

FOR LEASE

OFFICE SPACE AVAILABLE

4225 RESEARCH FOREST DR.

The Woodlands, TX 77381

PRESENTED BY:

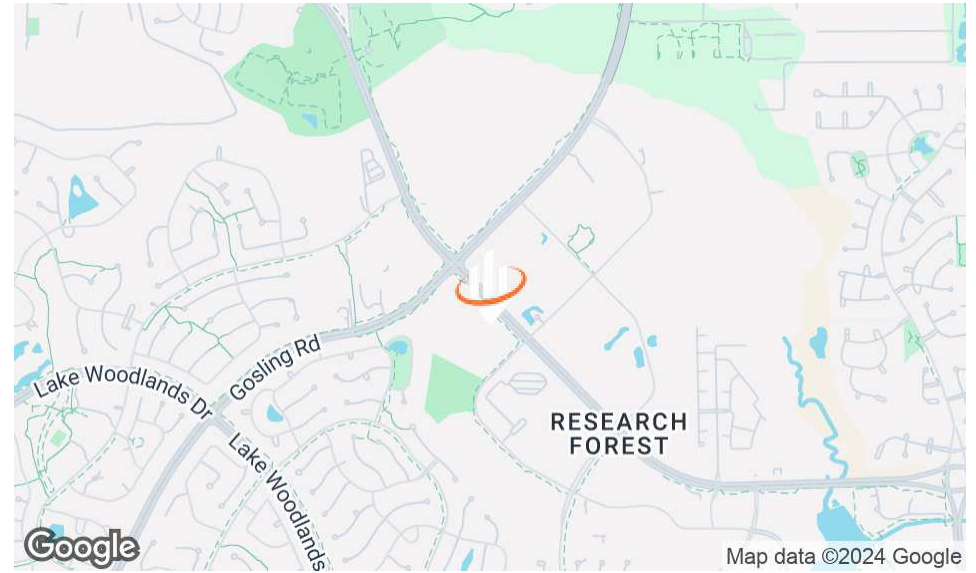
LISA HUGHES

O: 281.367.2220 x113

JEFF BEARD CCIM

O: 281.367.2220 x102





PROPERTY HIGHLIGHTS

- Newly Reduced Rate
- 14,153 SF Two-story, office Building located in the heart of The Woodlands
- 1,230 - 3,786 SF available immediately
- Each Tenant has their own private entrance with no shared common areas Tenants control their own utilities
- Surface parking footsteps away from private suites
- Property is located at a signalized intersection on the southwest corner of Research Forest Drive and Technology Forest Blvd., less than 2 miles west of Interstate 45
- Research Forest Drive is a main thoroughfare providing access within The Woodlands.
- Nearby amenities include several restaurants and Villasport Athletic Club and Spa

OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr [NNN]
AVAILABLE SF:	1,230 - 3,786 SF
BUILDING SIZE:	14,153 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,315	96,533	180,233
TOTAL DAYTIME POPULATION	7,094	63,917	169,745
AVERAGE HH INCOME	\$191,450	\$150,693	\$140,636

LISA HUGHES JEFF BEARD CCIM
 O: 281.367.2220 x113 O: 281.367.2220 x102

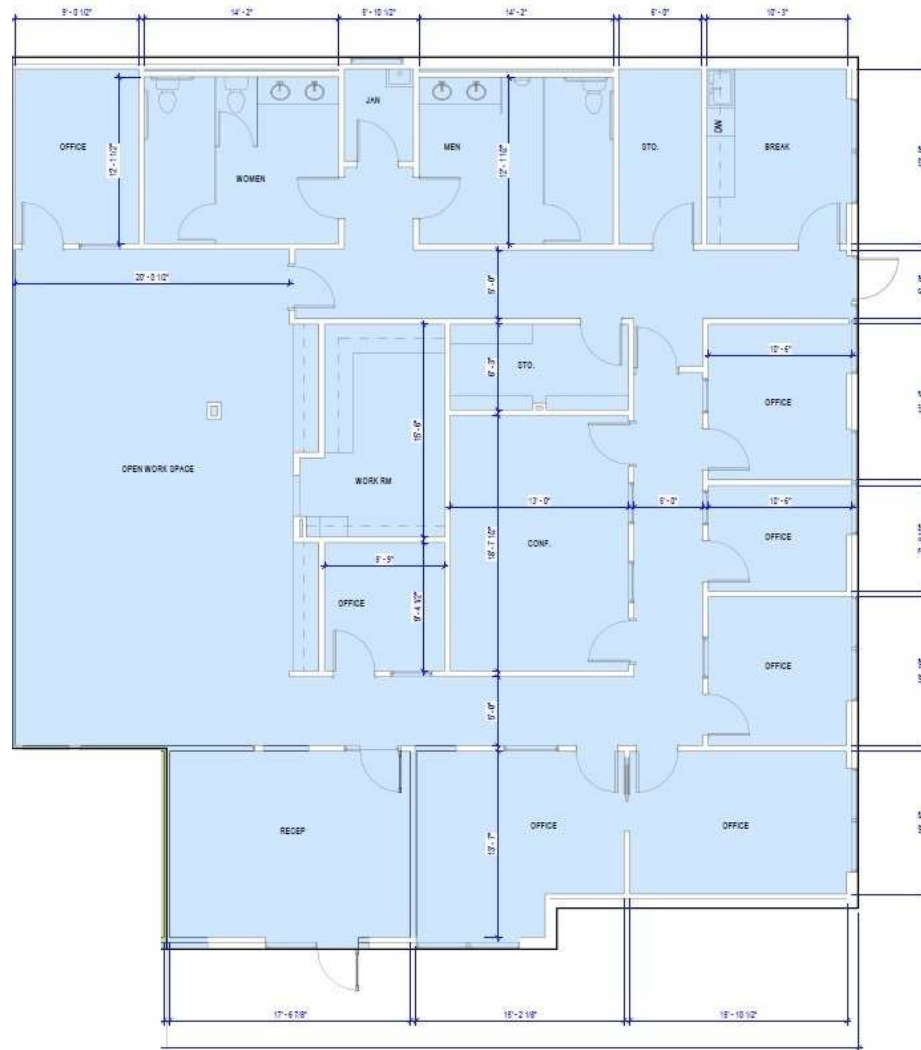
4225 RESEARCH FOREST DR.





LISA HUGHES JEFF BEARD CCIM
 O: 281.367.2220 x113 O: 281.367.2220 x102

4225 RESEARCH FOREST DR.



STE. 120 -
3,786

LISA HUGHES JEFF BEARD CCIM
 O: 281.367.2220 x113 O: 281.367.2220 x102

4225 RESEARCH FOREST DR. 4225 Research Forest Dr. The Woodlands, TX 77381





LISA HUGHES JEFF BEARD CCIM
 O: 281.367.2220 x113 O: 281.367.2220 x102

4225 RESEARCH FOREST DR. 4225 Research Forest Dr. The Woodlands, TX 77381





LISA HUGHES JEFF BEARD CCIM
 O: 281.367.2220 x113 O: 281.367.2220 x102

4225 RESEARCH FOREST DR.



THE WOODLANDS MARKET OVERVIEW

The Woodlands is a 28,000-acre master-planned community, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top best-selling, master planned communities in the nation.

Currently 49,000 employees work in the area with such major employers as Oxy, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Hewlett-Packard, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands that has created an estimated 10,000-12,000 jobs and is 3-4 million square feet.

The Woodlands has emerged as a major healthcare hub in the Houston area, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson opened their 20,000 SF outpatient clinic in 2019. Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion. There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley.

The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment, recreation and conference center facilities.



LISA HUGHES JEFF BEARD CCIM
O: 281.367.2220 x113 O: 281.367.2220 x102

4225 RESEARCH FOREST DR.

