



RESEARCH FOREST LAKESIDE - BLDG 9

9709 LAKESIDE BLVD. | THE WOODLANDS, TX



LAKESIDE CENTRAL PARK

Building 9 sits adjacent to the vibrant Research Forest Lakeside retail centers, which features popular establishments such as BellaGreen, Hopdoddy Burger Bar, Snooze, an A.M. Eatery, Paris Baguette, Piney Rose Florist, and Origin Bank. Recently, Schilleci's New Orleans Kitchen and Artisan & Vine Market have joined the lineup, signing leases to become part of this growing retail community.



Chevron Phillips Chemical Company has also officially moved its headquarters to Building 3 at Research Forest Lakeside. Bionova Scientific, Inc. has also unveiled plans for a new development on the campus. Following Cellipont Bioservices' relocation from San Diego last year and now with CP Chemical's arrival, the Research Forest Lakeside campus is now home to ten corporate headquarters.

Enhancing the campus experience, the north parking area of Building 3 has been transformed into a lush green space. This area includes a covered pavilion with an outdoor kitchen, walking trails, exercise stations, pickleball courts, and a dedicated food truck cul-de-sac.

Perfect for company gatherings, team-building activities, or a casual lunch break with a frisbee toss, this amenity is open and ready for everyone to enjoy.





PROPERTY HIGHLIGHTS

- Located within a 77 acre wooded campus planned to be comprised of 1.82 million square feet.
- Class A LEED Silver Certified.
- 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.
- Fitness center located in Building 4 - hours 5:30 am to 6:00 pm (officially opened to 7:30 pm).
- \$40K in recent fitness center upgrades with new equipment.
- Future ground-floor restaurant available.
- 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.

OFFERING SUMMARY

LEASE RATE	\$35.00 SF/YR
AVAILABLE SPACE	2,512 - 24,054 SF
ESTIMATED EXPENSES	\$11.60/SF
PROPERTY TYPE	OFFICE
BUILDING SIZE:	137,939

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

	1 MILE	3 MILE	5 MILE
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



FOR MORE INFORMATION CONTACT:



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