



RESEARCH FOREST LAKESIDE – BLDG 4

2445 TECHNOLOGY FOREST BLVD | THE WOODLANDS, TX



LAKESIDE CENTRAL PARK

Building 4 is LEED Gold and enjoys a prime location on the vibrant Research Forest Lakeside campus, framed by lakeside views and shaded by trees, the property is only steps away from premier shopping and dining. This dynamic setting features popular destinations such as BellaGreen, Hopdoddy Burger Bar, Snooze (an A.M. Eatery), Paris Baguette, Piney Rose Florist, and Origin Bank. The retail landscape continues to expand with the recent arrival of Schilleci's New Orleans Kitchen and Artisan & Vine Market, both of which open soon to join this thriving community.



Chevron Phillips Chemical Company has officially moved its headquarters to Building 3 at Research Forest Lakeside. Bionova Scientific, Inc. unveiled plans for a new life science building on the campus, following Cellipont Bioservices' relocation from San Diego last year. With these new additions, Research Forest Lakeside has emerged as a premier hub for innovation and corporate leadership and is now home to ten distinguished headquarters.

Enhancing the campus experience, the RFL Park recently opened which includes a covered pavilion with an outdoor kitchen, walking trails, exercise stations, pickleball courts, and a dedicated food truck cul-de-sac.

This amenity is 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 Gold certified.
- Low utilities – water is recycled off of garage into a 10,000 gallon irrigation tank.
- \$40K in fitness center upgrades with new equipment.
- Fitness center hours 5:30 am to 6:00 pm (officially opened to 7:30 pm).
- Waterfront property with beautiful views of Lake Woodlands.
- Two-story lobby featuring granite flooring, expansive glass and “floating” ceiling panels.
- Spectacular “halo” arrival connecting Buildings 4 and 5 with 7-story garage.
- Garage elevator vestibule faces the lake and is climate controlled.
- Security: Controlled access, on-site security and property management.
- Air Filtration: Utilizing MERV 14 air filtration, touch free fixtures and lobby doors.
- Located adjacent to Research Forest Lakeside retail center, inclusive of several dining amenities.
- Located in the heart of The Woodlands – within minutes of Hughes Landing, Northshore Park, The Woodlands Waterway, The Woodlands Mall, Market Street, and Cynthia Woods Mitchell Pavilion.



OFFERING SUMMARY

LEASE RATE	\$32.50 - \$35.00 SF/YR
BUILDING SIZE	284,367 SF
ESTIMATED EXPENSES 2026	\$12.73/SF
PROPERTY TYPE	OFFICE
CLASS	A
YEAR BUILT	2013
FLOORS	12

DEMOGRAPHICS

	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:

SCAN ME



www.jbeardcompany.com
9320 Lakeside Blvd.
Suite 250
The Woodlands, TX 77381



LISA HUGHES

lisa.hughes@svn.com
(281) 367-2220 EXT 113