

# 2750 TECHNOLOGY FOREST DRIVE



Commercial  
Real Estate

Black Forest Technology Forest

# 2750 TECHNOLOGY FOREST DRIVE

**2750 Technology Forest Drive**

The Woodlands, Texas 77381

## YEAR BUILT

2012

## TOTAL BUILDING SIZE

32,000 square feet

## FLOORS

Two story building  
with shared loading dock

## AVAILABLE

First Floor: 16,000 RSF

Second Floor: 16,000 RSF

## PARKING

Unreserved Parking:  
3.5 cars per 1,000 sq.ft..



AVAILABLE FOR LEASE 2750 TECHNOLOGY FOREST BOULEVARD

# The Black Forest Technology Park

Originally built less than 10 years ago as a corporate HQ, this facility nurtures a holistic atmosphere ideal for single tenants to coalesce their teams and promote community in their workplace. While its two-story stature renders 2750 Technology Forest Boulevard a Class B building officially, its spec development left it with all the bells and whistles to produce a Class A experience. Along with the sleek finishes and modern outfit, the building features well-oriented private offices, state-of-the-art training and conference rooms, electronic access, and an expansive cafeteria. There is also an abundance of parking spaces and tenants needing loading capabilities have access to a shallow bay, but regardless of need, the management team will spare no expense to ensure all users are taken care of.

The Black Forest Technology Park is surrounded by The Woodlands' top power centers like Research Forest Lakeside, but none can boast a landlord with such intimate local knowledge as Black Forest Ventures and many partners have a personal interest in the park as it is essentially in their backyard. Tenants will be able to see why they have become enamored with The Woodlands first-hand with a central location connected to premier area amenities. In just a short walk, employees can get their morning coffee at Black Walnut Café, grab a bite at Hopdoddy Burger Bar, and fit in a workout at VillaSport Athletic Club and Spa. Area hotspots like Hughes Landing, The Woodlands Mall, Market Street, and The Cynthia Woods Mitchell Pavilion are all less than 10 minutes away by car as well. Step into the heart of this vibrant community and discover why The Woodlands is the preferred destination for hundreds of high-class businesses and residents alike.



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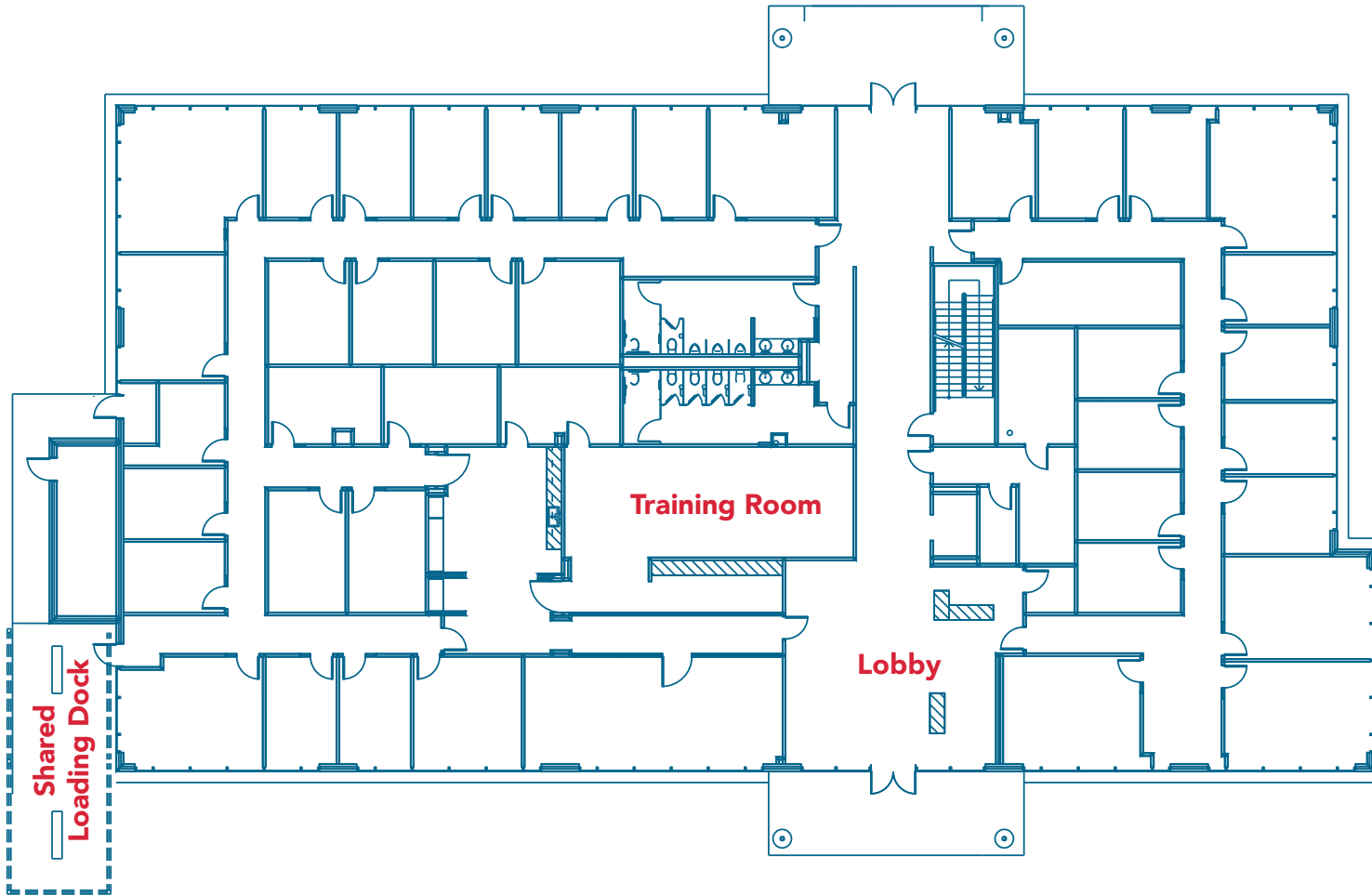
The Black Forest Technology Park is home to many well-known corporations and businesses. The office park consists of multiple buildings, located on Research Forest Drive - one of the main arteries in The Woodlands just 2 miles west of Interstate 45.

- 01 Black Forest Ventures
- 02 Action Behavior Centers
- 03 Lakeview Health
- 04 InnoSpec
- 05 The Woodlands Township

- 06 Solvay
- 07 KBI Biopharma
- 08 RPC Oil & Gas
- 09 Clariant Oil & Mining Services
- 10 Covia Corporation

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# First Floor



**Size**

16,000 RSF

**Term**

Negotiable

**Available**

6/1/2023

**Overview**

First floor features move-in ready private offices and auditorium style training room.

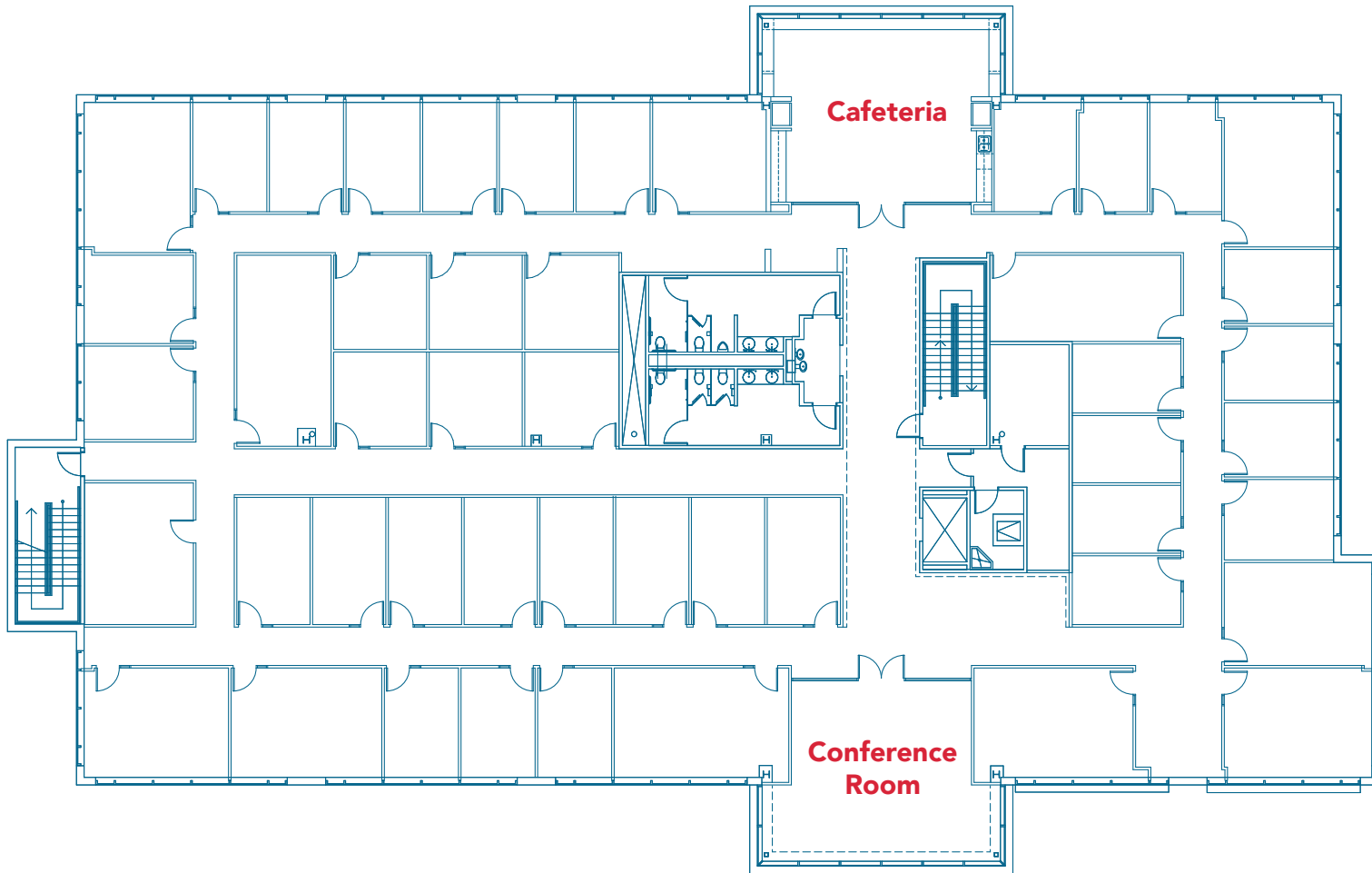


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# Second Floor



**Size**

16,000 RSF

**Term**

Negotiable

**Available**

6/1/2023

**Overview**

Second floor has a conference room and a cafeteria, with ample private offices all around.



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**First Floor Training Room**



**Restrooms**





**Private Offices with Views**



**Board / Conference Room**



**Cafeteria**



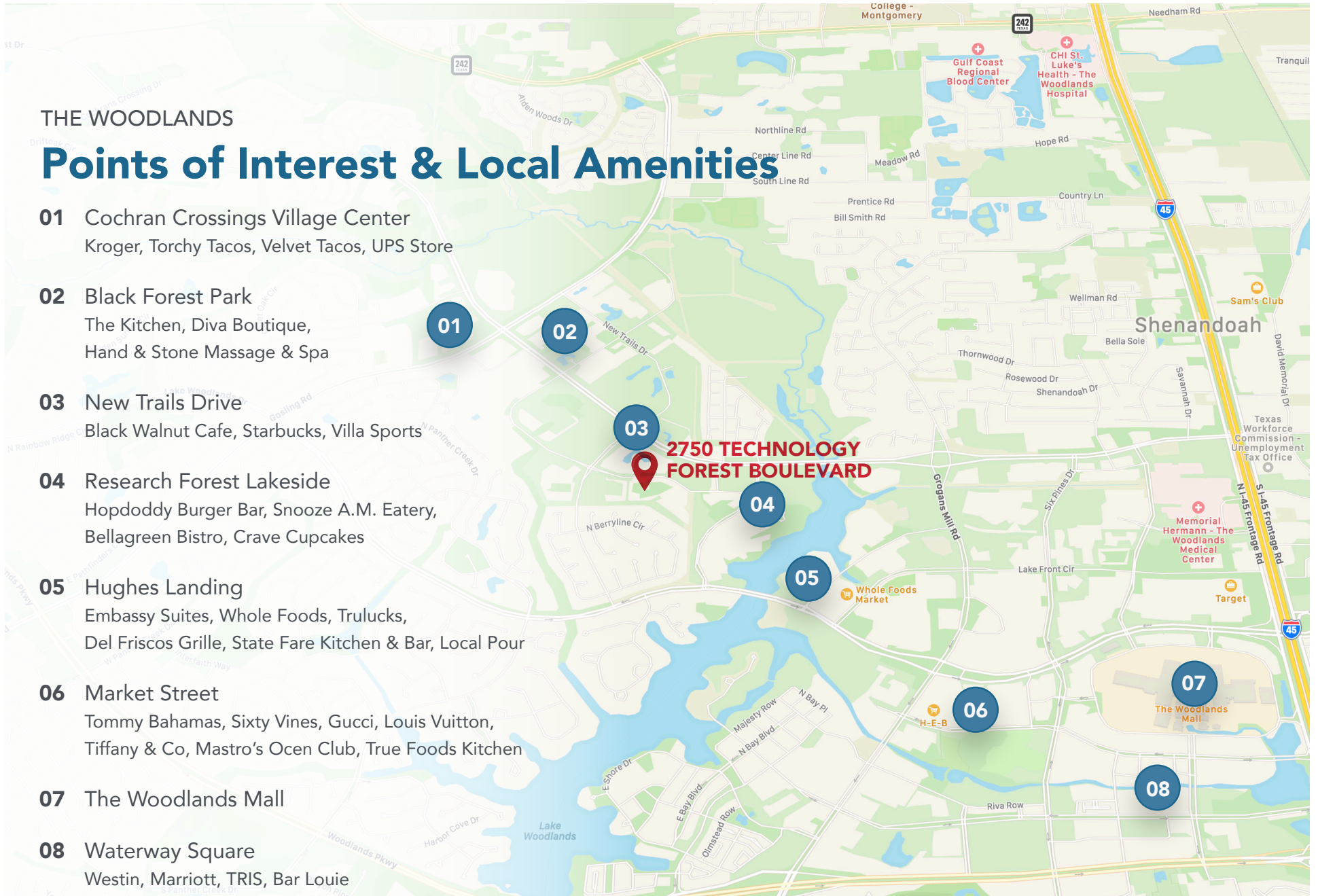
Shared Loading Dock

## THE WOODLANDS

# Points of Interest & Local Amenities

- 01** Cochran Crossings Village Center  
Kroger, Torchy Tacos, Velvet Tacos, UPS Store
- 02** Black Forest Park  
The Kitchen, Diva Boutique,  
Hand & Stone Massage & Spa
- 03** New Trails Drive  
Black Walnut Cafe, Starbucks, Villa Sports
- 04** Research Forest Lakeside  
Hopdoddy Burger Bar, Snooze A.M. Eatery,  
Bellagreen Bistro, Crave Cupcakes
- 05** Hughes Landing  
Embassy Suites, Whole Foods, Trulucks,  
Del Friscos Grille, State Fare Kitchen & Bar, Local Pour
- 06** Market Street  
Tommy Bahamas, Sixty Vines, Gucci, Louis Vuitton,  
Tiffany & Co, Mastro's Ocen Club, True Foods Kitchen
- 07** The Woodlands Mall
- 08** Waterway Square  
Westin, Marriott, TRIS, Bar Louie

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FOREST BOULEVARD**

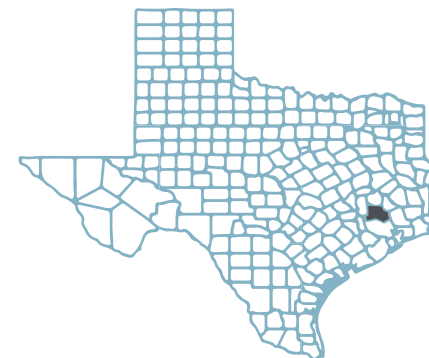
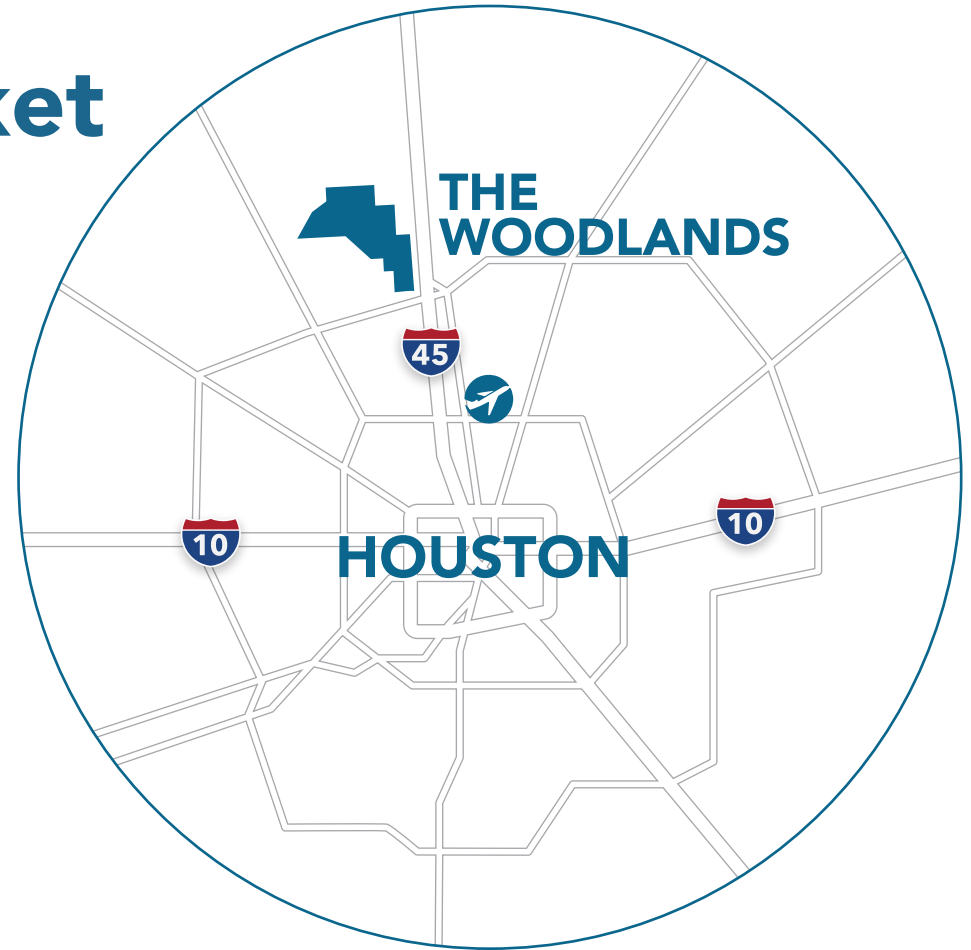


LEASING OPPORTUNITIES AVAILABLE NOW

# The Woodlands Market

A 28,000 Acre community started in 1974, The Woodlands has grown to be one of the most successful master-planned communities in the United States. With 50,000 current employees and over 110,000 residents within The Woodlands, the demand for office space has grown dramatically in the last ten years.

Area Demographics	1 Mile	2 Mile	5 Mile
Population	4,856	59,047	135,448
Residential	2,350	24,617	52,083
Average HH	\$142,294	\$106,657	\$111,019





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Contact us about this property today

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