



ALEXANDRIA®  
Building the Future of Life-Changing Innovation

# Alexandria Center®

FOR ADVANCED  
TECHNOLOGIES AT  
THE WOODLANDS

8800 Technology Forest Pl  
The Woodlands, TX 77381

**INNOVATION ROOTED  
IN THE WOODLANDS**

# A Community Built to Inspire

Alexandria Center® for Advanced Technologies at The Woodlands unites office and lab environments within a vibrant campus shaped by the spirit of The Woodlands. Designed to support both productivity and well-being, it cultivates an ecosystem of collaboration and innovation. Anchored by Houston's leading institutions and everyday convenience, the Class AA campus connects tenants to Houston's broader ecosystem of talent and enterprise.



## Campus Highlights

**3.5** Acres  
**2** Buildings  
**CLASS AA** Campus  
**323,000** RSF  
*Total campus potential*

Office+  
Lab Space  
**3/1,000** RSF  
Parking ratio (*garage and surface*)

- + Nearby amenities include dining, retail, entertainment and outdoor recreation
- + Convenient access to I-45, SH 242, Downtown Houston and George Bush Intercontinental Airport
- + Onsite amenities include state-of-the art conference and collaboration space, fitness center, dynamic event lawn, pickleball and basketball courts



**BUILDING 300**  
Opportunity

- 88,000 –140,000 RSF
- Supports lab + manufacturing
- Permit ready

**BUILDING 100**  
Existing Lab/Office

**3RD FLOOR**  
~43,000 RSF  
Warm Shell, TI Ready

**1ST FLOOR**  
3 Turnkey Laboratory Suites  
(6K–10K RSF each)

LEASED

2ND FLOOR - FULLY LEASED

**BUILDING 200**  
Future Phase

- Planned 116,000 RSF (3 stories)
- New ground-up construction



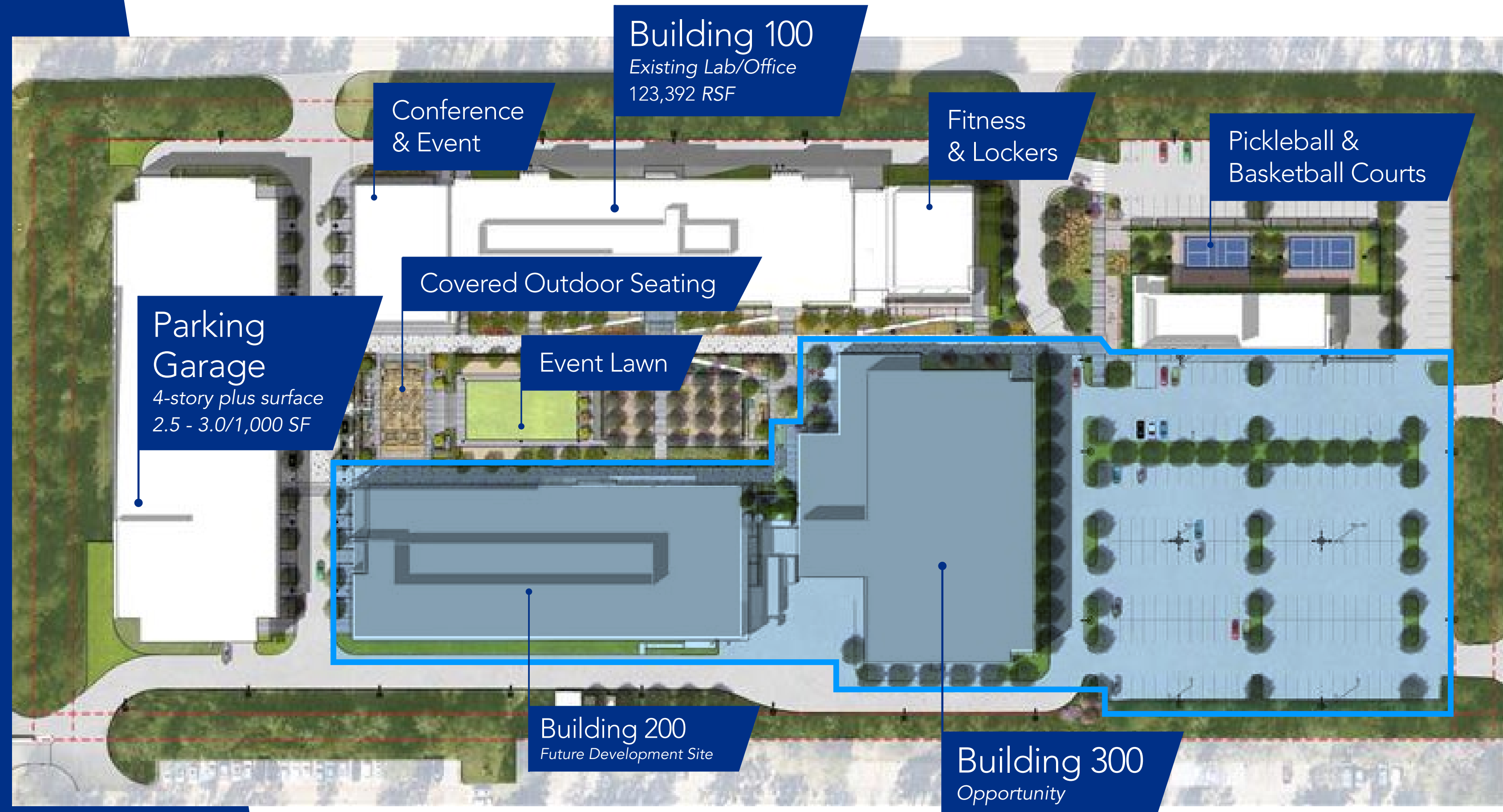
**GARAGE**

# Campus Overview

Alexandria Center® offers a purpose-built campus featuring turnkey, move-in-ready laboratory space, office and creative amenities in a cohesive ecosystem.

# Cohesive Campus Ecosystem

Alexandria Center® for Advanced Technologies offers a purposefully designed, Class AA environment that supports true work-life balance. Anchored by a state-of-the-art research and development facility and surrounded by on-site opportunities for growth, the campus delivers best-in-class workspace complemented by thoughtful indoor and outdoor amenities.



Approx. 3.5 Acres

CONCEPTUAL RENDERING

# Amenities that Power Well-Being

Every amenity at the Alexandria Center® enhances how people work, interact, and recharge. The unparalleled suite of amenity offerings includes state-of-the-art conference and event space, a vibrant multifunctional lobby, a best-in-class wellness and fitness center, and pickleball courts, creating an environment that inspires collaboration and innovation. Whether hosting a meeting or stepping outside to recharge, the campus brings balance to each day.



## Campus Highlights

Atrium Café Tenant Lounge

Boardroom

Conference Center

Fitness Center

Dynamic courtyard and event lawn

Pickleball and basketball courts

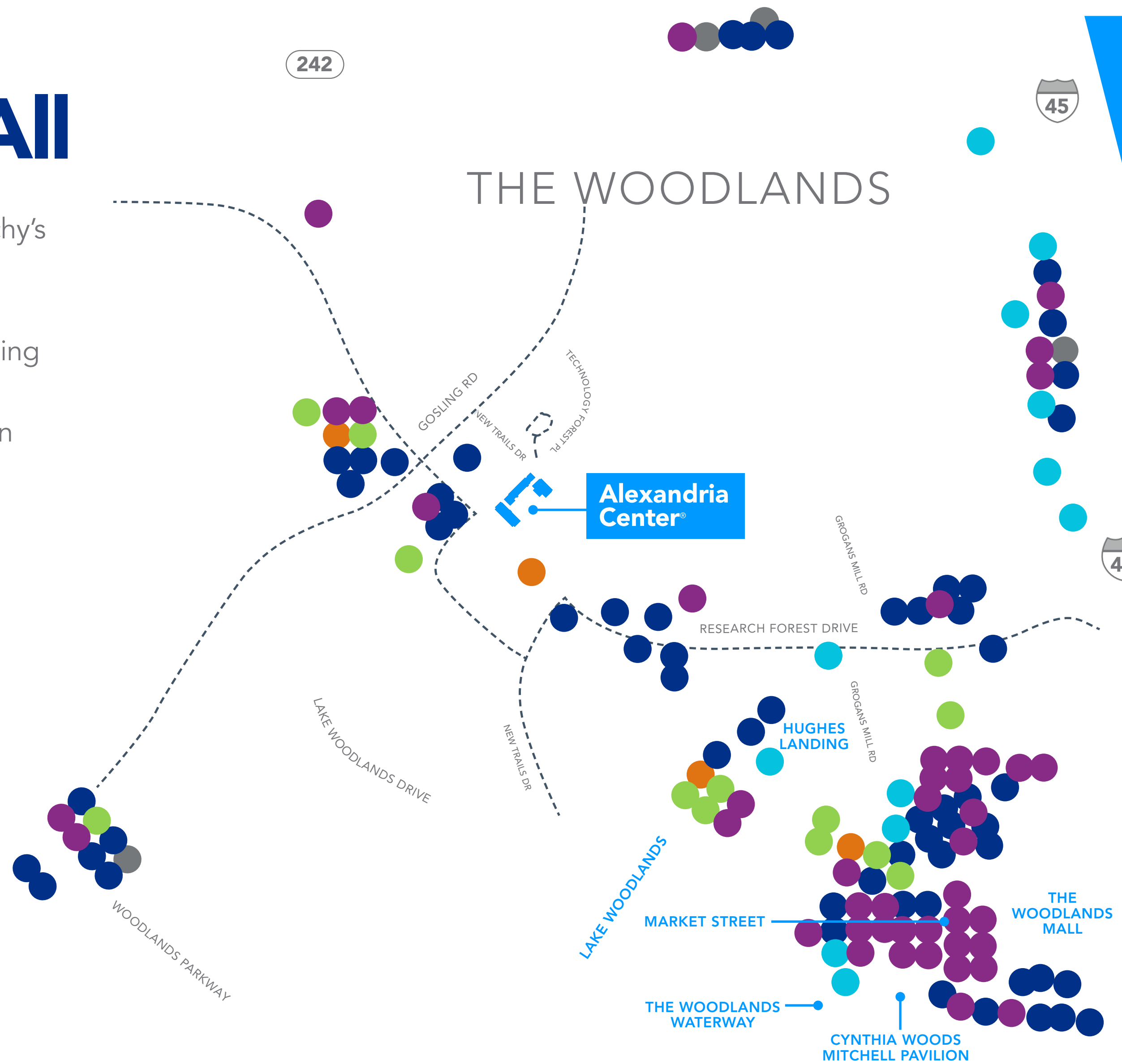




# In the Heart of it All

Whether you're grabbing lunch at Torchy's Tacos, picking up your morning coffee at Starbucks or fitting in a workout at VillaSport Athletic Club & Spa, everything you need is only minutes away. With more than 400 lifestyle amenities within a two-mile radius, Alexandria Center® captures the connected lifestyle The Woodlands is known for.

- Shopping
- Restaurant
- Hotel
- Fitness
- Coffee
- Surrounding Trail System



An oasis set in nature, with everything you could need less than a 10-minute drive away.


# The Woodlands Advantage

The Woodlands delivers a rare balance of natural beauty and urban sophistication, offering unmatched quality of life for professionals and families. Spanning 28,000 acres of forests, lakes and lively neighborhoods, it combines city energy with the ease of resort living. Known for its top schools, world-class healthcare and thriving business community, The Woodlands ranks among the most desirable places in the nation.

**Parks**  
140 green spaces + parks

**Golf Courses**  
Signature golf courses

**Trails**  
220+ hiking and biking trails

**The Waterway**  
The Woodlands Waterway

**#2**  
Best U.S.  
City to Live

**#2**  
Best U.S. City  
to Raise a Family

**#3**  
Best U.S. City  
to Buy a House

**#4**  
Best U.S.  
Public Schools

SOURCE: NICHE.COM, THE WOODLANDS RANKINGS, JUNE 2025.

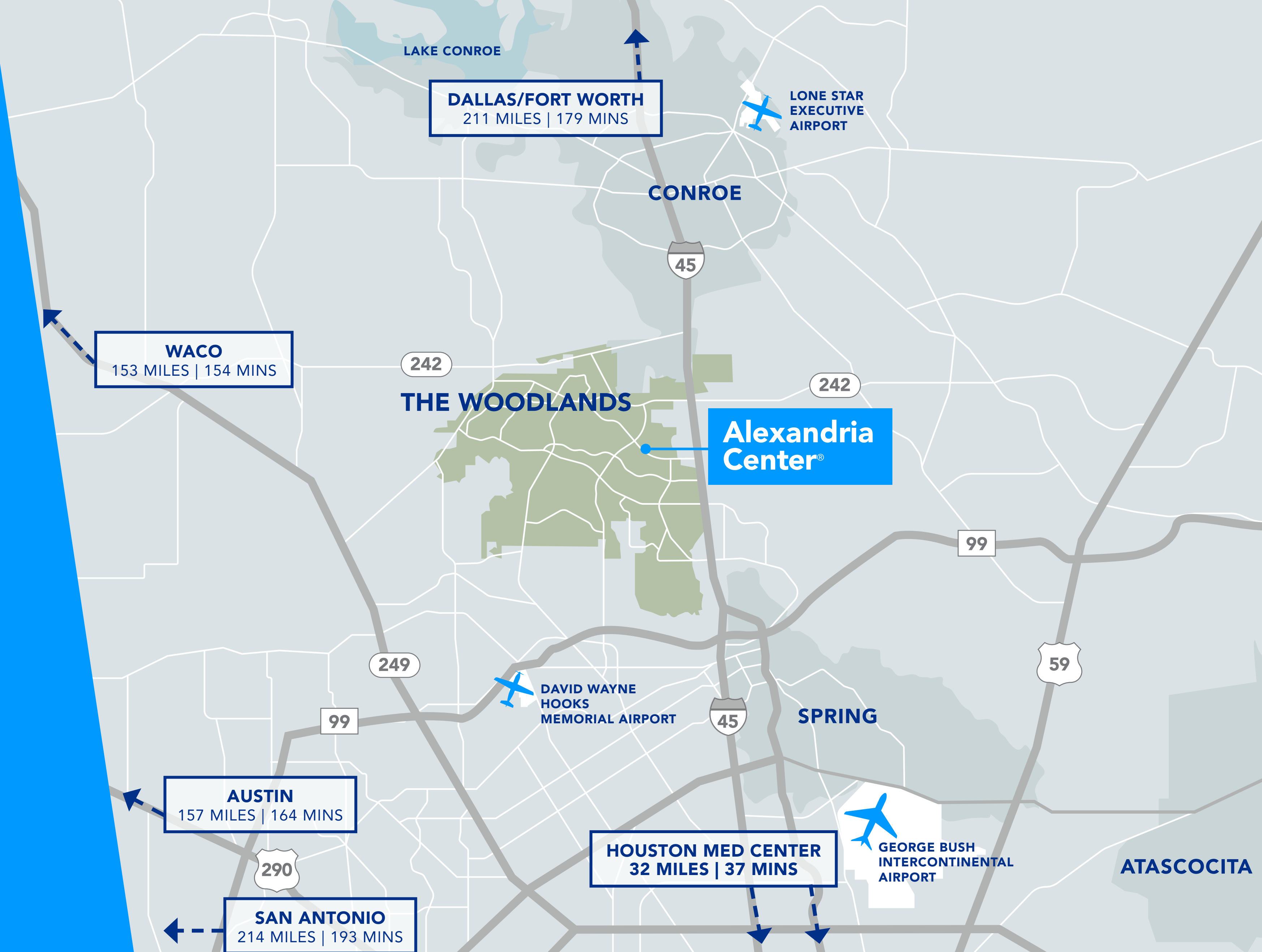
# Proximity with Purpose

Strategically positioned within The Woodlands, Alexandria Center® provides seamless connectivity to Houston's major corridors and regional airports. Tenants can reach Downtown Houston, the Texas Medical Center and destinations across the state with ease. Whether heading home, meeting clients or catching a flight, travel is always convenient.

## Drive Times

Mins.

- 5 SH 242
- 5 I-45
- 19 FM 1960
- 27 HWY 249
- 28 George Bush Intercontinental Airport
- 35 HWY 59
- 37 Downtown Houston
- 50 Texas Medical Center





# The Power of Houston

As the fourth largest metro in the United States, Houston stands as a global leader in innovation and opportunity. Its diverse economy and business-friendly climate draw talent and investment from around the world, supported by infrastructure built for growth.



Innovation Rooted  
in The Woodlands

- + World's Largest Medical Center
- + Energy Capital of the World
- + #1 U.S. Port for Foreign Cargo
- + 4th Largest Metro in the United States
- + 8th Largest Business District
- + 50+ Million SF of Hospital & Medical Space
- + \$1B+ in Advanced Manufacturing Investment



# Ownership with Vision

As the visionary pioneer of the life science real estate sector, Alexandria Real Estate Equities, Inc. leads the industry in developing and operating holistic life science ecosystems where innovation and impact thrive. Positioned within best-in-class innovation clusters and adjacent to leading research institutions and corporate centers, its campuses connect tenants to the talent and resources that drive discovery and growth. Each environment is carefully designed to promote wellness, foster collaboration, catalyze innovation and strengthen recruitment.

**350+** Properties

**39.1M** Operating RSF

**8** Core Cluster Markets

\*As of Q3 2025



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