



Timber Ridge
OFFICE CONDOMINIUMS

PRIME
REAL ESTATE
— *Next to* —
THE
WOODLANDS
NORTHWEST.

*Starting in the Mid \$200s
From Approximately
1,200 to 4,900 Square Feet*

Introducing Timber Ridge Office Condominiums at The Woodlands - another fine commercial office community being built by SHB Development. You now have the opportunity to invest in and grow your business against the backdrop of one of the nation's fastest growing areas: The Woodlands, Spring, Magnolia and Tomball – an area poised for significant growth and development over the next decade due to the influx of oil and gas companies and highway construction in the area.

**UP TO 4,900 SQUARE FEET OF HIGHLY EFFICIENT
OFFICE SPACE**

These flexible and efficiently designed offices are perfect for small business professionals who want to establish equity in and grow their business with ownership. The office community consists of multiple single-story, four-unit buildings. Each unit starts with approximately 1,200 square feet of highly efficient space easily divisible into a variety of functions. The community is strategically positioned off the quiet street of Egypt Lane to provide an element of privacy while still easily accessible from a variety of destinations.

FEATURES

- ▶ Single-story with private front-door access and surface parking.
- ▶ Available 100% finished or build to suit.
- ▶ High-end finishes and options with the latest energy efficient construction technologies.
- ▶ Design Studio offers one-stop shopping with array of flooring, cabinetry and surface selections.
- ▶ Wood floors in hallways and reception area and granite countertop in kitchen included in base price.
- ▶ Fully landscaped and maintained as part of Condominium Community Association.
- ▶ Each unit includes individual HVAC with separately metered electricity.
- ▶ Office furniture discounts from Workspace Resource.

Steve Hextell
Vice President SHB Development
(832) 772-6866

TimberRidgeOfficeCondos.com
Site Address: 32731 Egypt Lane
Magnolia, Texas 77354

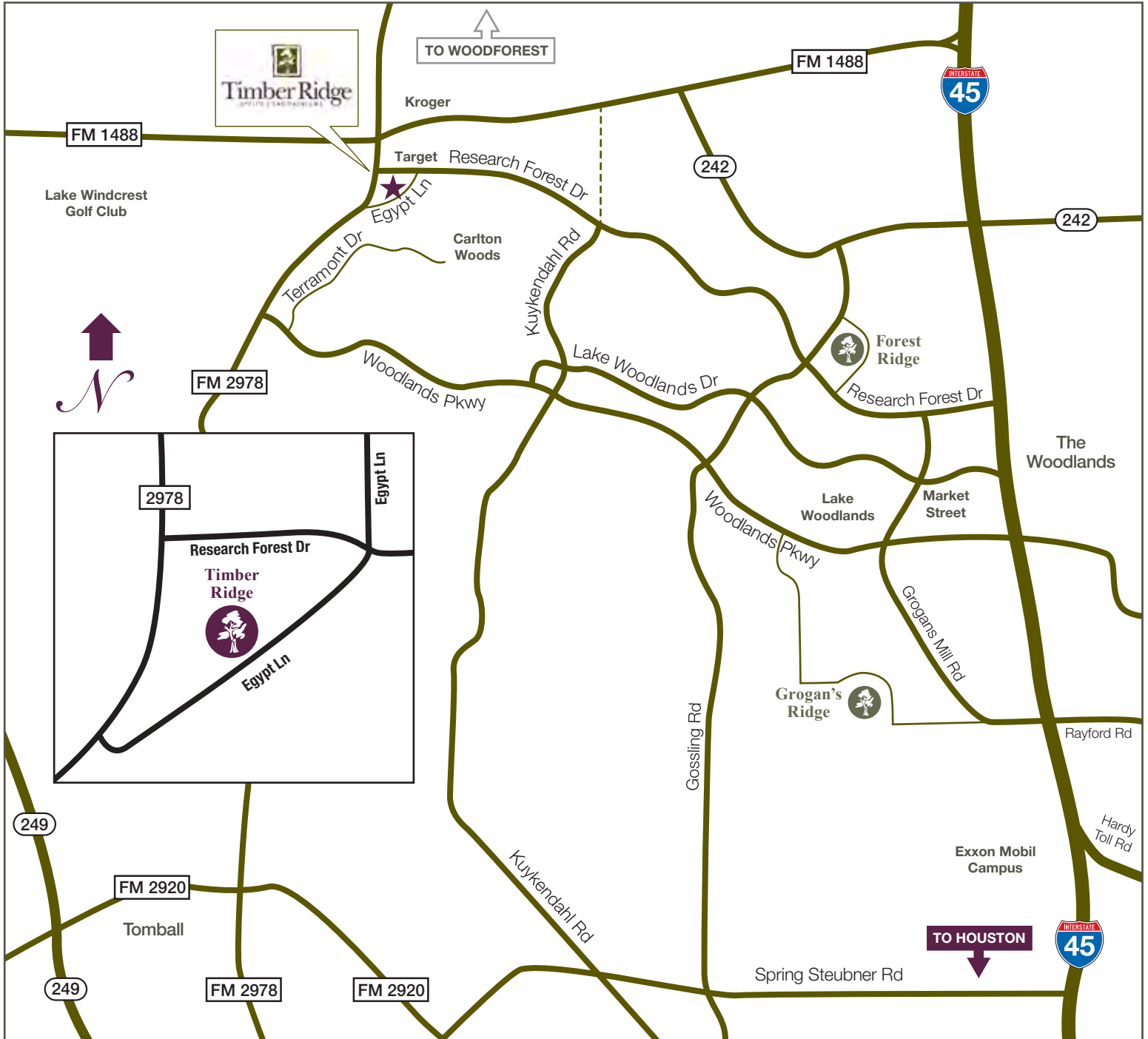


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SHB Development, LLC
2219 Sawdust Road, Suite 105
Spring, TX 77380



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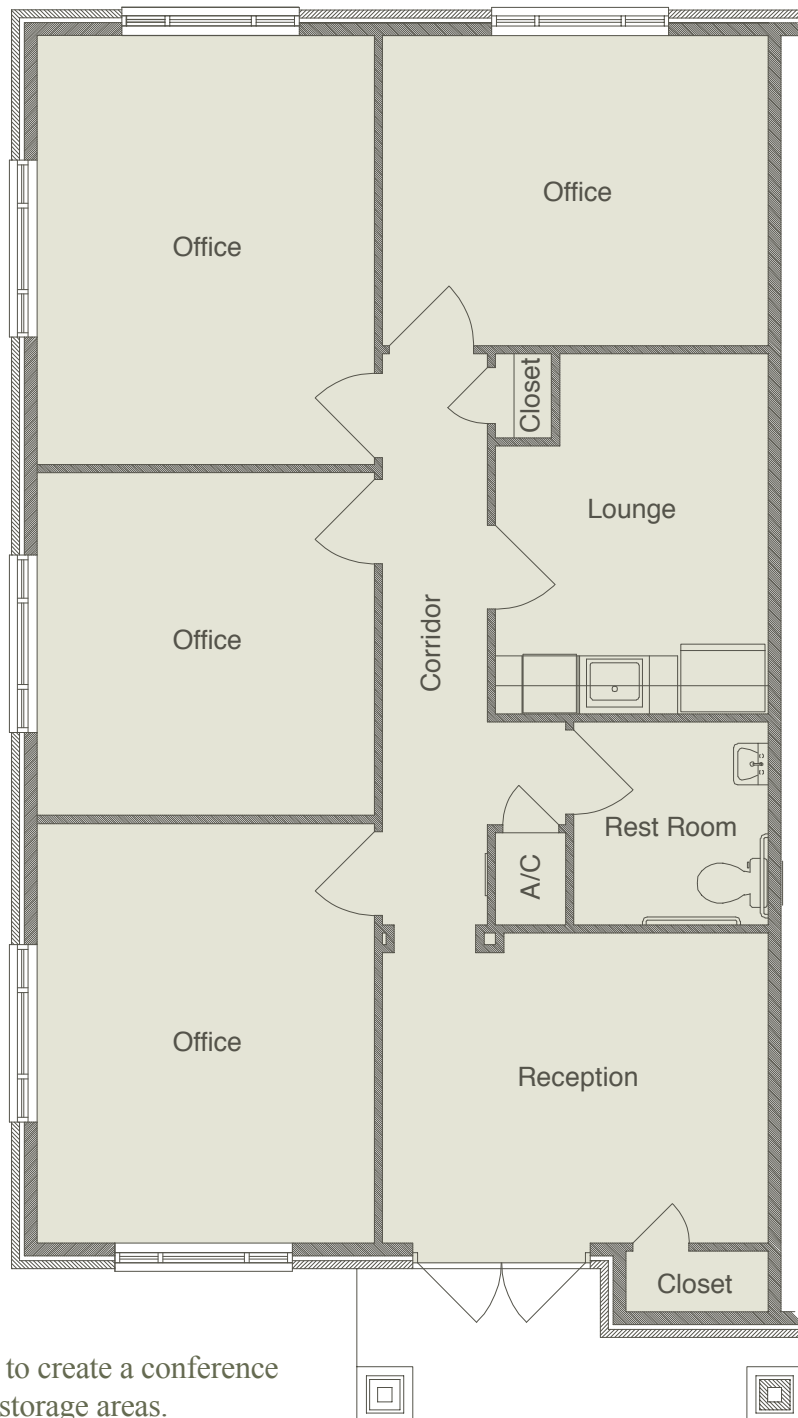


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Offices can be re-configured to create a conference room, work station or larger storage areas.

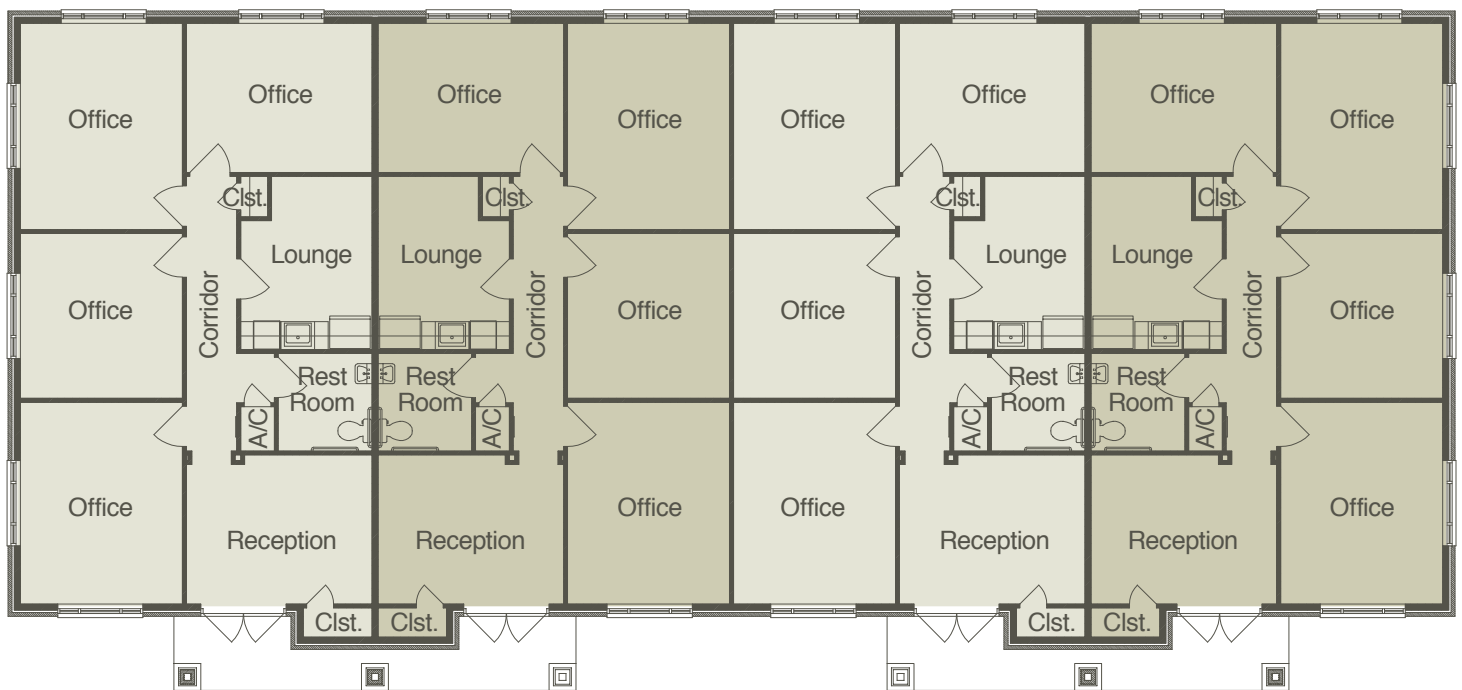


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4-Unit Floor Plan



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