



SIERRA PINES II



WELCOME SERIES





ME TO

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PROPERTY OVERVIEW

Sierra Pines was strategically planned and developed to keep the preexisting trees intact and to continue to be a home to the wildlife naturally found at this location.

Address	1575 Sawdust Road The Woodlands, TX 77380
Year Delivered	2015
Building Type	Class A
Building Size	153,809 SF
Typical Floor Plate	26,830 SF
On-Site Security	24 hours, 7 days per week Card-key access Video surveillance
Parking	4.0/1,000 in a structured garage
Green Design	LEED Silver Certification



LOCATION & ACCESS

Sierra Pines II is ideally situated directly between The Woodlands Town Center and the ExxonMobil campus. With convenient access to I-45, Woodlands Parkway and the Grand Parkway, transportation to and from the site is effortless.

- ① 3 minutes to I-45
- ② 6 minutes to Woodlands Conference Center
- ③ 9 minutes to Grand Parkway

- ④ 9 minutes Cynthia Woods Mitchell Pavilion
- ⑤ 11 minutes The Woodlands Mall, Market Street and Waterway Square
- ⑥ 20 minutes to Bush Intercontinental Airport

NEARBY AMENITIES

Located in the center of a master-planned community, tenants enjoy immediate access to an abundance of amenities including shopping, dining, recreational parks and entertainment

RESTAURANTS:

BerryHill Baja Grill
California Pizza Kitchen
Cru Food & Wine Bar
Cyclone Anaya's
Del Frisco's Grille
Fleming's Prime Steakhouse
Grotto Ristorante
State Fare Kitchen & Bar
Jasper's
Kirby's Prime Steakhouse
La Madeleine
Landry's Seafood House
Local Pour
Mi Cocina
Perry's Steakhouse
Hearsay on the Waterway
Postino Woodlands
Truluck's
Uni Sushi

SHOPPING:

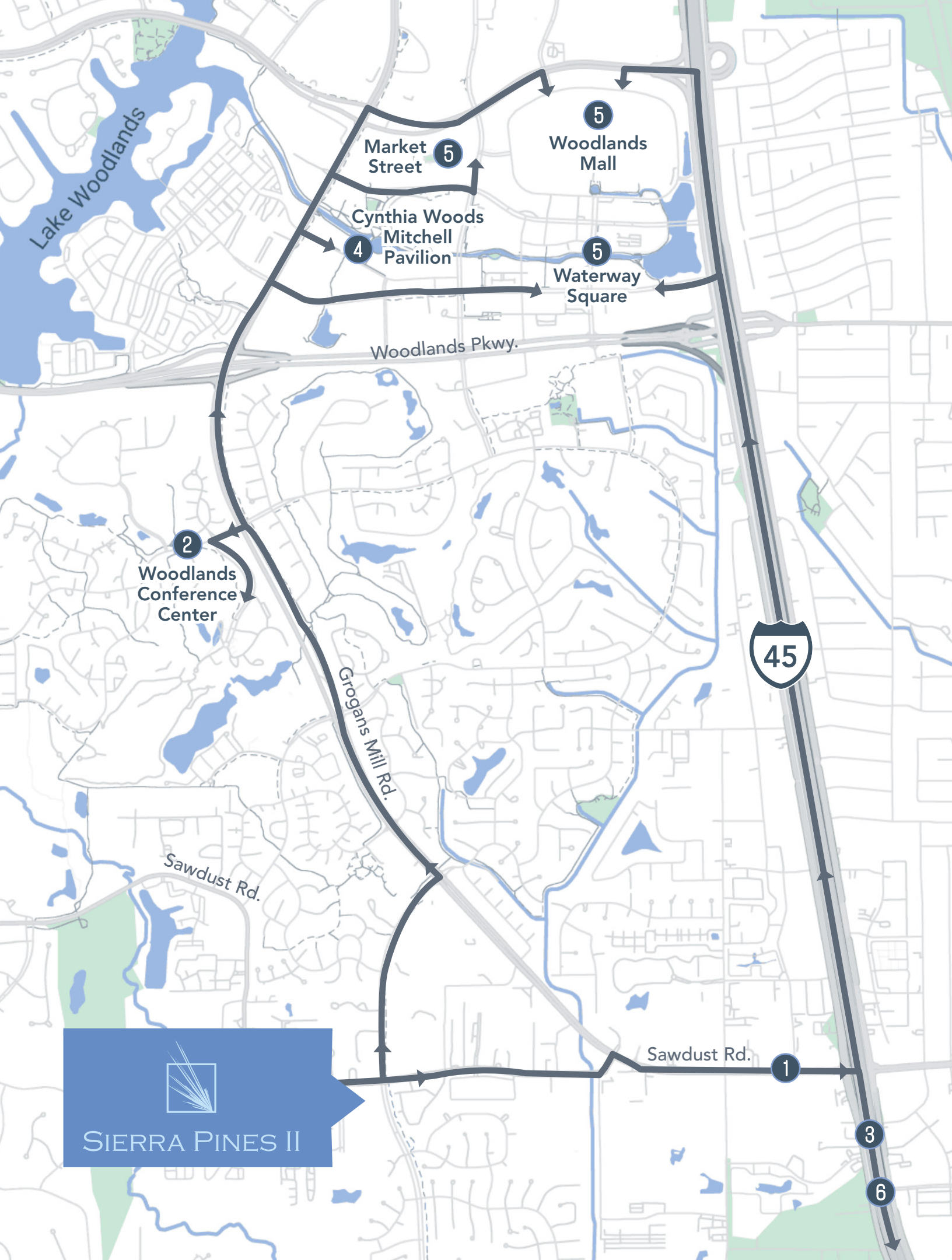
Whole Foods
Allen Edmonds
Eddie Bauer
Francesca's
Hemline
J. Crew
Kendra Scott
Lululemon Athletica
Orvis
Sur La Table
Tommy Bahama
Vineyard Vines
Altar'd State
American Threads
Cotton On
Free People

ENTERTAINMENT:

Cynthia Woods Mitchell Pavilion
The Woodlands Mall
Cinemark

LODGING:

Marriott Hotel
Hyatt Centric
Hyatt Place
Hilton Garden Inn
Residence Inn
Westin Hotel



Lake Woodlands

Market Street 5

Woodlands Mall

Cynthia Woods Mitchell Pavilion 4

Waterway Square 5

Woodlands Pkwy.

2

Woodlands Conference Center

Groggins Mill Rd.

Sawdust Rd.

45

Sawdust Rd.

1

3

6



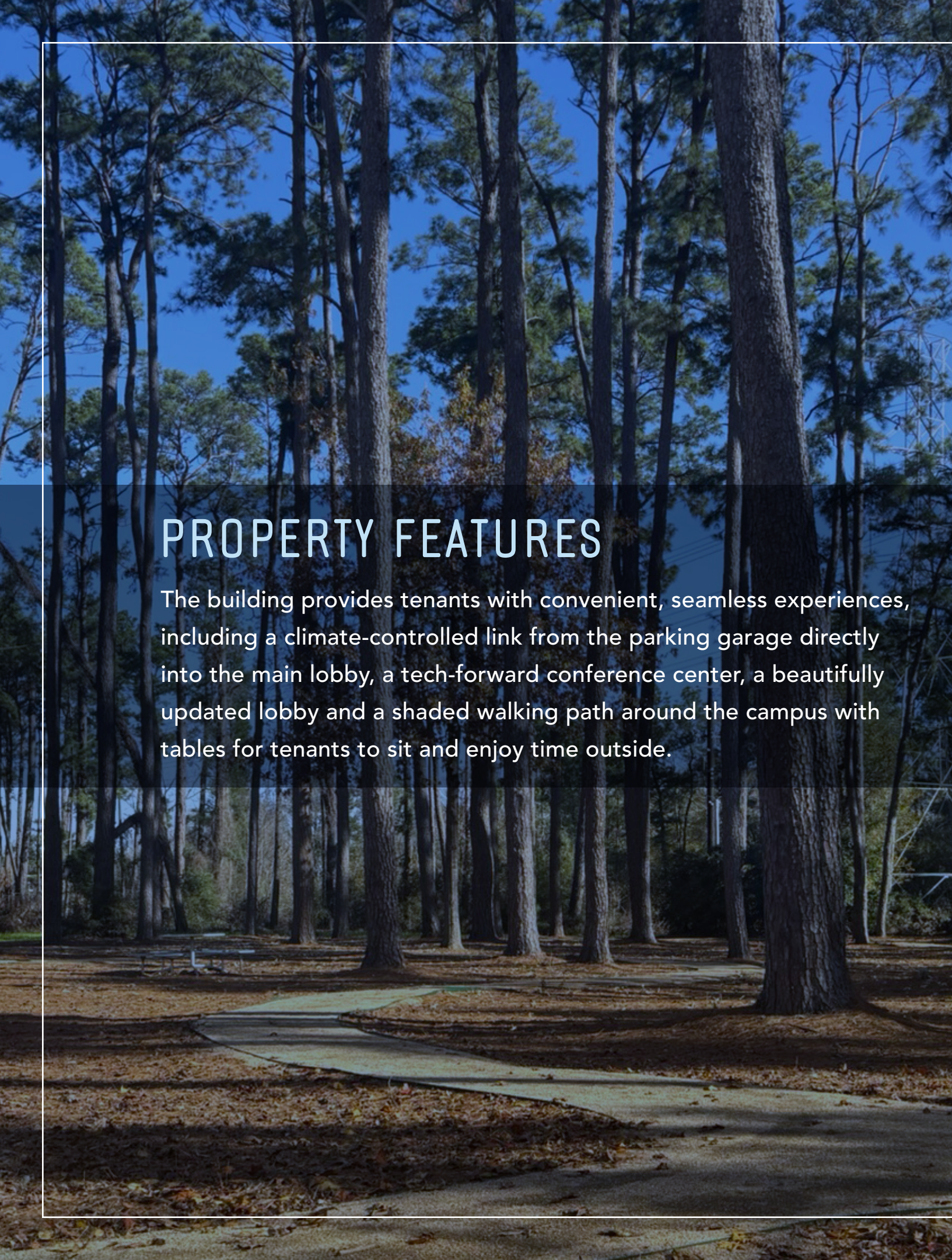
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TRANQUILITY GARDEN

A 25,000 square foot garden provides tenants at Sierra Pines II a unique outdoor retreat for reflection and relaxation.





A photograph of a forest with tall, thin trees and a path covered in fallen leaves. The trees are mostly bare, suggesting autumn or winter. The ground is covered in a thick layer of brown and orange leaves. A concrete path winds through the forest. The sky is visible through the canopy of the trees.

PROPERTY FEATURES

The building provides tenants with convenient, seamless experiences, including a climate-controlled link from the parking garage directly into the main lobby, a tech-forward conference center, a beautifully updated lobby and a shaded walking path around the campus with tables for tenants to sit and enjoy time outside.





SIP, SAVOR, INDULGE

Toastello Coffee + Kitchen, located on the first floor of Sierra Pines II, is a family-owned coffee and deli shop that serves delicious artisanal sandwiches and pastries daily.

Open monday thru friday 7am to 3pm









FOR LEASING INFORMATION CONTACT:

713.300.0300

WWW.STREAMREALTY.COM