

FOR LEASE

# TECHNOLOGY FOREST MEDICAL OFFICE

4185 TECHNOLOGY FOREST  
BLVD

The Woodlands, TX 77381

PRESENTED BY:

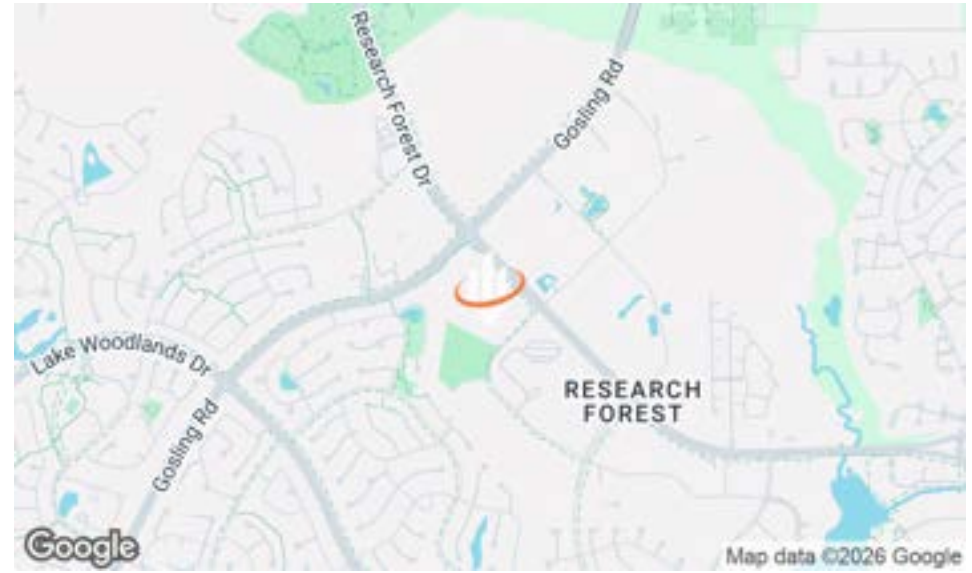
JACQUELYN PROSCH

O: 281.367.2220 x179

JEFF BEARD CCIM

O: 281.367.2220 x102





## PROPERTY HIGHLIGHTS

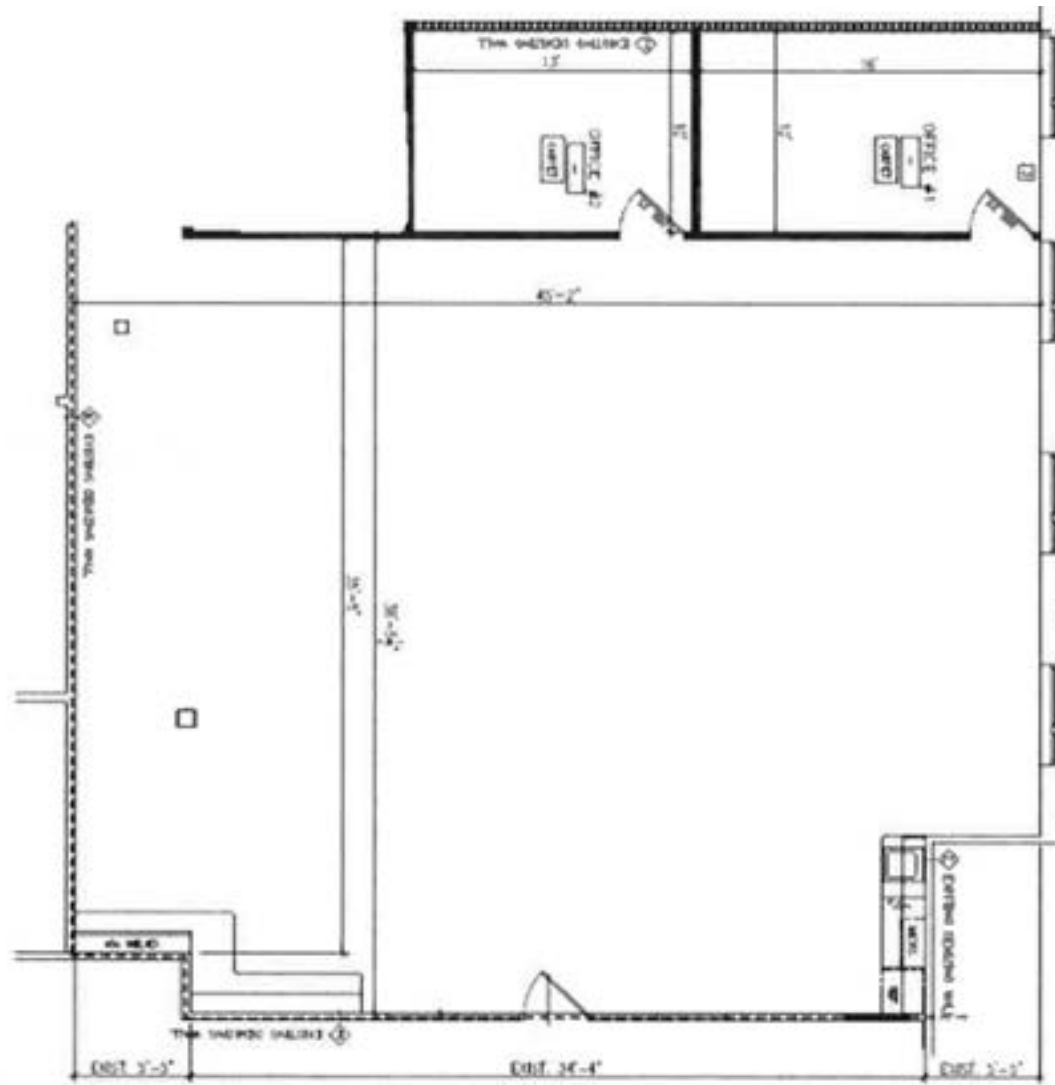
- Property is located on the southwest corner of Research Forest Drive and Technology Forest Blvd., less than 2 miles west of Interstate 45
- Parking: 6/1,000. Covered parking available
- Second Generation Medical/Office Space
- After hours secure key card access
- The Woodlands is a 28,000-acre master-planned 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 best selling, master planned communities in the nation.

## OFFERING SUMMARY

|                       |                   |
|-----------------------|-------------------|
| <b>LEASE RATE:</b>    | Call for Pricing  |
| <b>AVAILABLE SF:</b>  | 1,485 - 7,377 RSF |
| <b>BUILDING SIZE:</b> | 45,000 SF         |

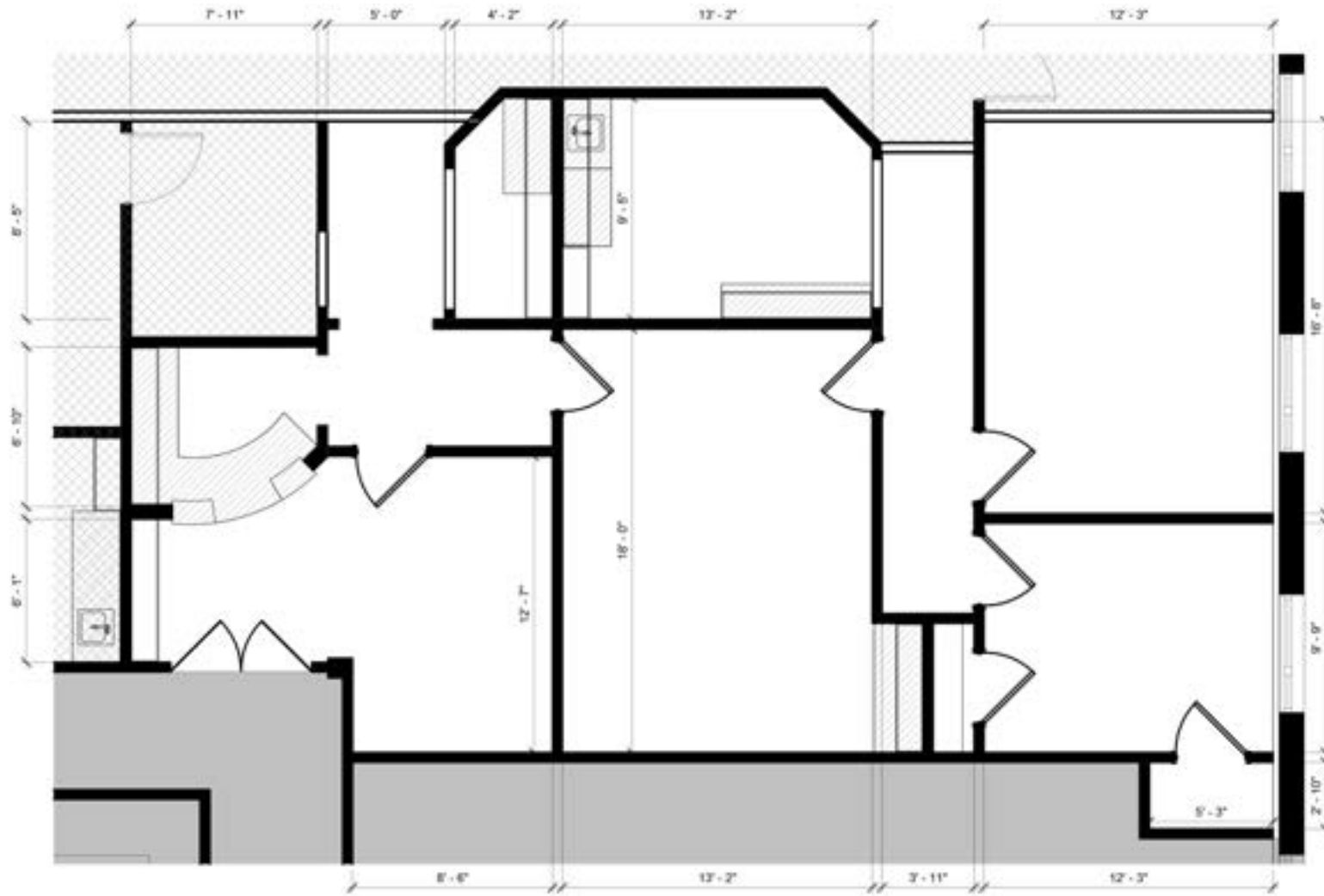
| <b>DEMOGRAPHICS 2022</b>        | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------------------|---------------|----------------|----------------|
| <b>TOTAL POPULATION</b>         | 6,378         | 65,313         | 165,924        |
| <b>TOTAL DAYTIME POPULATION</b> | 11,162        | 98,074         | 177,945        |
| <b>AVERAGE HH INCOME</b>        | \$199,811     | \$150,394      | \$139,182      |

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**SUITE 125 | 2,061 SF**

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### SUITE 160

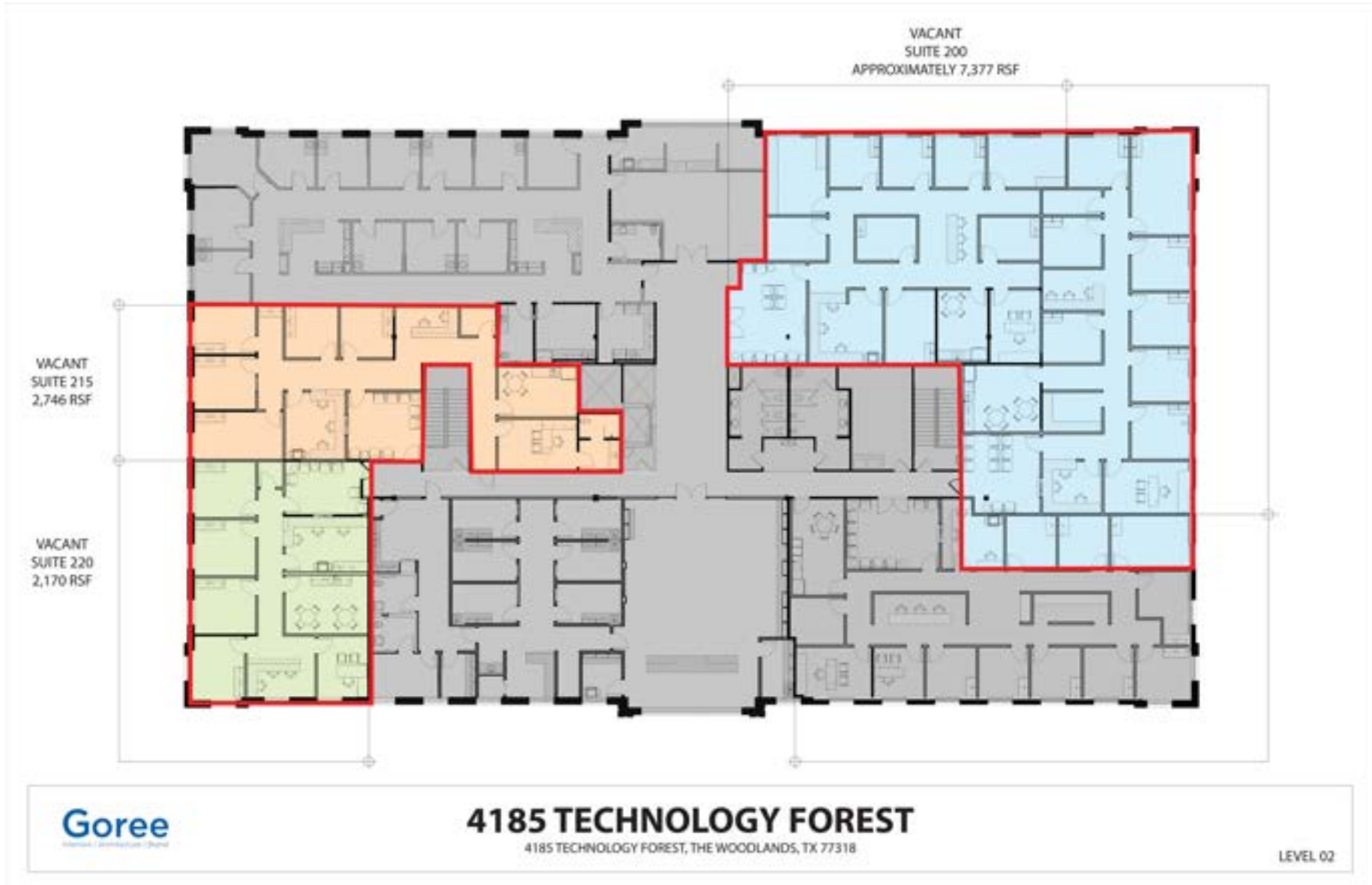
4185 TECHNOLOGY FOREST BLVD. THE WOODLANDS, TX 77381

1,485 RSF  
FLOOR PLAN

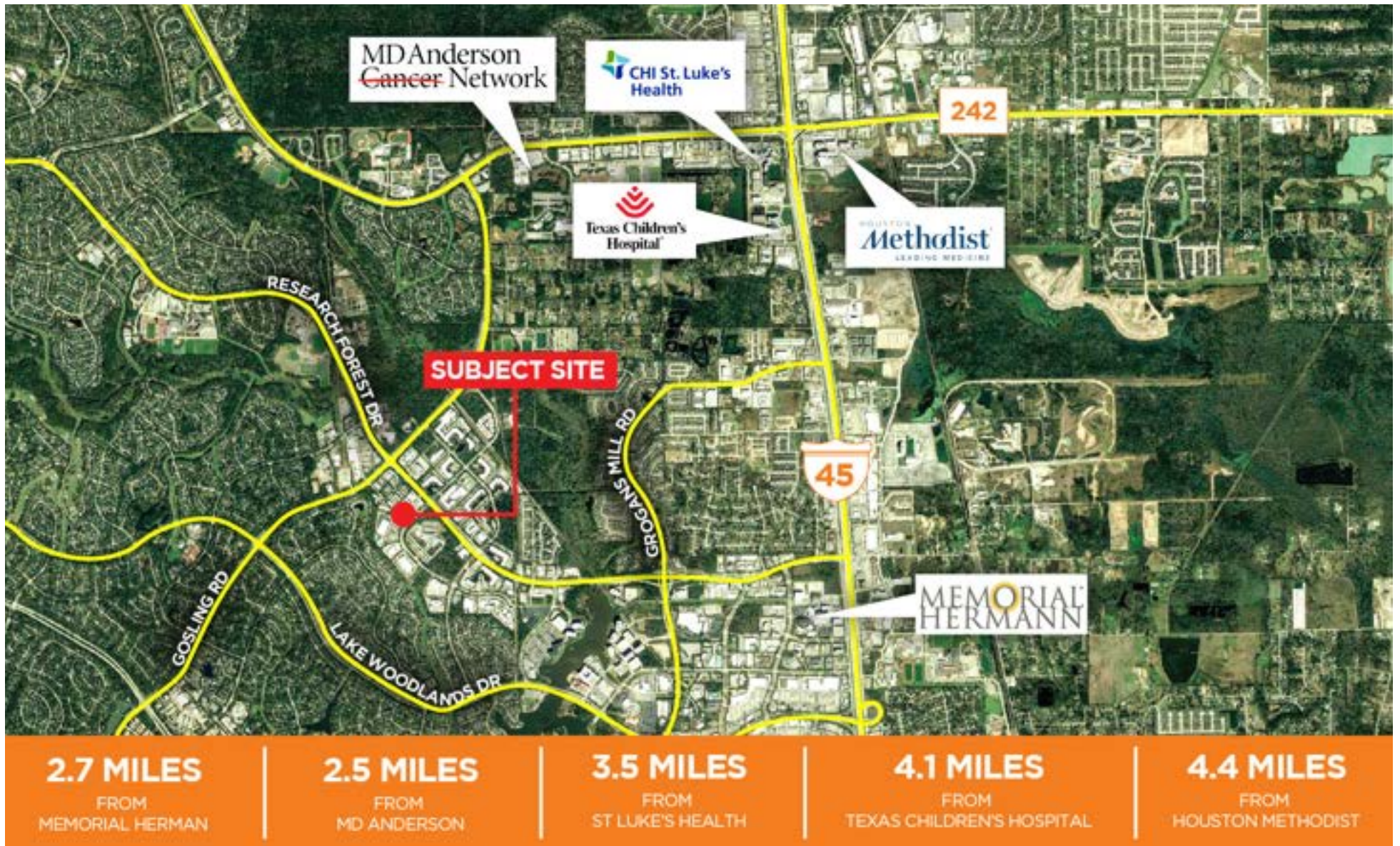
02/10/25

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## 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.



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# 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.



11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No. | Email              | Phone        |
| Steven Jeffery Beard   | 0400693     | jeff.beard@svn.com | 281-367-2220 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email              | Phone        |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email              | Phone        |
| Name of Sales Agent/Associate  | License No. | Email              | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date