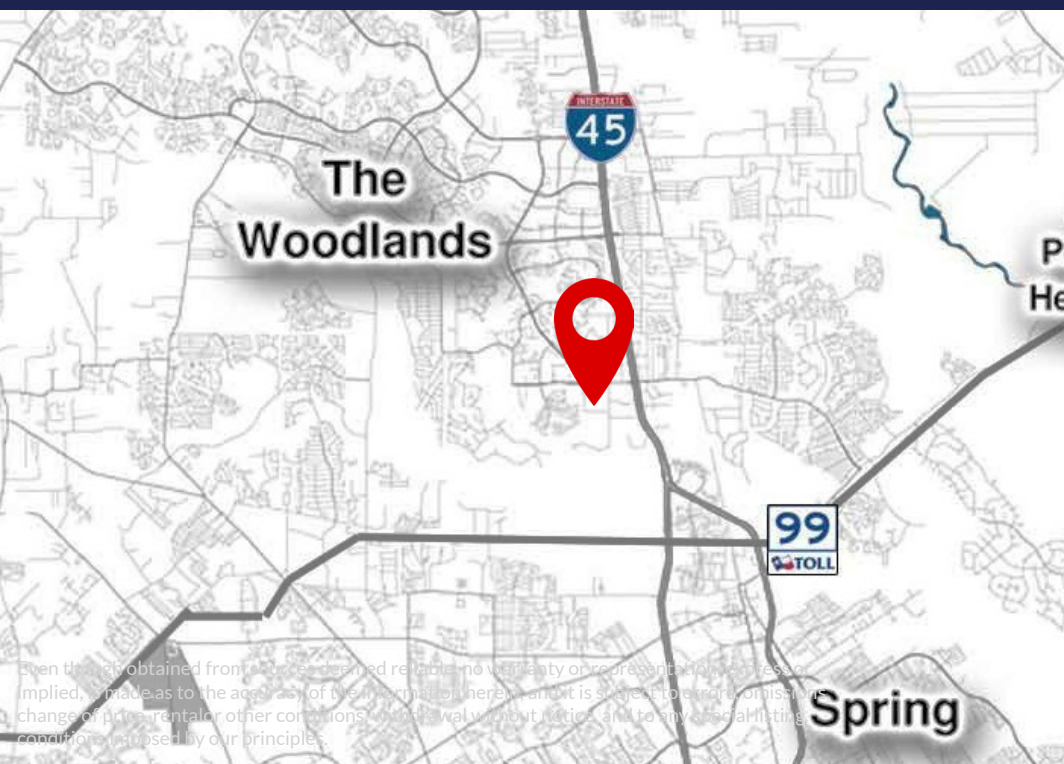
# 480 Wildwood Forest

The Woodlands, Tx 77380

For Sublease



## NEWCOR



### Office

**Suite 140: 1,973 SF**

**Availability: Immediate**

**Parking: 7 parking spaces with 2 reserved**

**Term: Thru 8/31/2027**

**Sublease Rate: \$22.50/SF**

**Estimated NNN's: \$12.85/SF**

### Features:

- Furniture included
- Plug and Play
- On-site tenant fitness center
- On-site conference center
- Great location - adjacent to Interstate 45

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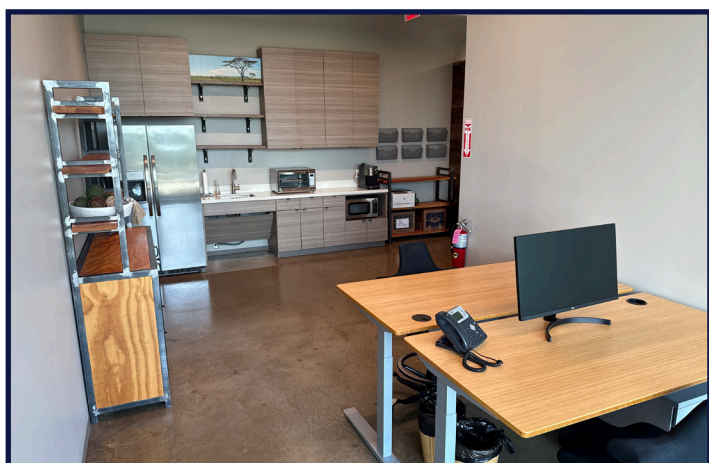
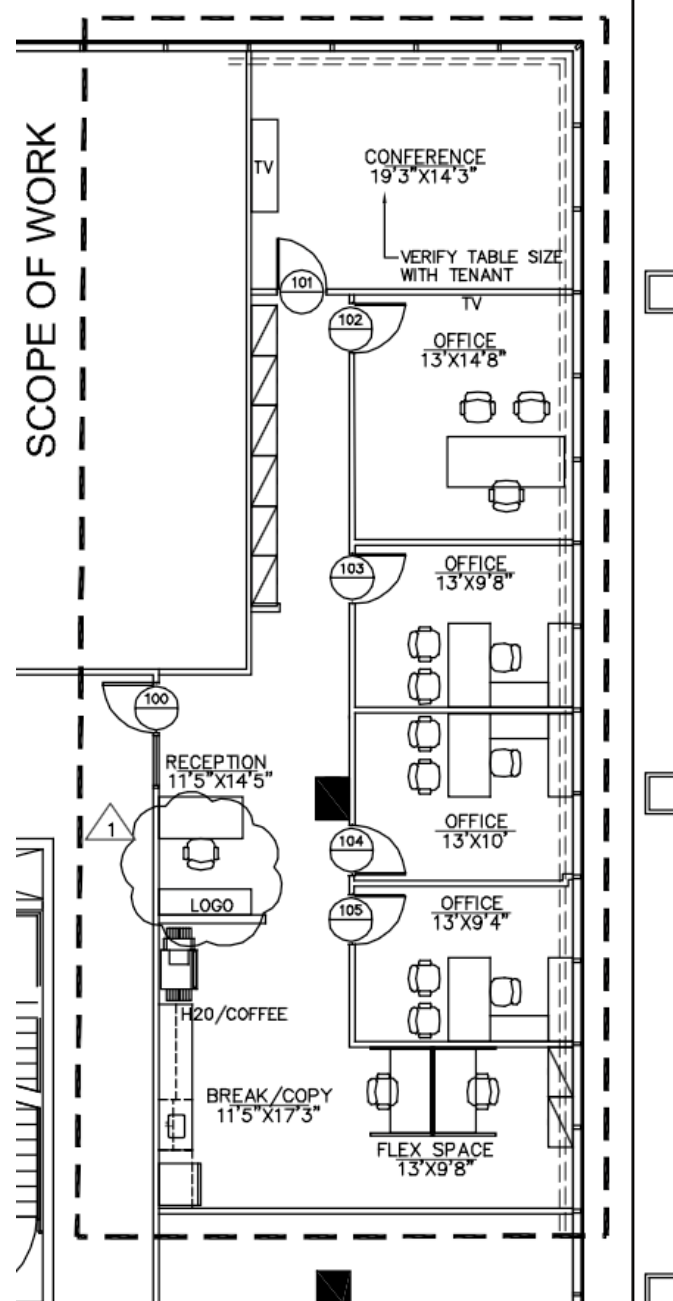


- High-End Finishes
- Floor to Ceiling Windows
- LEED Certified
- One Minute to Interstate 45
- 2 Minutes to Hardy Toll Road
- 15 Minutes to IAH Airport
- Parking Garage
- Free Standing Fitness Center with Full-Service Locker Rooms, Fitness Classes, & Top-of-the Line Exercise Machines
- Conference Center on Site
- Wildlife Pond & Eco Habitat
- Class A Restroom Finishes

### Suite Photos



### Floor Plan





Property Photos

For Sublease

