



THE RESERVE AT
SIERRA PINES



PURPOSEFULLY PLANNED OFFICE SPACE
IN THE HEART OF THE WOODLANDS

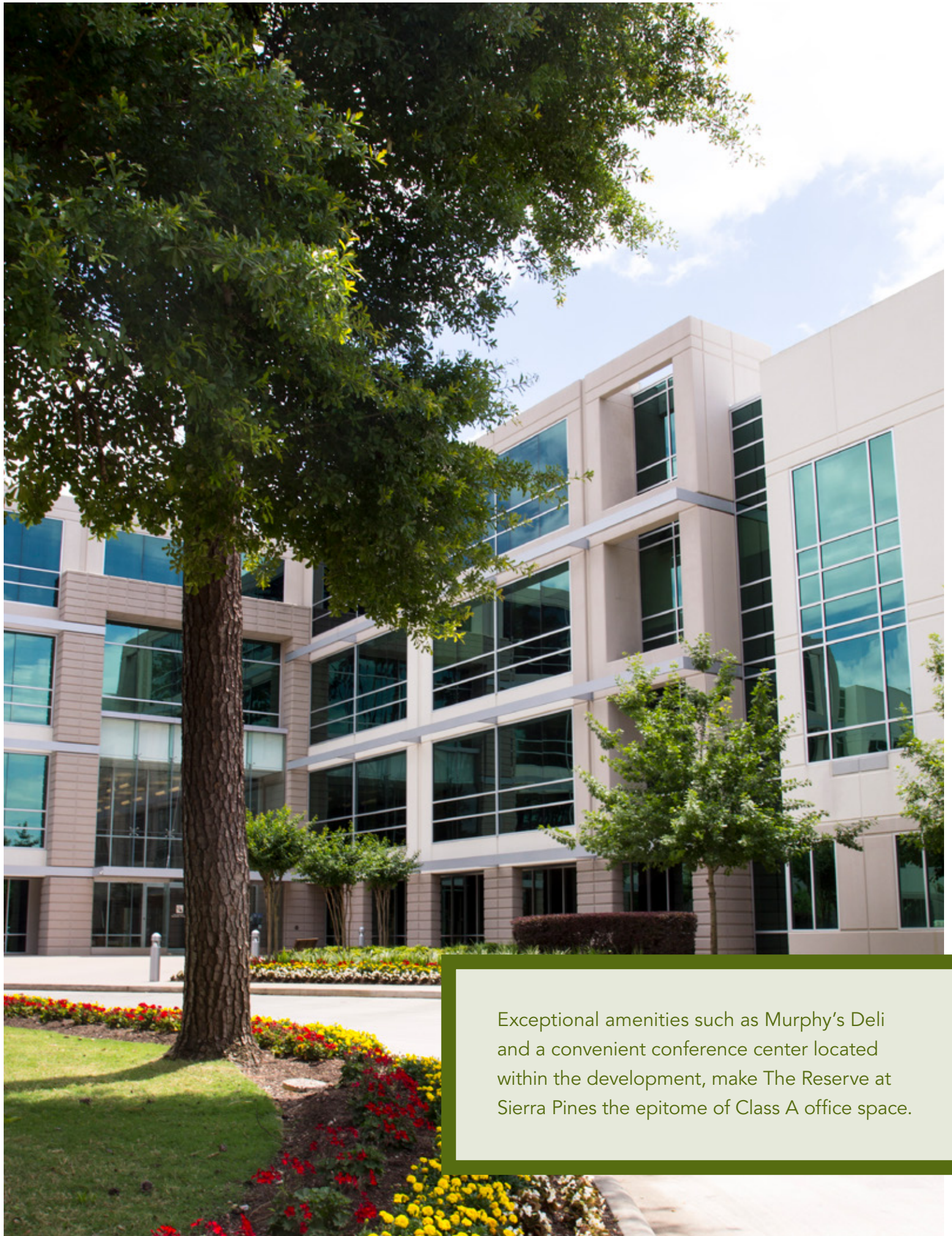
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FACTS AND STATS

An important part of this master-planned project was keeping the natural elements of the existing grounds in mind. Sierra Pines was purposely planned and developed to keep the preexisting trees intact and to continue to be a home to the wildlife naturally found at this location.

ADDRESS	1585 Sawdust Road The Woodlands, TX 77380
YEAR DELIVERED	2009
BUILDING TYPE	Class A
BUILDING SIZE	175,036 SF
TYPICAL FLOOR PLATE	30,000 SF
ON-SITE SECURITY	24 hours, 7 days per week Card-key access Video surveillance
PARKING	4.0/1,000
GREEN DESIGN	LEED Silver Certification





Exceptional amenities such as Murphy's Deli and a convenient conference center located within the development, make The Reserve at Sierra Pines the epitome of Class A office space.



Surrounded by natural pines, serene walking trails and tranquil ponds, The Reserve at Sierra Pines provides the perfect atmosphere for a breath of fresh air in the midst of a busy work day.



LOCATION AND ACCESS

The Reserve at Sierra Pines is ideally located just minutes away from The Woodlands Town Center with easy access to I-45, Woodlands Parkway, Bush Intercontinental Airport and The Grand Parkway.

- 3 minutes to Woodlands Conference Center
- 5 minutes to I-45
- 7 minutes to Town Center
- 12 minutes to Grand Parkway
- 20 minutes to Bush Intercontinental Airport

Nestled in the heart of a master-planned community, The Reserve at Sierra Pines is surrounded by amenities including nearby shopping, dining, recreational parks and entertainment destinations.

NEARBY AMENITIES

The Woodlands Resort & Conference Center

The Woodlands Country Club

Cynthia Woods Mitchell Pavilion

Waterway Square and Town Center

The Woodlands Mall

Market Street

Lake Woodlands

Canongate at The Woodlands

Grogan's Mill Village Shopping Center

Sawmill Park

The Woodlands Express



LAKE WOODLANDS DRIVE

Market Street

The Woodlands Mall

Waterway Square and Town Center

WOODLANDS PARKWAY

GLEN LOCH DRIVE

The Woodlands Conference Center

7 minutes

GROGAN'S MILL ROAD

S MILLBEND DR

3 minutes

SAWDUST ROAD

5 minutes

SAWMILL ROAD



THE RESERVE AT
SIERRA PINES



FUTURE ROAD EXTENSION

ExxonMobil

SPRINGWOODS VILLAGE DEVELOPMENT

FUTURE SPRINGWOODS PARKWAY

HARDY TOLL ROAD

GRAND PARKWAY



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