



Grogan's Ridge

OFFICE CONDOMINIUMS



Serenity in a Prime Location.

Build Equity in Your Business with Office Ownership in North Houston

Surrounded by The Woodlands, TX, Grogan's Ridge will be a community of professionals who want to take their business a step further by owning commercial real estate. Many small businesses are finding office ownership to be a better alternative to leasing. For attorneys, accountants, real estate professionals, independent contractors, non-profit organizations or people currently working from home, the tax and equity benefits and freedom of office ownership far outweigh the limitations of leasing.

Grogan's Ridge is a brand new office community now under construction in The Woodlands area, featuring 12 buildings with two and four units each, for a total of 48 units. From 1,200 square feet for a single unit, each building is efficiently designed to accommodate up to 4,900 square feet. The buildings are organized to maximize open space and the wooded areas surrounding the property.

Some features include:

- Single-story with private front-door access and surface parking.
- Each unit includes 4 offices (or 3 offices and a conference room), kitchen, restroom and reception area.
- Available 100% finished or build to suit.
- High-end finishes and options with the latest construction technologies.
- Design Studio offers one-stop shopping with array of creative choices.
- Wood floors in hallways and reception area and granite countertop in kitchen are included in base price.
- Each unit includes individual HVAC with separately metered electricity.
- Fully landscaped and maintained as part of community association.



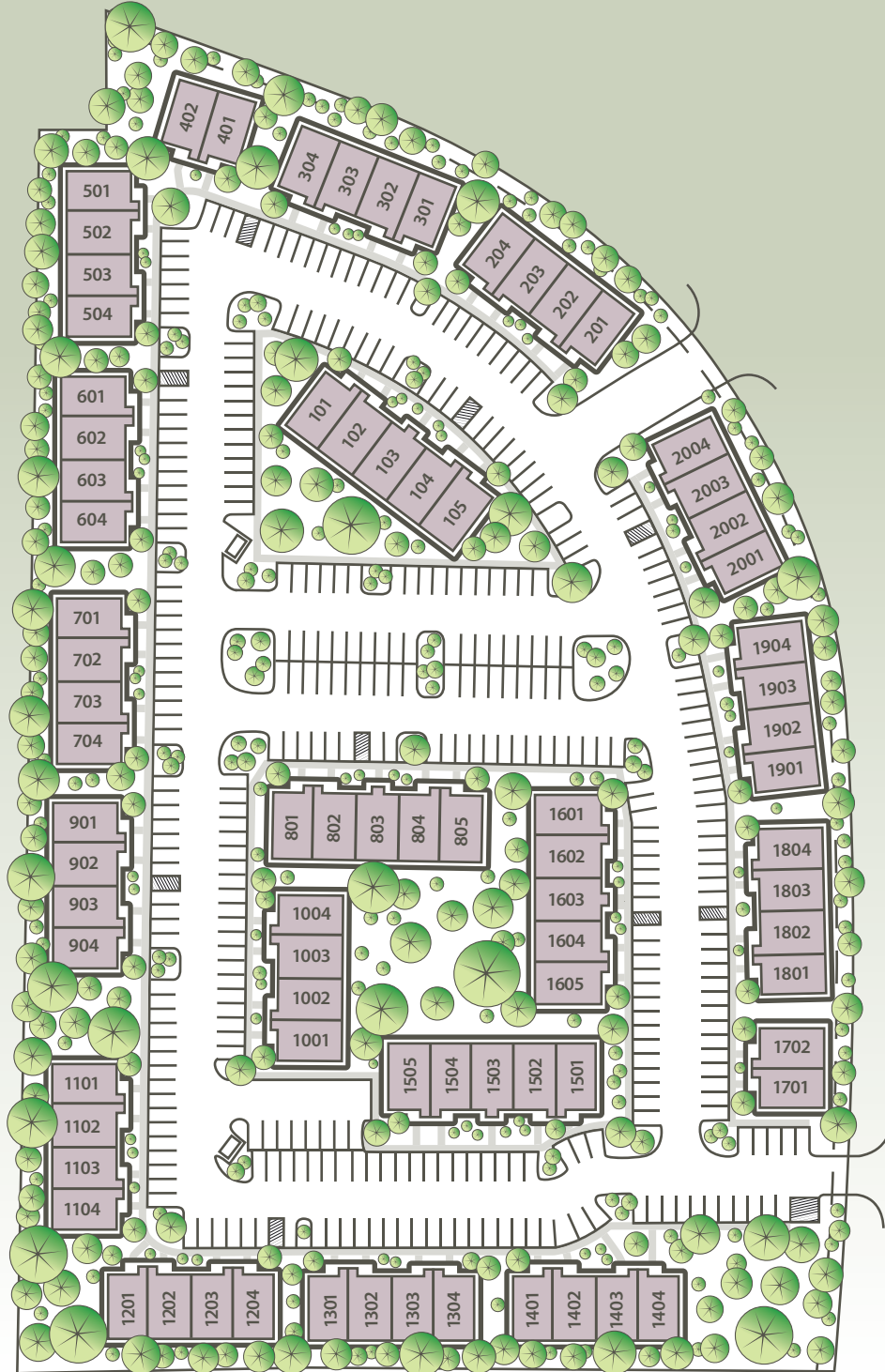
GrogansRidgeOfficeCondos.com Site Address: 2219 Sawdust Rd • Spring, TX 77380
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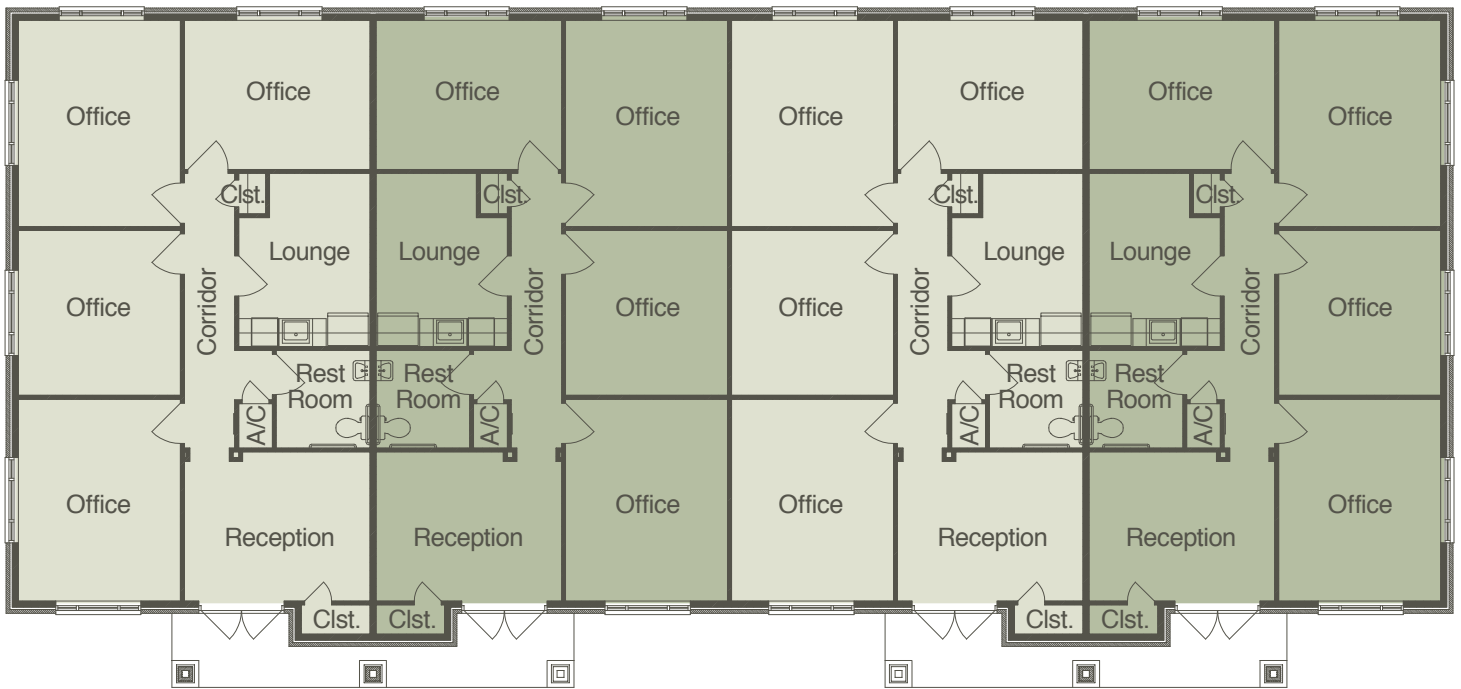


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4-Unit Floor Plan



Offices are efficiently designed and can be expanded to create larger units.
Choose from 1,200 square feet up to 4,900 square feet



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