



COMMERCIAL
CONNECT GROUP

CB&A COMMERCIAL

FOR SUBLEASE · MAGNOLIA, TX

Turnkey office over working warehouse, at a sublease rate.

32411 Tamina Rd · Magnolia, TX 77354

7,830 SF

FULL BLOCK

20 ft

CLEAR HEIGHT

2024

YEAR BUILT

What's actually here.

32411 Tamina Rd, Suites D, E & F is a 7,830 SF block of 2024-built flex space in a three-building business park in Magnolia, available for sublease through March 31, 2031.

The reason to look at this one is the office finish-out. Most comparable flex in this submarket is a decade or more older and delivers as a shell. This space is fully built out and in excellent condition: seven private offices, a conference room, a full kitchen and breakroom, reception, glass-fronted offices off the main corridor, and extensive custom wood millwork and built-in cabinetry throughout. A tenant taking this space is not budgeting a finish-out or waiting on a contractor.

Behind the office is genuine working warehouse — 20 ft clear, exposed steel frame, sealed concrete, 10 ft grade-level drive-in doors under a covered canopy. Three private storefront entries run across the building frontage, and the space is currently open internally as one continuous block.

AT A GLANCE	
BUILDING	7,830 SF
SITE	20 ft
TYPE	Flex / light distribution — office + warehouse
YEAR BUILT	2024
DIVISIBLE	Offered as one contiguous block
COUNTY	Montgomery County
APN	9495-02-40600

On site

- 20 ft clear height — rack-ready
- 10 ft grade-level drive-in doors under a covered canopy
- Three private storefront entries across the frontage
- Seven private offices

- Conference room with brick accent wall
- Full kitchen and breakroom, plus reception
- Custom built-in wood millwork throughout
- Landlord retains structural and roof replacement



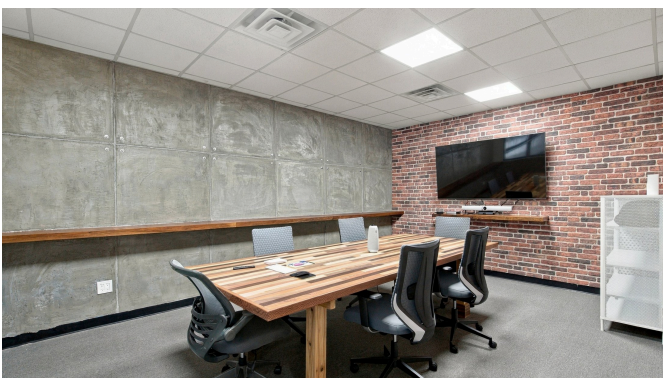
Three private storefront entries, each under its own canopy.



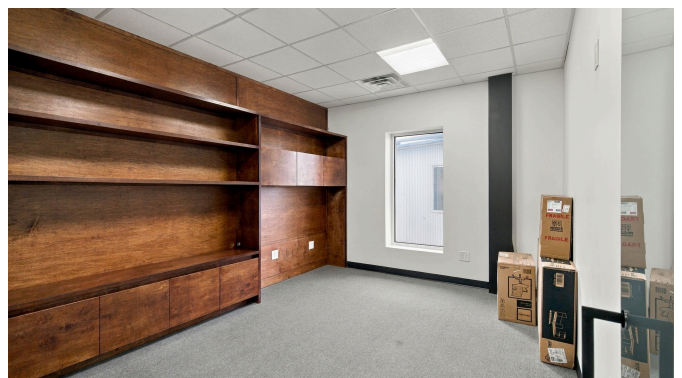
A three-building, 21,075 SF park. No shared court with a big distributor.



Warehouse at 20 ft clear — exposed steel frame, sealed concrete, rack-ready.



The conference room — brick accent wall, display mounted, already in place.



Custom built-in millwork throughout — finish-out a tenant would otherwise pay for.



Glass-fronted offices off the main corridor. Seven private offices in total.



Another of the private offices, finished to the same standard.



Full kitchen and breakroom — sized for a crew, not a coffee pot.



Covered loading — the roll-up bay works in any weather.



Stair access from the warehouse floor to the second-level offices.

What the market actually paid.

3 executed leases — closed transactions from CompStak. Every other rate shown is an *asking* rate from a public listing. Asking runs above executed; the two are not directly comparable.

\$13.56–\$15.00

EXECUTED RANGE

\$13.50–\$15.60

ASKING CLUSTER

3 / 7

EXECUTED VS. TOTAL COMPS

PROPERTY	SIZE	RATE (\$/SF/YR)	STRUCTURE	NOTES
32411 Tamina Rd, Ste D/E/F (Subject) SUBJECT	7,830 SF · 2024 · 20 ft clear	\$13.50	NNN · sublease	Turnkey office finish-out: seven private offices, conference room, full kitchen, custom built-in millwork. 20 ft clear warehouse with grade-level roll-up loading. Term through 3/31/2031.
7515 Oak Bluff Dr EXECUTED	9,600 SF · 2014/ren 2016 · 20 ft clear	\$13.56	NNN · EXECUTED	Executed Q4 2023, 385 feet east of Tamina Rd. The single most relevant executed comp in the set — same street, comparable size, and the same 20 ft clear height as the subject.
923 Weisinger Dr EXECUTED	4,000 SF · built 2018	\$14.70	NNN · EXECUTED	Executed Q1 2026. A 4,000 SF small bay — small suites carry a premium per foot that a 7,830 SF block does not.
22525 Hufsmith- Kohrville Rd EXECUTED	3,000 SF · built 2024	\$15.00	NNN · EXECUTED	Executed Q2 2026 at 3.8% under a \$15.60 ask. Again a small bay at 3,000 SF, and in Tomball rather than the Tamina corridor.

Asking rates — context, not evidence

PROPERTY	SIZE	RATE (\$/SF/YR)	STRUCTURE	NOTES
32415 Tamina Rd (Bldg C)	6,615 SF · built 2024	\$13.50	Asking · direct	The competing supply, and the closest comp available — same park, same vintage, same product. Offered direct rather than as a sublease, so a tenant there gets a full term and the landlord as counterparty. The tradeoff is finish-out: this space is already built out.
32223 Tamina Rd	6,850 SF	\$15.60	Asking · NNN	New delivery on the same road, asking \$2.10/SF above the subject.
331 Corporate Wood Dr	11,957 SF · built 2021	\$14.50–\$16.00	Asking · NNN	194 days on market with five suites still vacant. That is the market's answer on Magnolia flex priced above \$15.
Lockaway FM 1488 Business Park	2,925–5,038 SF	\$16.00–\$17.00	Asking	Small-bay product with 14x14 grade doors, at the top of the local asking range.

What this means for the rate.

-
- 01** Three executed leases anchor this market: \$13.56/SF on 9,600 SF at Oak Bluff, \$14.70 on 4,000 SF at Weisinger, and \$15.00 on 3,000 SF in Tomball. Asking rates in the corridor run from \$13.50 up to \$17.00.
-
- 02** Size explains most of that spread. The two 2026 executions are 3,000 and 4,000 SF small bays, and small suites carry a premium per square foot that a 7,830 SF block does not. The only executed comp at comparable size is Oak Bluff at \$13.56, and it shares this property's 20 ft clear height.
-
- 03** Against that, \$13.50/SF for 7,830 SF of 2024 construction sits at the floor of the range — below every executed comp in the set and \$2.10 under the asking rate two tenths of a mile away on the same road.
-
- 04** The genuine competition is 32415 Tamina in this same park at \$13.50 asking, direct. A tenant comparing the two is weighing a full term and a landlord counterparty against a finished office build-out and no finish-out spend. For a tenant that needs offices on day one, that is not a close call.
-
- 05** The absorption signal matters too: 331 Corporate Wood has sat 194 days with five suites vacant asking \$14.50 to \$16.00. Magnolia flex above roughly \$15 is not moving.

How it gets marketed.

Every Dow listing is marketed by Marathon Creative directly — photography, aerials, video, print and campaigns, produced in house rather than handed to a vendor queue.

- **Photography**

Professional photography of the office build-out, the warehouse and the building frontage — shot to show the finish level, because that is what separates this space from the submarket.
- **Aerial / drone**

Drone coverage showing the building, the paved apron on both sides and the surrounding corridor.
- **Floor plan**

A measured floor plan of both levels so a prospect can see the office layout and the warehouse envelope before they ever walk it.
- **Print collateral**

A two-page flyer for broker distribution and a designed brochure for meetings, both produced from the same source data so they cannot drift apart.
- **Broker outreach**

Direct outreach to brokers working the Magnolia, Woodlands and Tomball flex corridor, rather than a listing left to be found.
- **Syndication**

Listed across the commercial platforms where tenants and brokers are already searching.

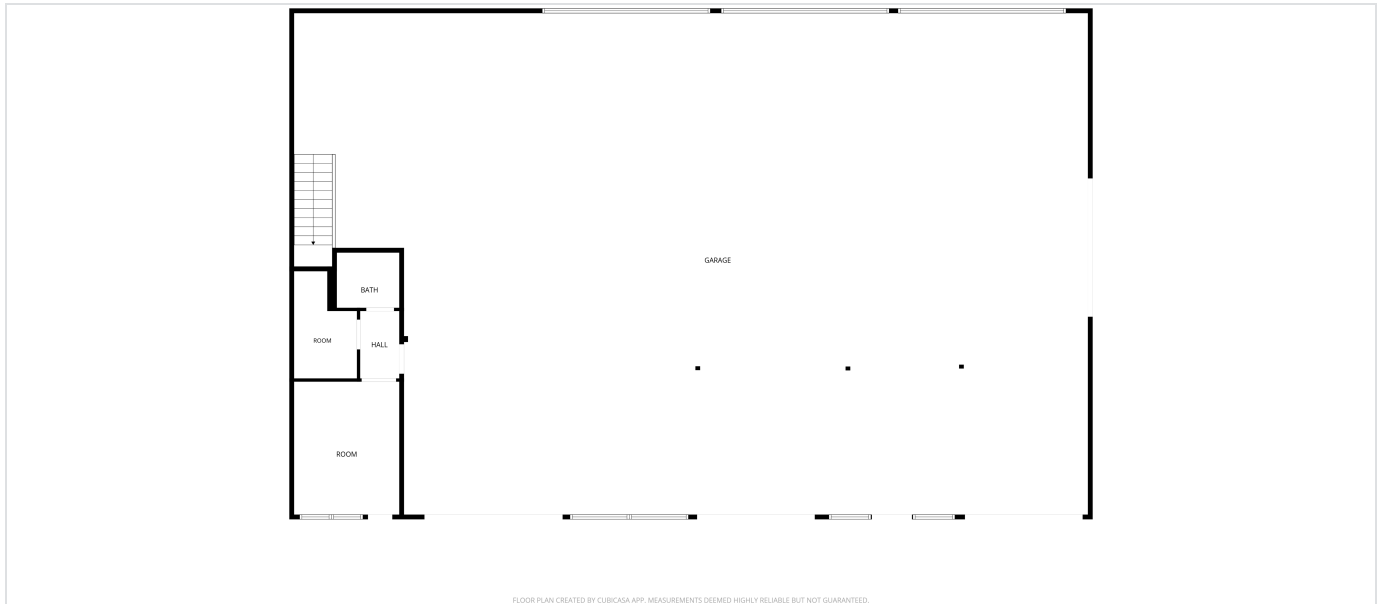
Location

32411 Tamina Rd sits in Montgomery County between I-45 and FM 1488. The address reads Magnolia, but the site is 7.6 miles from The Woodlands Town Center and 9.4 miles from Tomball — closer to both than to Magnolia proper at 11.9 miles. For a tenant, that means a Woodlands and Tomball labor draw and customer base at Magnolia flex pricing.

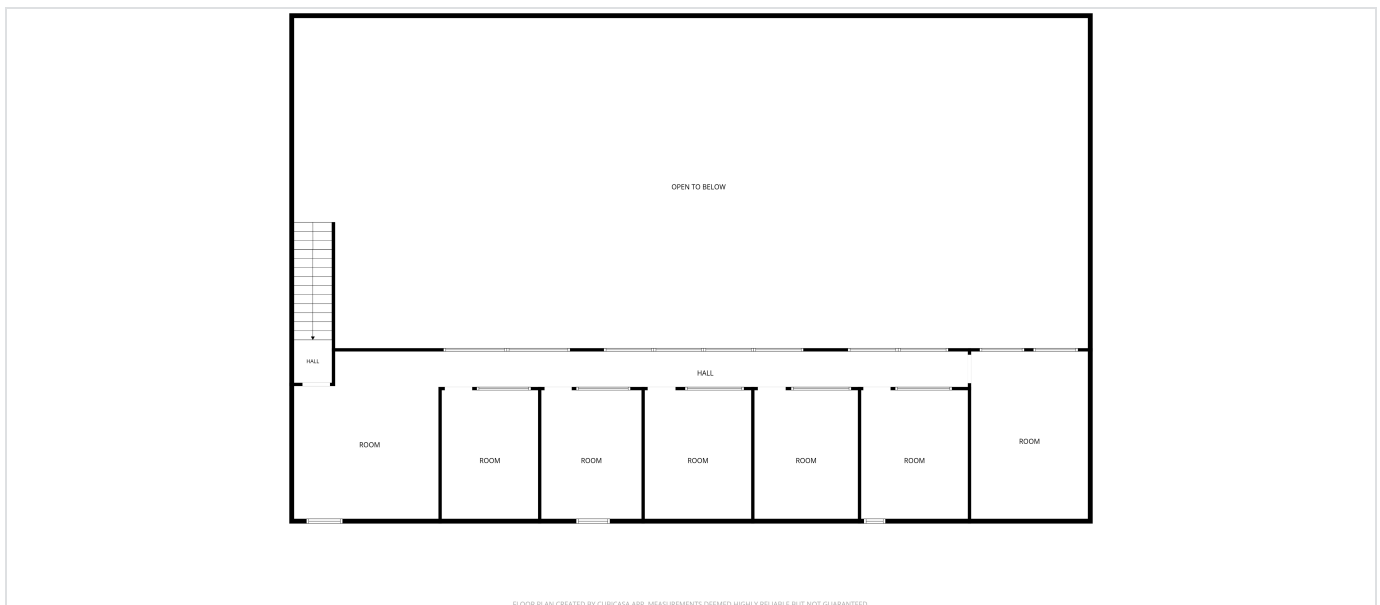
Montgomery County	15 min to The Woodlands Town Center	16 min to Tomball	Three-building, 21,075 SF park
The Woodlands Town Center			7.6 mi · ~15 min
Tomball			9.4 mi · ~16 min
Magnolia			11.9 mi · ~20 min
Conroe			13.9 mi · ~23 min
Bush Intercontinental (IAH)			32.9 mi · ~50 min
Downtown Houston			39.7 mi · ~56 min

The floor plan.

Both levels, drawn to scale. The warehouse runs the depth of the building with the office suite stacked above it, which is how 7,830 SF supports seven private offices without eating the working floor.



FIRST FLOOR — WAREHOUSE, GROUND-FLOOR OFFICE, HALL AND RESTROOM.



SECOND FLOOR — SEVEN PRIVATE OFFICES OFF A CENTRAL HALL.

Plans are provided for layout reference. Square footage per the master lease; dimensions and specifications to be verified by the prospective sublessee.



Come walk it.

The office side is the part photos undersell. Reach out and we will get you in this week.

Jacob Dow

COMMERCIAL CONNECT GROUP · CB&A COMMERCIAL

(832) 770-8865
jacob@dowreg.com

Paola Anderson

CO-LISTING AGENT · CB&A COMMERCIAL

(832) 302-1608
paola@htownreg.com



Information deemed reliable but not guaranteed and subject to change. Operating expenses shown are an estimate based on the master lease projection and are subject to annual reconciliation. Square footage and specifications to be verified by the prospective sublessee. Any sublease is subject to the master landlord's written approval of the proposed subtenant. Not an offer or solicitation to lease.