



## LAB / OFFICE / FLEX SPACE AVAILABLE FOR LEASE

8701 New Trails  
The Woodlands, TX

### FOR LEASE

Suite 118 - 3,879 RSF - Flex Space

### TERM

\$20.00 PSF/YR (5 - 7 year term)

### LOCATION

Located on New Trails Dr., just north of the intersection of Research Forest and New Trails

Easy access to I-45, Hardy Toll Rd. & Grand Parkway

Close proximity to The Woodlands Waterway, Market Street, and Hughes Landing

### FEATURES

Research Forest Venture Tech flex building set in a peaceful wooded setting

Multiple office and lab options with a combination of office and open floor plans

Semi dock and full dock access

Ample parking

Existing tenants: SGS, Drill Chem, Stratos, Family Psychiatry of The Woodlands

Monument signage available / High traffic counts

---

*Exceptional Service Through Speed, Skill and Stewardship*

Contact Greg Usher at 832.403.2868 | [gusher@cypressbrook.com](mailto:gusher@cypressbrook.com) | [cypressbrook.com](http://cypressbrook.com)

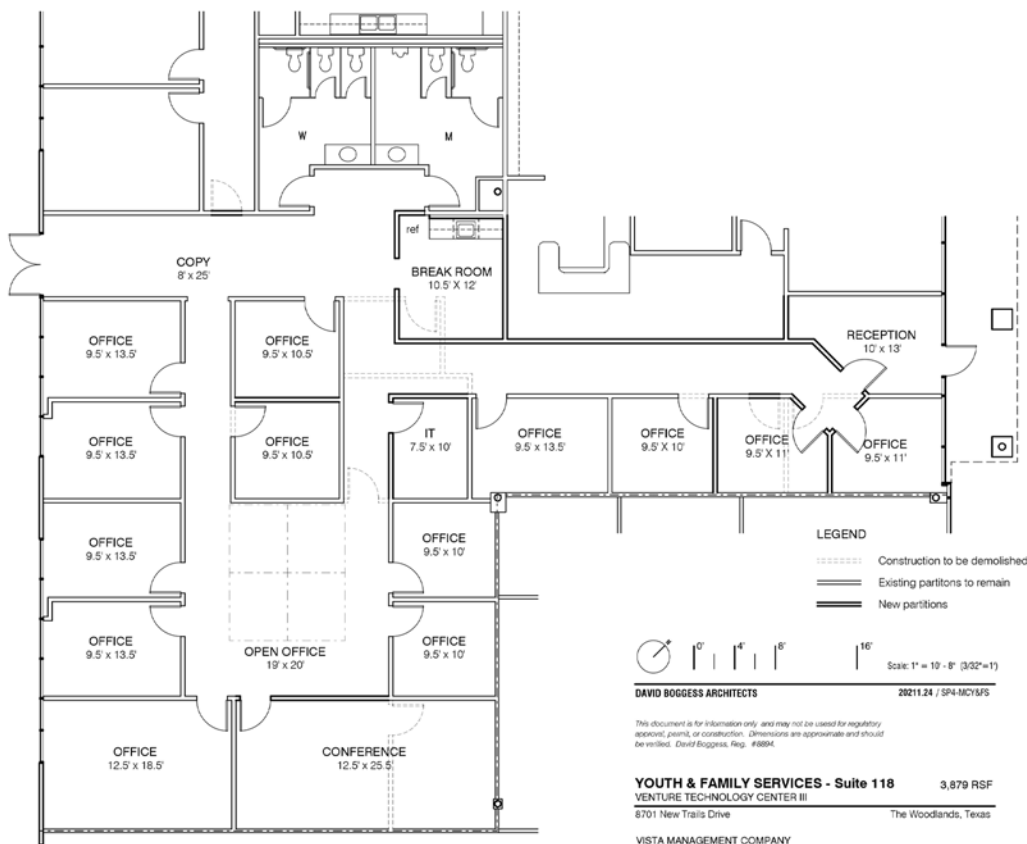
---

**Cypressbrook**  
Company



# 8701 New Trails, The Woodlands, TX

STE. 118  
3,879 RSF



**YOUTH & FAMILY SERVICES - Suite 118** 3,879 RSF  
VENTURE TECHNOLOGY CENTER III  
8701 New Trails Drive The Woodlands, Texas

VISTA MANAGEMENT COMPANY  
PROPOSED PLAN - ALTERNATE 12/04/2017  
Construction Plan





# 8701 New Trails, The Woodlands, TX

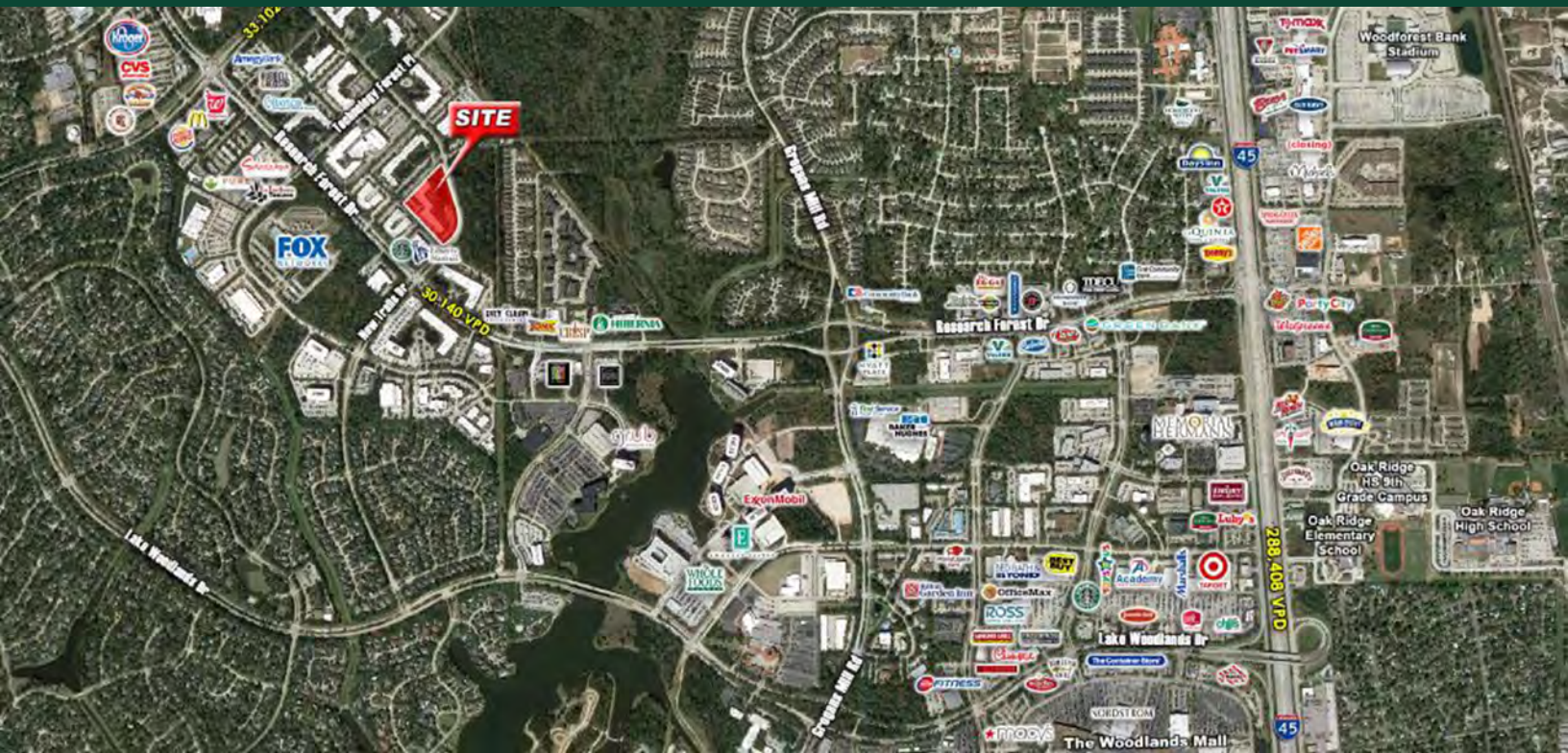


*Exceptional Service Through Speed, Skill and Stewardship*  
Contact Greg Usher at 832.403.2868 | [gusher@cypressbrook.com](mailto:gusher@cypressbrook.com) | [cypressbrook.com](https://cypressbrook.com)

**Cypressbrook**  
Company



# 8701 New Trails, The Woodlands, TX



Exceptional Service Through Speed, Skill and Stewardship  
Contact Greg Usher at 832.403.2868 | [gusher@cypressbrook.com](mailto:gusher@cypressbrook.com) | [cypressbrook.com](http://cypressbrook.com)

Cypressbrook  
Company