

Class A Flex-Office Space 2600 Technology Forest Blvd. The Woodlands, Texas



The Woodlands Research Forest
Class A Flex-Office Space Available

-22,000 RSF *

* Demise to -6,700 RSF

Sublease Term through 31Dec 2022

Call for Rates.

Efficient Occupancy

Tenant Improvements:

As-Is

Description:

2600 Technology Forest Blvd. is a one-story Class "A" office, flex-office building located within the coveted Research Forest commercial district of The Woodlands.

Parking Ratio:

4:1,000 RSF

Amenities:

- Immediate access to shopping, dining and entertainment venues (Villa Sports, La Trattoria Tuscano and the Research Forest Lakeside mixed use development along Lake Woodlands.
- Access to I-45, SH 242, the Hardy Toll Road and Bush Intercontinental Airport.
- Fiber backbone available with possible redundancy.
- Suite Features include 5,000 sf climate controlled warehouse w/ 24' Clear, large break room, women and men's restrooms equipped with lockers and showers.



For more information contact

Damon P. Palermo, SIOR
281.210.3401

The information contained herein has, we believe, been obtained from reasonable reliable sources and we have no reason to doubt the accuracy of such information; however, no representation, warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All such information is submitted subject to error, omissions or changes in conditions, prior to sale, lease or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.

2600 Technology Forest Blvd.

May accommodate 100% office or combination of office, laboratory, and light manufacturing.



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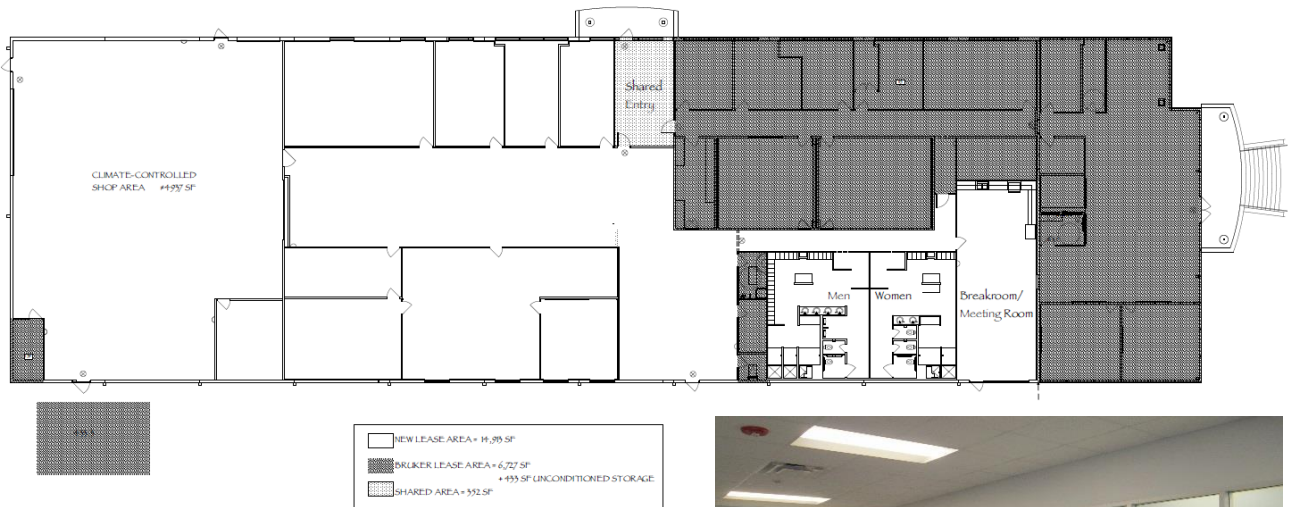
Corporate Real Estate Advisors



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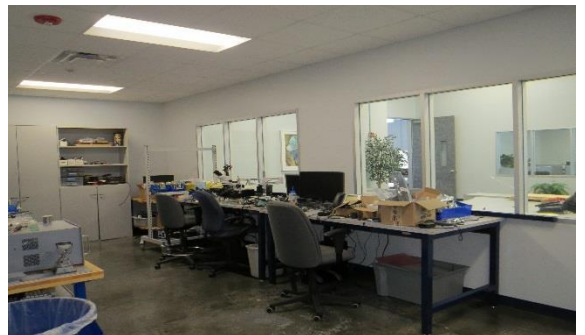


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