



RESEARCH  
FOREST  
LAKESIDE





# HIGHLY AMENITIZED CAMPUS



**77**  
Acre wooded campus



**1.82MM**  
Square feet of planned office + retail



**36K**  
Square feet of retail



Beautiful views of Lake Woodlands



Class A sustainable design features







# WORK LAKESIDE

Nestled between Lake Woodlands and abundant natural groves, the 77 acre development is a mix of uses, offering office workers an easy commute home and the convenience of on-site retail and restaurants. The campus also incorporates several courtyards providing opportunities for al fresco dining, walking trails and a boat dock.



FUTURE

# CONSTRUCTION



Building 7  
2475 Technology Forest Blvd  
299,179 SF | 12 stories (proposed)



Building 6  
2465 Technology Forest Blvd  
150,000 SF | 6 stories (proposed)



Building 9  
9709 Lakeside Blvd  
140,000 SF | 6 stories

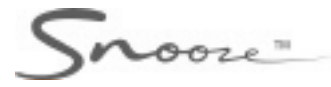


OPTIMAL

# LOCATION

Conveniently located within a five minute drive to all of The Woodlands most coveted shops, eateries and entertainment districts.

## RESEARCH FOREST LAKESIDE



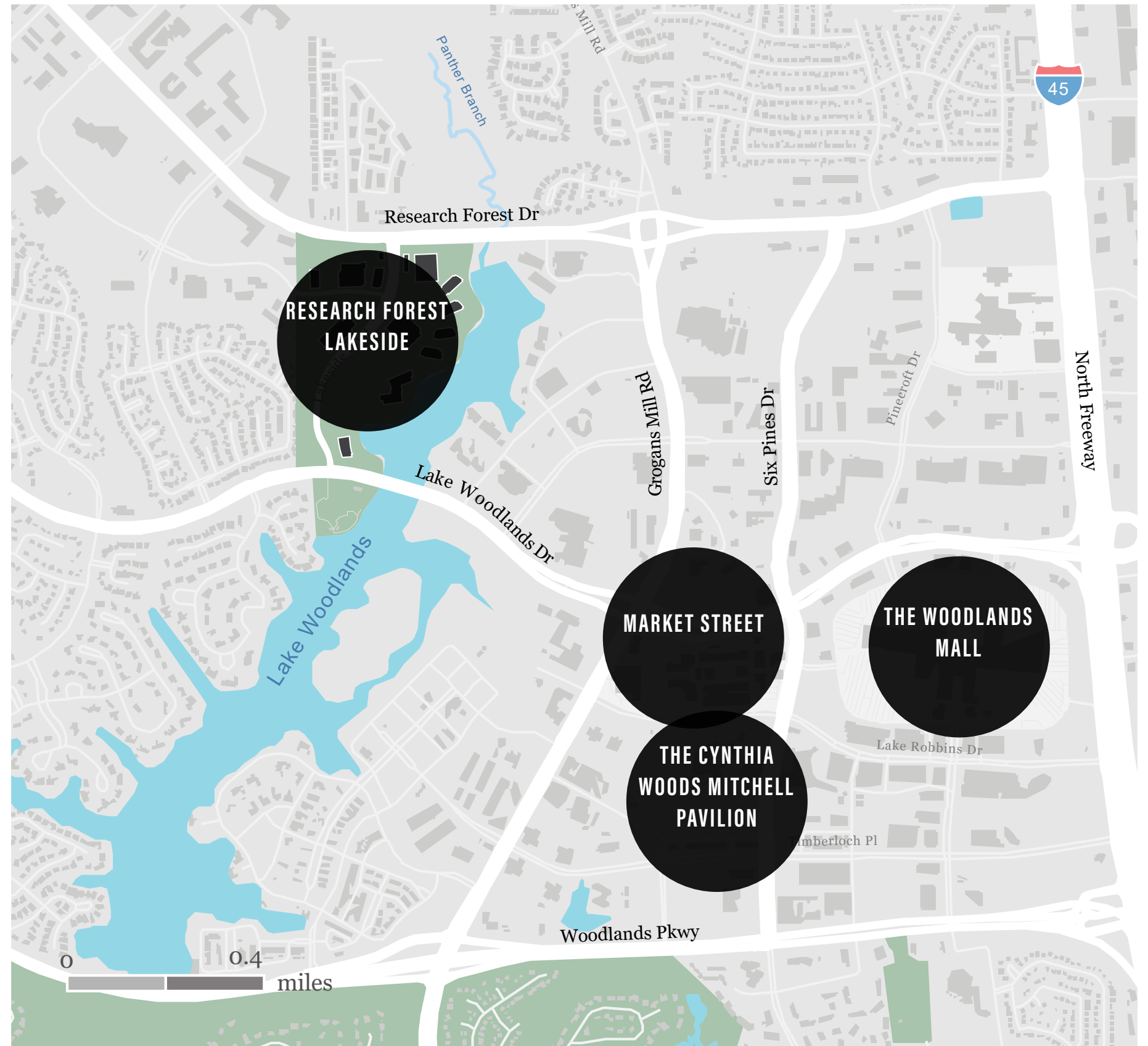
## MARKET STREET

20 EATERIES | 48 SHOPS | 46 LIFESTYLE STORES



## THE WOODLANDS MALL

34 EATERIES | 152 SHOPS + LIFESTYLE STORES





RETAIL AT

# RESEARCH FOREST LAKESIDE



Crave Cupcakes



Bellagreen



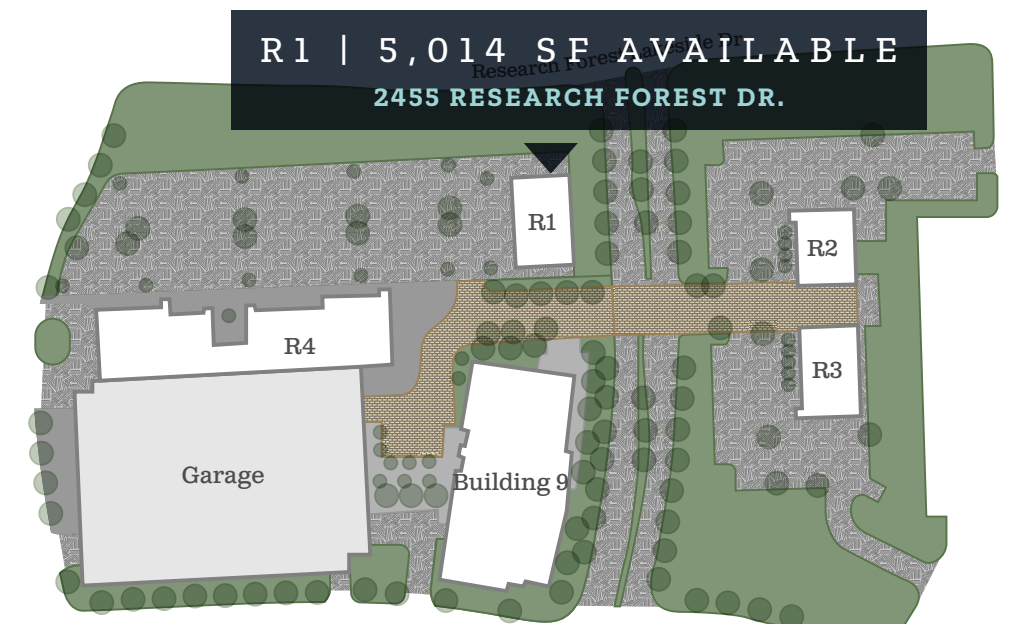
Huti's 5 Free-Fire Grill



Grub Burger Bar



Snooze





# PREMIER ACCESS

Nestled in between Research Forest Dr and Lake Woodlands Dr just west of Interstate 45



## Drivetimes

**3**

Minutes to the North Freeway (I-45)

**10**

Minutes to the Grand Parkway (99)

**10**

Minutes west towards Kuykendahl

**20**

Minutes to N Sam Houston Tollway (Beltway 8)

**25**

Minutes to the George Bush Intercontinental (via Hardy Toll Road)





## **BUILDING 1**

9501 LAKESIDE DR

- + 2 stories
- + 75,000 SF
- + Newly renovated lobby
- + 4/1000 parking ratio
- + Large efficient floor plates
- + Flex component
- + Adjacent to the activity field and easy access to jogging trails and the retail center







## **BUILDING 9**

9709 LAKESIDE BLVD

- + 6 stories
- + 140,000 SF
- + 4/1000 Structured covered parking garage
- + On-site fitness center with locker rooms and showers
- + Floor to ceiling glass
- + Restaurant on the ground floor
- + Class A LEED® Gold
- + Climate controlled garage elevator lobby
- + The building is located adjacent to the existing Research Forest Lakeside retail center, inclusive of Bella Green, Grub Burger Bar, Snooze AM Eatery, Crave Bakeshop, Hutti's 5 and Benchmark Bank.







## **BUILDING 3**

9500 LAKESIDE DR

- + 6 stories
- + 360,000 SF
- + Located on Lake Woodlands with unparalleled views
- + On-site fitness center with locker rooms and showers
- + On-site conference center
- + On-site dining
- + Large efficient floor plates
- + Dedicated structured covered parking
- + Adjacent to the new activity field and jogging trails
- + Newly renovated lobby







## FOR LEASING INFORMATION

Eric Anderson

Executive Vice President

☎ 713.407.8704

✉ [Eric.Anderson@transwestern.com](mailto:Eric.Anderson@transwestern.com)

Tyler Garrett <sup>LEED GA</sup>

Senior Vice President

☎ 713.407.8703

✉ [Tyler.Garrett@transwestern.com](mailto:Tyler.Garrett@transwestern.com)

Parker Burkett

Vice President

☎ 713.407.8716

✉ [Parker.Burkett@transwestern.com](mailto:Parker.Burkett@transwestern.com)

