31304 Nichols Sawmill Rd

Magnolia, Texas 77355 · Magnolia Office Park · Building 3 · Units A & B

FOR LEASE



Four individual executive offices available separately or together, in a stone office condominium on Nichols Sawmill Rd. Rent is gross and all-inclusive, the conference room is shared by all four tenants, and access is 24/7 by keypad with a separate code per tenant.

AVAILABILITY

Office 1 Largest. Adjoins the conference room.	166 SF	**$1,250 / mo**
Office 2 Corner room, exterior window.	124 SF	**$1,000 / mo**
Office 3 Exterior window.	106 SF	**$1,000 / mo**
Office 4 Front corner, exterior window.	134 SF	**$1,000 / mo**

$4,250 / mo for all four

THE SPACE

Private offices	**4, available individually or together**
Office sizes	**106 – 166 SF (530 SF total private)**
Term	**13 months**
Rent basis	**Gross and all-inclusive**
Included	**Water, trash, electricity and internet**
Shared	**Conference room (183 SF), kitchenette, waiting area, two restrooms**
Access	**24/7 keypad, separate code per tenant**
Parking	**Two spaces per office**
Building	**Magnolia Office Park, Building 3, Units A & B**

Jacob Dow (832) 770-8865
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Information is believed reliable but is not guaranteed and is subject to change, prior lease or withdrawal. Areas are measured from the floor plan and are approximate. Prospective tenants should verify all information.

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WHY THIS BUILDING

Directly across from Magnolia ISD administration

The district's administrative campus sits opposite the park on Nichols Sawmill Rd. The vendor ring around a district of this size — speech and occupational therapists, SPED evaluators, diagnosticians, counsellors, tutors — is the natural tenant pool, and 24/7 access matters to them because they see clients on evenings and weekends.

Everything is in the rent

One number covers water, trash, electricity and internet. No CAM reconciliation, no opex estimate, no true-up at year end — which is what a sole practitioner actually wants to hear.

A conference room without paying for one

A 183 SF conference room is shared across the four offices, so a tenant renting a 106 SF room can still hold a six-person meeting.

Take one room or the whole suite

Four offices lease individually at $1,000 to $1,250, or all four together at $4,250 for a practice that needs its own front door.



Entry portal



Conference room, shared by all four offices

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THE SUITE

INSIDE THE SUITE



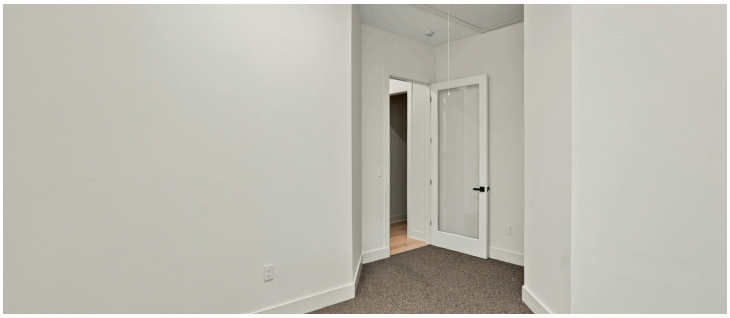
Reception



Waiting area



Kitchenette



Private office, typical



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LOCATION



Magnolia Office Park fronting Nichols Sawmill Rd.

The park sits on Nichols Sawmill Rd opposite the Magnolia ISD administrative campus. Magnolia ISD is the largest employer in the immediate area and is in the middle of a funded expansion, which keeps a steady ring of district vendors and contractors looking for small professional space close to the administration building.

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