



# RESEARCH FOREST LAKESIDE – BUILDING 9

9709 LAKESIDE BLVD. THE WOODLANDS, TX



SVN | J. BEARD REAL ESTATE IS PLEASED TO PRESENT

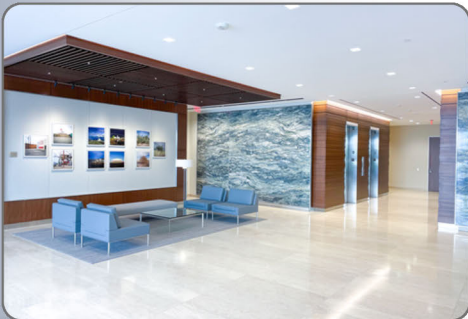


A unique offer to lease Building 9 at 9709 Lakeside Drive, a newly constructed, six-story, 140,000 square feet, Class A LEED Silver office building located in The Woodlands, Texas. The building is located adjacent to the existing Research Forest Lakeside retail center which includes BellaGreen, Grub Burger Bar, Snooze, an A.M. Eatery, Crave Cupcakes, Piney Rose Florist and Origin Bank.



## PROPERTY HIGHLIGHTS

- Located within a 77 acre wooded campus planned to be comprised of 1.82 million square feet
- Class A LEED Silver Certified
- Six-stories
- Approximately 140,000 square feet
- Built in 2020
- Office and retail space available
- Structured, covered parking garage offering 4.0 spaces per 1,000 square feet with climate controlled elevator lobby
- Excellent ingress and egress from Research Forest Drive, with three points of entrance into the garage
- Potential on-site fitness center with showers and locker rooms
- Future ground-floor restaurant available
- Exclusive building monument signage visible from Lakeside Boulevard
- 24/7 roving security
- Located in the heart of The Woodlands - within minutes of Hughes Landing, Northshore Park, The Woodlands Waterway, The Woodlands Mall, Market Street, and the Cynthia Woods Mitchell Pavilion



### ASSET OVERVIEW



### OFFERING SUMMARY

<b>ADDRESS</b>	9709 Lakeside Blvd.   The Woodlands, TX 77381
<b>LEASE RATE</b>	\$35.00 SF/YR
<b>LEASE TYPE</b>	NNN
<b>AVAILABLE SPACE</b>	1,232 - 19,129 SF
<b>PROPERTY TYPE</b>	Office
<b>YEAR BUILT</b>	2020
<b>BUILDING SIZE</b>	137,939 SF
<b>CLASS</b>	A
<b>NUMBER OF FLOORS</b>	6



# PROPERTY HIGHLIGHTS

## RFL - BUILDING 9



77

ACRE WOODED  
CAMPUS



1.82 MM

SQUARE FEET OF  
PLANNED OFFICE +  
RETAIL



36K

SQUARE FEET  
OF RETAIL



BEAUTIFUL VIEWS OF  
LAKE WOODLANDS



CLASS A SUSTAINABLE  
DESIGN FEATURES



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,352	59,974	169,143
TOTAL DAYTIME POPULATION	11,526	84,189	183,515
AVERAGE HH INCOME	\$200,984	\$151,514	\$145,003



RFL - BUILDING 9



1723 HUGHES LANDING

1725 HUGHES LANDING

RFL - BUILDING 5

RFL - BUILDING 4

TWO LAKES EDGE

2 HUGHES LANDING

RFL - BUILDING 3  
CHEVRON PHILLIPS  
HEADQUARTERS

RFL - BUILDING 9









### LEED CERTIFICATION



#### ALTERNATIVE TRANSPORTATION

The building's choice to provide preferred parking for low-emitting and fuel-efficient vehicles, for 5.11% of the total parking, encourages visitors to choose more eco-friendly vehicles.



#### HEAT ISLAND EFFECT

The pavement on the site is light in color to reduce heat absorption. The roofing materials are light in color to reduce solar heat gain.



#### DAYLIGHT VIEWS

Located on the 77-acre wooded campus, glazing has been provided so all users have access to views.



#### GREEN ENERGY

70% of the building's electrical contract includes green power that comes from renewable resources such as solar or wind.



#### INDOOR CHEMICAL & POLLUTANT SOURCE CONTROL

The entryway system on the site is at least 10-feet long in the primary direction of travel to reduce the amount of dirt and particulates entering the building.







## LEED CERTIFICATION



### STORAGE & COLLECTION OF RECYCLABLES

A dedicated materials and storage collection is located in the loading dock area, to provide access to designated recycling bins, which are then taken to local recycling facilities.



### LOW-EMITTING MATERIALS

People spend more than 90% of their day indoors. With this in mind, all adhesives, sealants, composite wood and agrifiber products used throughout Building 9 were selected to reduce exposure of occupants to potentially harmful chemicals.



### CERTIFIED WOOD

Lobby wood panels were certified in accordance with the Forest Stewardship Council's principles and criteria.



### WATER USE REDUCTION

Low flow water closets, low flow urinals and metered low flow lavatories were installed, reducing the use of indoor water by over 40%. Limiting the use of potable water for landscape irrigation has been accomplished by choosing efficient irrigation comptrrollers, reducing the amount of irrigation provided and choosing plantings that require smaller amounts of water. Together these systems reduce total irrigation water used by 50%.





## RFL - BUILDING 9

### MARKET STREET

17 EATERIES | 45 SHOPS | 42 LIFESTYLE STORES



### HOTELS

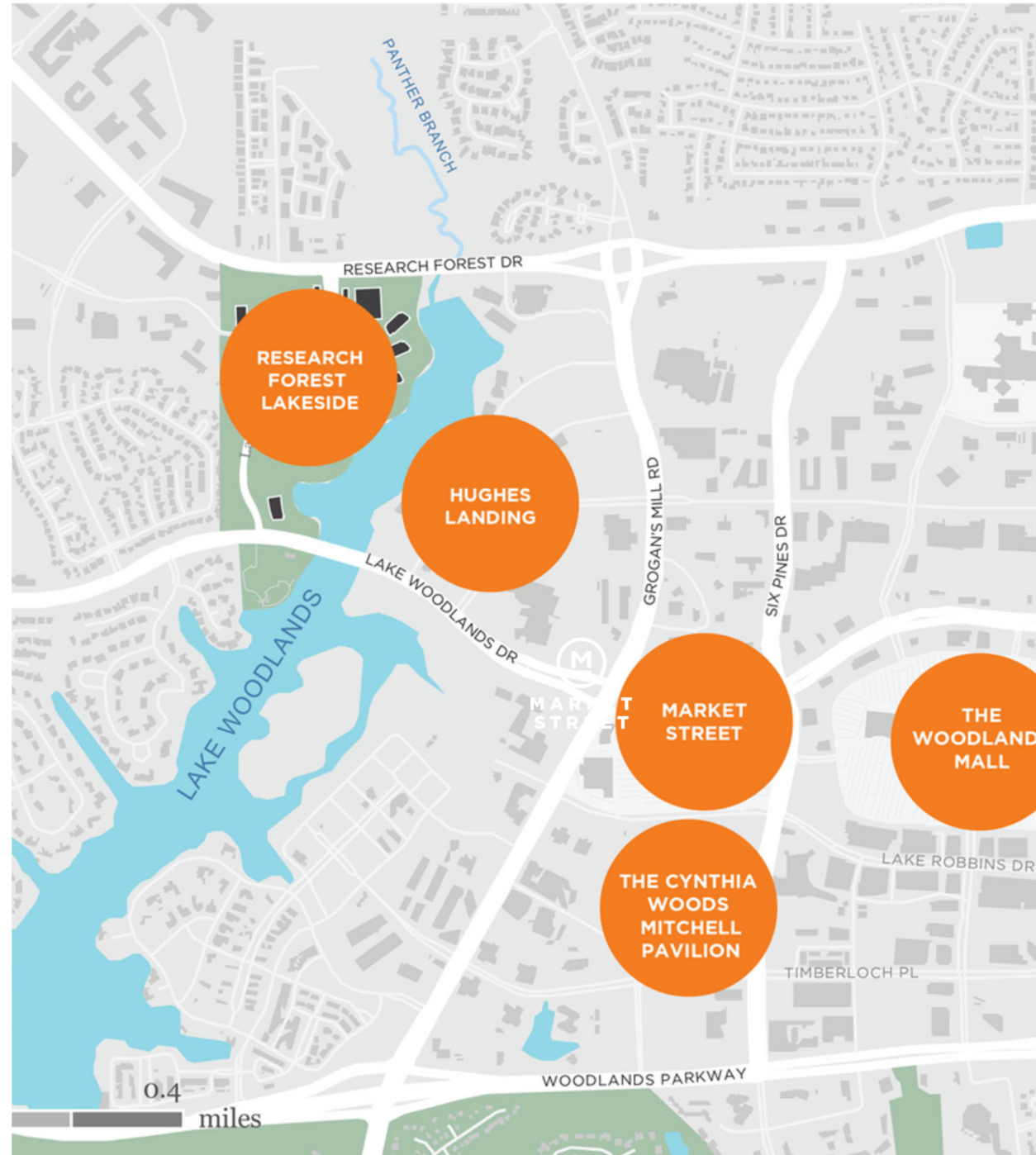


### HUGHES LANDING

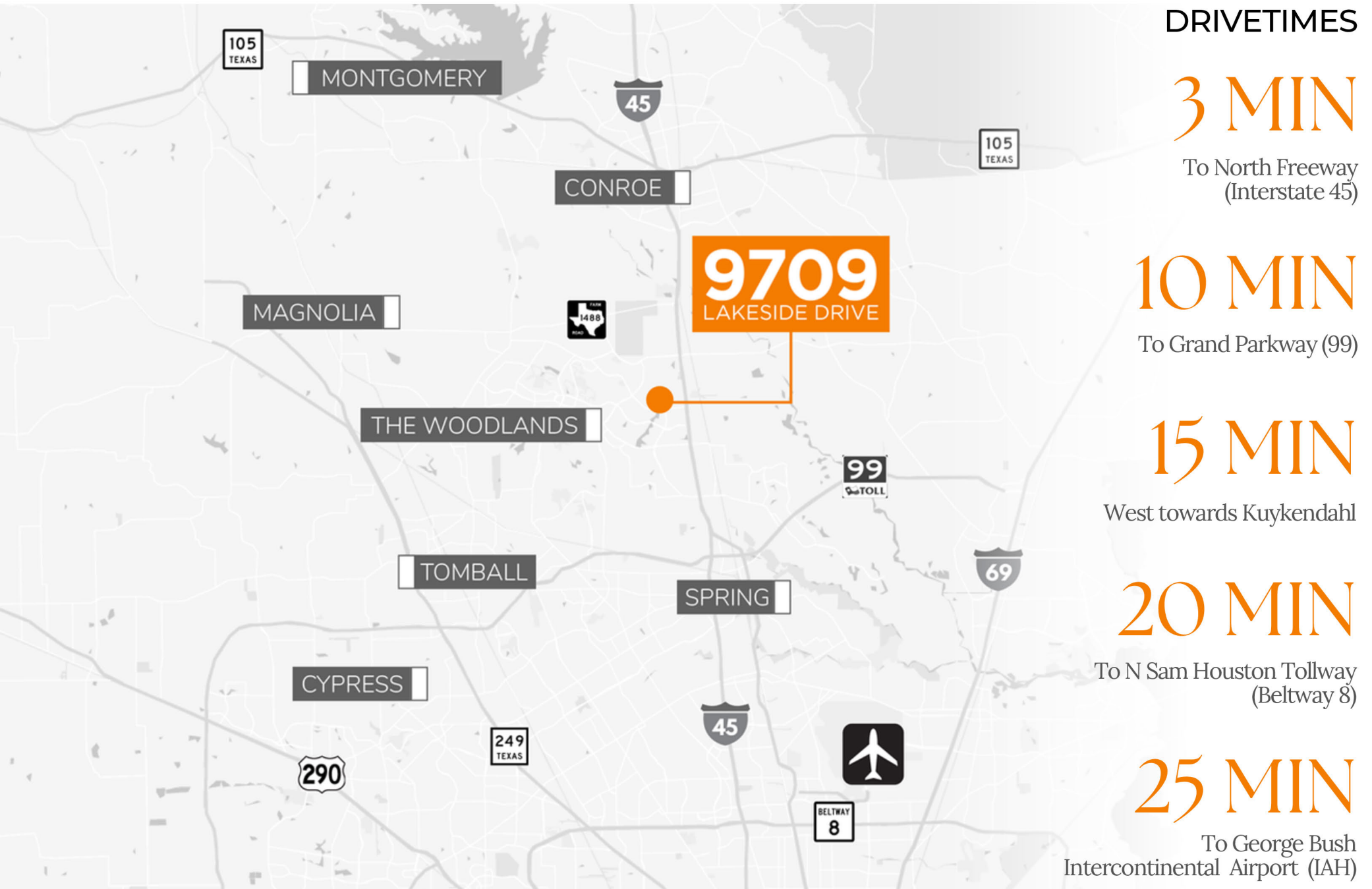


### THE WOODLANDS MALL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES









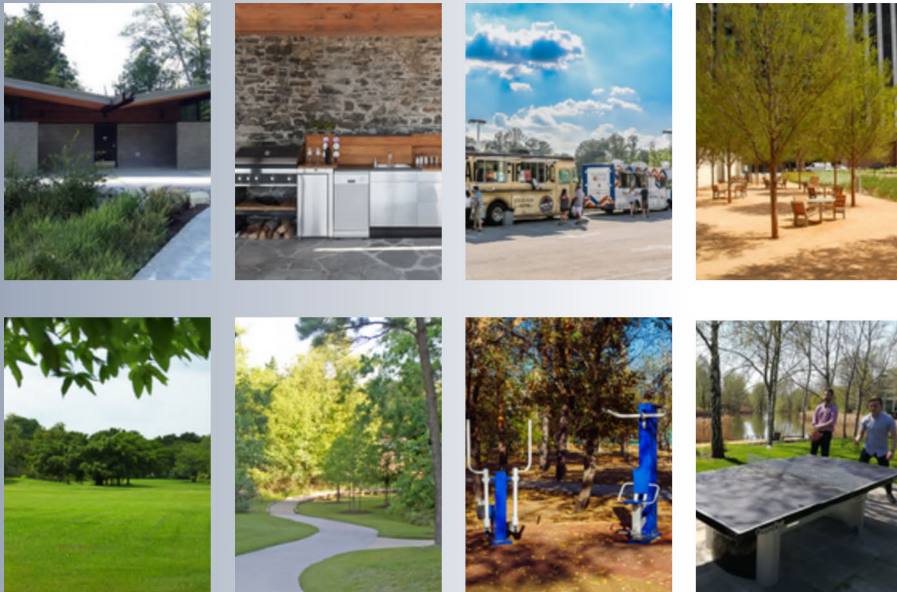
## RFL - BUILDING 9

Chevron Phillips Chemical Company is relocating its headquarters to Research Forest Lakeside's Building 3. With Cellepoint Bio Services' relocation last year from San Diego and now with CP Chem's announcement, ten corporate headquarters have made the Research Forest Lakeside campus their home office.

CP Chem's confidence is the future of the Research Forest Lakeside campus commends the entire management staff and service providers.

Additionally, we have committed to transform Building 3's north parking into a green space featuring a covered pavilion equipped with a kitchen for outdoor cooking, walking trails and exercise stations, pickle ball courts, and a food truck cul-sac.

This amenity is ideal for social activities such as company picnics, group recreational activities, or just tossing the frisbee over lunch, and it is available for your enjoyment.



# FUTURE CENTRAL PARK





### THE WOODLANDS MARKET OVERVIEW

The Woodlands is a 28,000-acre master-planned community, with a population of more than 120,000. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

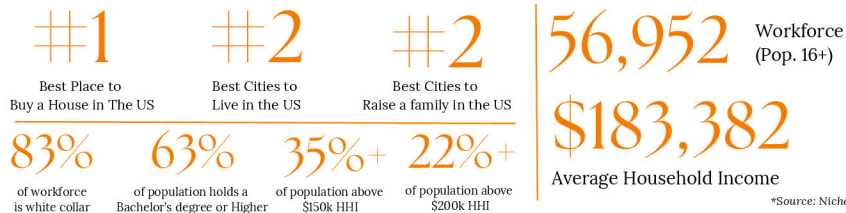
Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

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.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architect's is a new 111-unit luxury residence projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

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,



\*Source: Niche.com



# FOR MORE INFORMATION:

## LISA HUGHES

---

281-367-2220 EXT 113  
lisa.hughes@svn.com

## LIZ WESTCOTT

---

281-367-2220 EXT 146  
liz.westcott@svn.com



281.367.2220  
JBEARDCOMPANY.COM

---

9320 LAKESIDE BLVD | STE. 250  
THE WOODLANDS, TX 77381

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SVN   J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jeff.beard@svn.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date