

SUBLEASE

7 GROGANS PARK DR

THE WOODLANDS, TX 77380

OFFICE CONDO

SUITE 6 | 1,350 SF

OFFICE | THRU 9/30/2029

SUBLEASE RATE

\$2,450/MO
PLUS UTILITIES

SUITE HIGHLIGHTS

 **MOVE-IN READY**

 **TWO STORIES**

 **4 OFFICES**

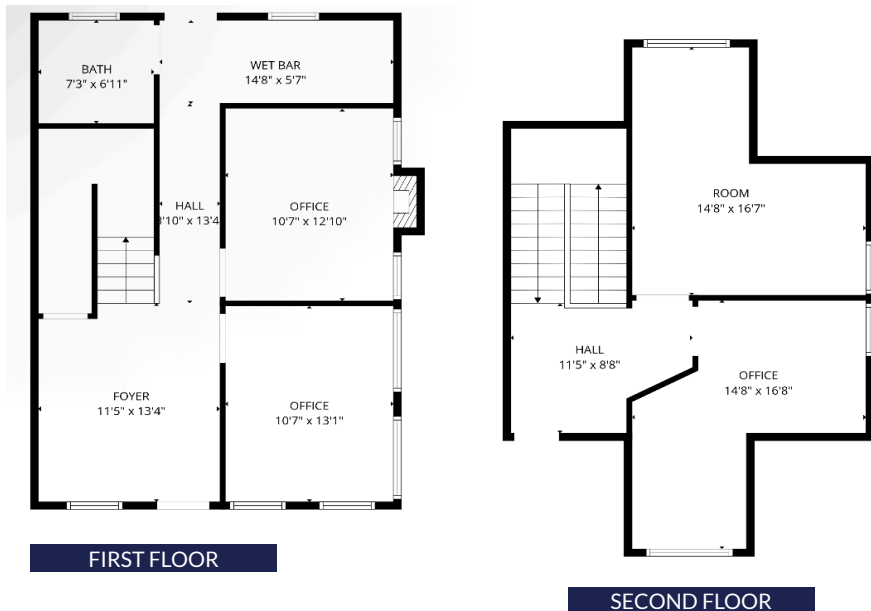
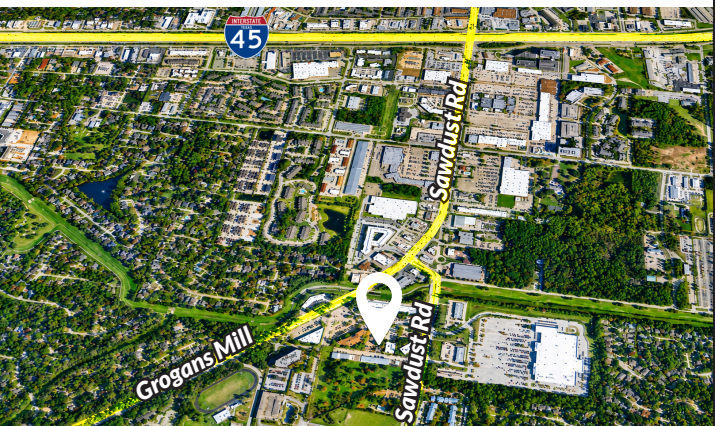
 **KITCHEN**

 **RESTROOM**

 **WALKABLE RETAIL & RESTAURANTS**

CONNECTED & CONVENIENT

Situated in the heart of The Woodlands, this office condo offers excellent convenience just minutes from I-45, Woodlands Parkway, and major business districts. Employees and clients enjoy walkable access to restaurants, coffee shops, banks, and everyday services, creating an ideal location for professional office users.



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ADDITIONAL PHOTOS



SURROUNDINGS



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