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**


Shared conference room


Reception


Kitchenette

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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.