



36,437 SF 2ND GEN LIFE SCIENCE FACILITY

2700 RESEARCH FOREST DR | THE WOODLANDS, TX

PROPERTY DESCRIPTION

- 36,437 SF second-generation life science facility, available for lease, designed to support regulated biomanufacturing operations. The property features operational cleanroom suites, large and small-scale production areas, and dedicated process development and QC laboratories. Space includes approximately 13,000 SF of office space. Existing improvements provide a rare opportunity to secure large-scale biotech infrastructure without ground-up development timelines or capital outlay.
- Property includes thoughtfully designed outdoor spaces overlooking two ponds and is located at a signalized intersection on the southwest corner of Research Forest Drive and Technology Forest Blvd., less than 2 miles west of Interstate 45.
- Conveniently located less than ten minutes from major retail and dining areas including: Hughes Landing, Market Street, The Woodlands Waterway, The Woodlands Mall, and Portofino Shopping Center.



PROPERTY SUMMARY

BUILDING SIZE	71,868 SF
PROPERTY TYPE	Lab/Life Science
LOT SIZE	8.02 Acres
LEASE RATE	Office Rates from \$18.50/SF NNN Lab Rates from \$34.00/SF NNN Call for additional details
YEAR BUILT	1999
BUILDING HEIGHT	1 Story
PARKING	196 Surface
	48 Covered



SPACE HIGHLIGHTS

- 36,437 SF purpose-built biomanufacturing facility
- Approximately 23,600 SF of production and laboratory space
- Approximately 12,800 SF of professional office space
- Fully functioning cleanroom built for regulated life sciences manufacturing
- Large Scale, Small Scale, and flexible production suites
- Dedicated Process Development, Cell Culture, and Quality Control laboratories
- Integrated workflow supporting development through commercial production
- Significant existing lab infrastructure reducing capital expenditure and time to occupancy
- Opportunity for established biotech, CDMO, or advanced life science user
- Rare second-generation manufacturing buildout of this scale
- Private dedicated generator
- Dedicated HVAC System
- Private guest and employee entrances instead of common building entrances

SITE PLAN



ROOM	SF (±)	ROOM	SF (±)
Large Scale	3,056	Micro	240
Small Scale	2,268	Cell Culture	288
Flex Scale	3,696	Total QC	2,364
QC	1,836	Total MFG cGMP	9,020
Process Dev	858	Office	12,811

FOR MORE INFORMATION CONTACT:

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