



FOR LEASE

**8,889 SF OF OFFICE SPACE
AVAILABLE IN VENTURE TECH VIII**

8708 TECHNOLOGY FOREST PL • THE WOODLANDS, TX 77381

CONTACT: KEVIN A. BARR • (713) 530-3908 • KEVIN.BARR@MOHRPARTNERS.COM

Property Information

CALL FOR MORE INFO: (713) 530-3908

PROPERTY OVERVIEW

Building Type	Office
Building Area	72,867 SF
Building Height	1 Story
Year Built	1998

LEASE OVERVIEW

Status	Available Now
Sublease Space	8,889 RSF
Lease Term	5-10 Years
Lease Rate	Call for Rate
Lease Type	Modified Gross
TI	Negotiable
Parking	4:1,000 RSF

OFFERING HIGHLIGHTS

- Prime location on Technology Forest drive near many popular retailers and restaurants.
- The large windows provide excellent daylighting to many areas of the building.
- The grounds are landscaped with beautiful greenery, artistic features, and a pond adjacent to the building.
- Tenant will build brand awareness with monument signage included on the property.
- Space is in excellent condition and features 2 conference rooms, a reception area, 20 private offices and 20 workstations and a kitchen
- Fully built out as standard office
- Central Air and Heating
- No add on factor
- HVAC Handlers Controlled by Tenant
- Tenant Pays for Electrical and Janitorial



Property Imagery

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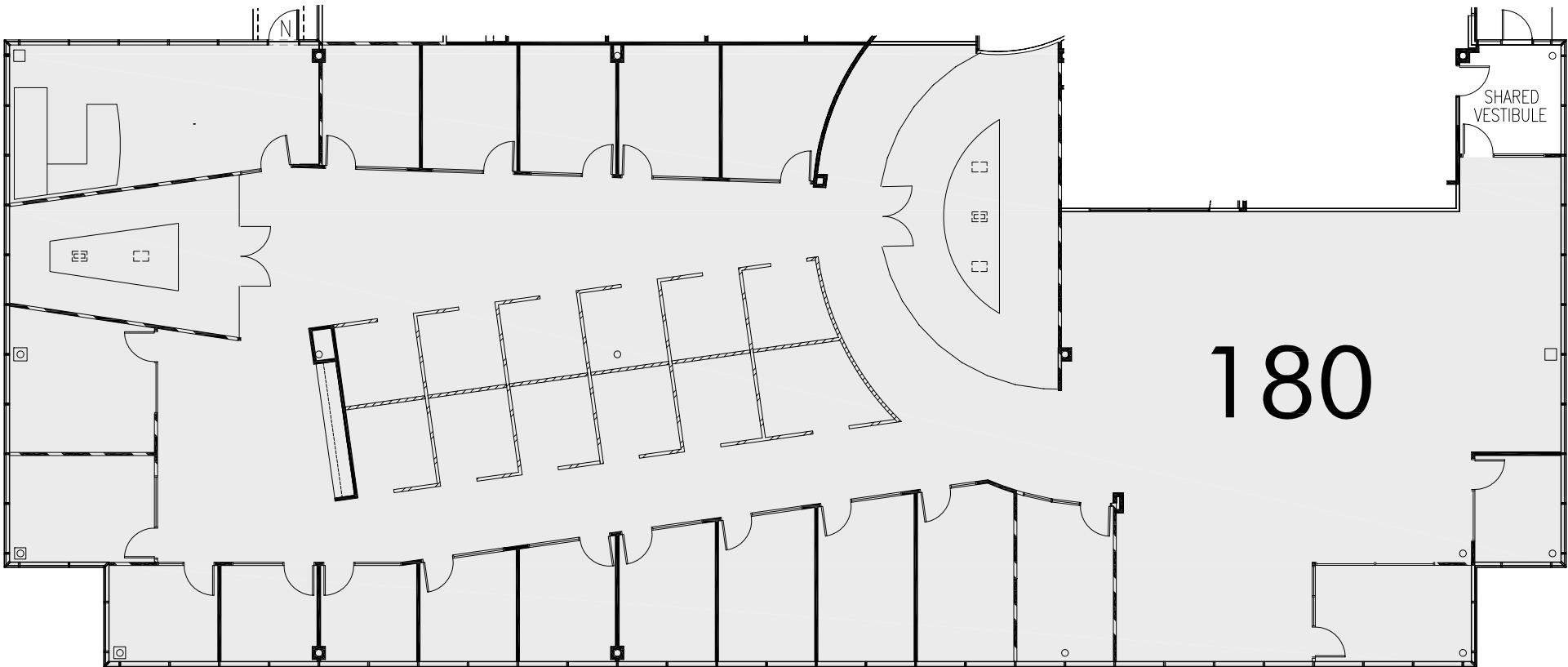
Property Imagery

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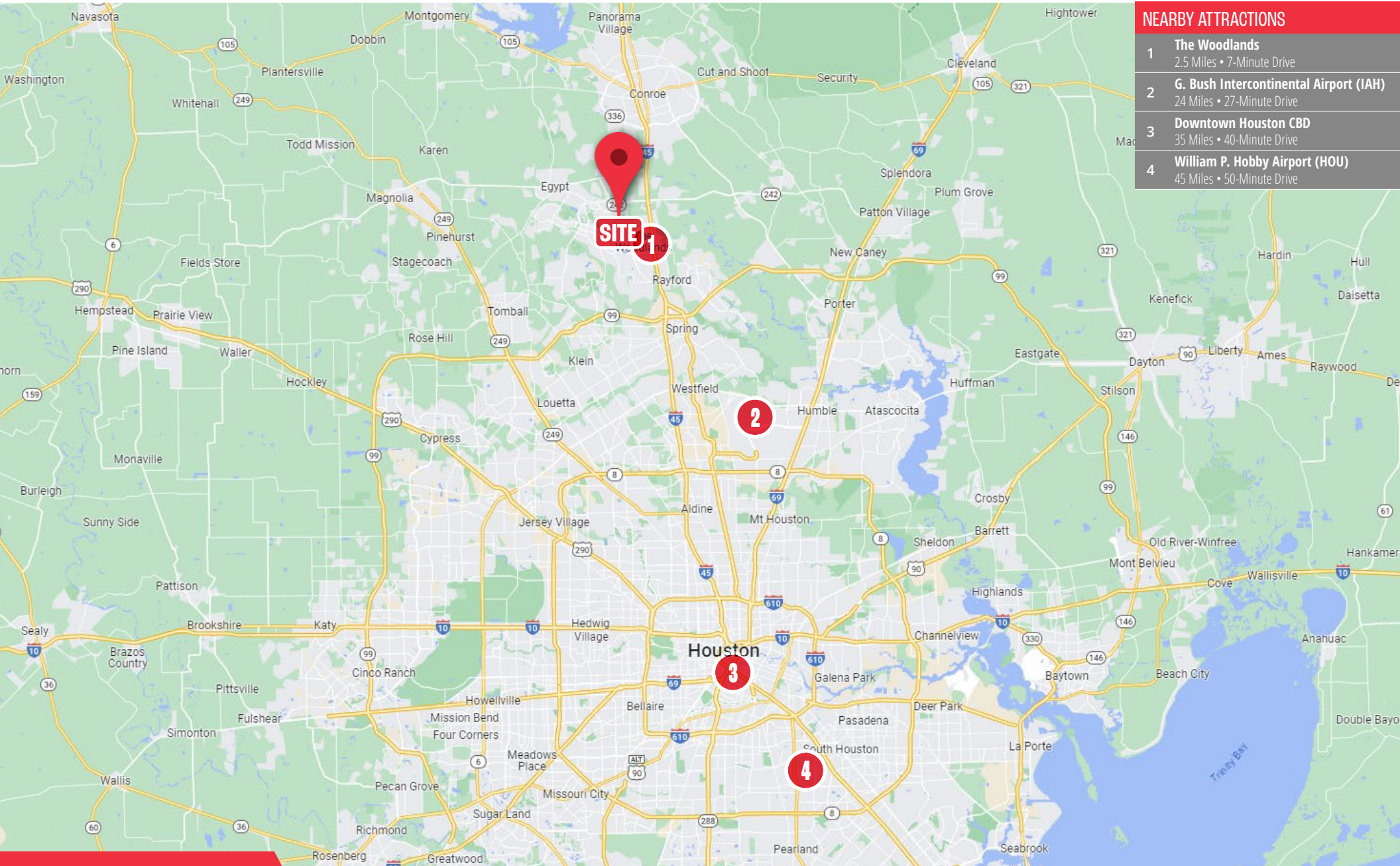
Site Plan

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Greater Houston Map

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NEARBY ATTRACTIONS

- 1 The Woodlands**
2.5 Miles • 7-Minute Drive
- 2 G. Bush Intercontinental Airport (IAH)**
24 Miles • 27-Minute Drive
- 3 Downtown Houston CBD**
35 Miles • 40-Minute Drive
- 4 William P. Hobby Airport (HOU)**
45 Miles • 50-Minute Drive



MOHRTM
PARTNERS

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