

FOR LEASE

# OFFICE SPACE AVAILABLE

4055 TECHNOLOGY  
FOREST BLVD.

The Woodlands, TX 77381

PRESENTED BY:

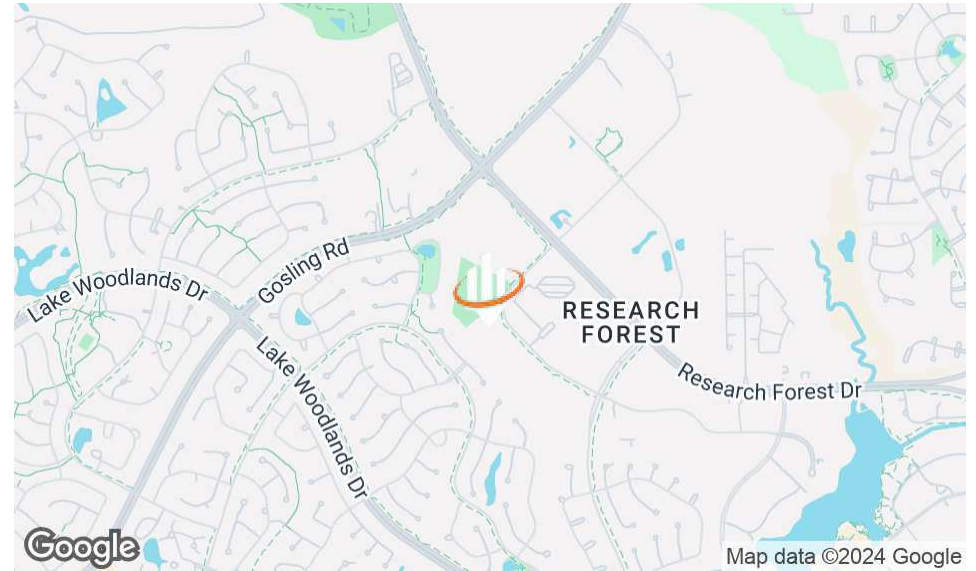
JACQUELYN PROSCH

O: 281.367.2220 x179

JEFF BEARD CCIM

O: 281.367.2220 x102





## PROPERTY HIGHLIGHTS

- Two story 50,000 SF building
- Available Suites: Suite 200 - 2,809 SF, Suite 220/230 - 16,267 SF
- Property is located just southwest of the signalized intersection of Research Forest Drive and Technology Forest Blvd., less than 2 miles west of Interstate 45
- Parking: Approximately 4.3/1,000
- After-hours secure key card access
- Research Forest Drive is one of the main arteries within The Woodlands.
- Located next door to Villasport Athletic Club and Spa and walking distance to restaurants

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Broker
<b>AVAILABLE SF:</b>	2,085 - 16,267 SF
<b>BUILDING SIZE:</b>	48,354 SF

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION</b>	6,926	65,116	174,261
<b>TOTAL DAYTIME POPULATION</b>	9,682	86,210	188,016
<b>AVERAGE HH INCOME</b>	\$199,495	\$150,944	\$140,283

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SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 2



**2.7 MILES**  
FROM  
MEMORIAL HERMAN

**2.5 MILES**  
FROM  
MD ANDERSON

**3.5 MILES**  
FROM  
ST LUKE'S HEALTH

**4.1 MILES**  
FROM  
TEXAS CHILDREN'S HOSPITAL

**4.4 MILES**  
FROM  
HOUSTON METHODIST

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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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