

2700 Technology Forest Boulevard





2700
TECHNOLOGY FOREST

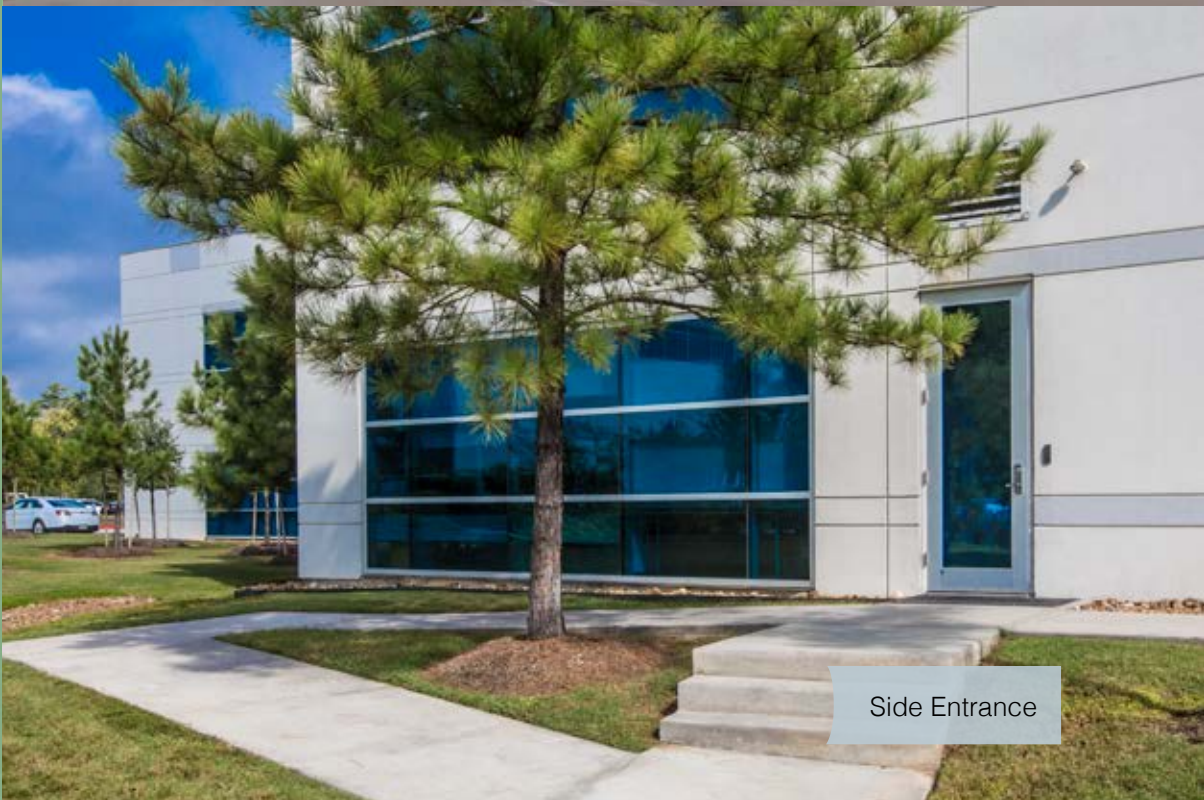
Lobby Entrance

The 2700 Technology Forest Boulevard is a value class-A office, offering unique amenities in a highly desired Woodlands submarket.

- Total building size: 35,458 sq.ft.
- Two story building with loading dock
- Unreserved Parking: 4.1 cars per 1,000 sq.ft.
- Year built: 2004
- Professional property management
- Security card access
- Several restaurants and retail stores in walking distance





Loading Dock Available

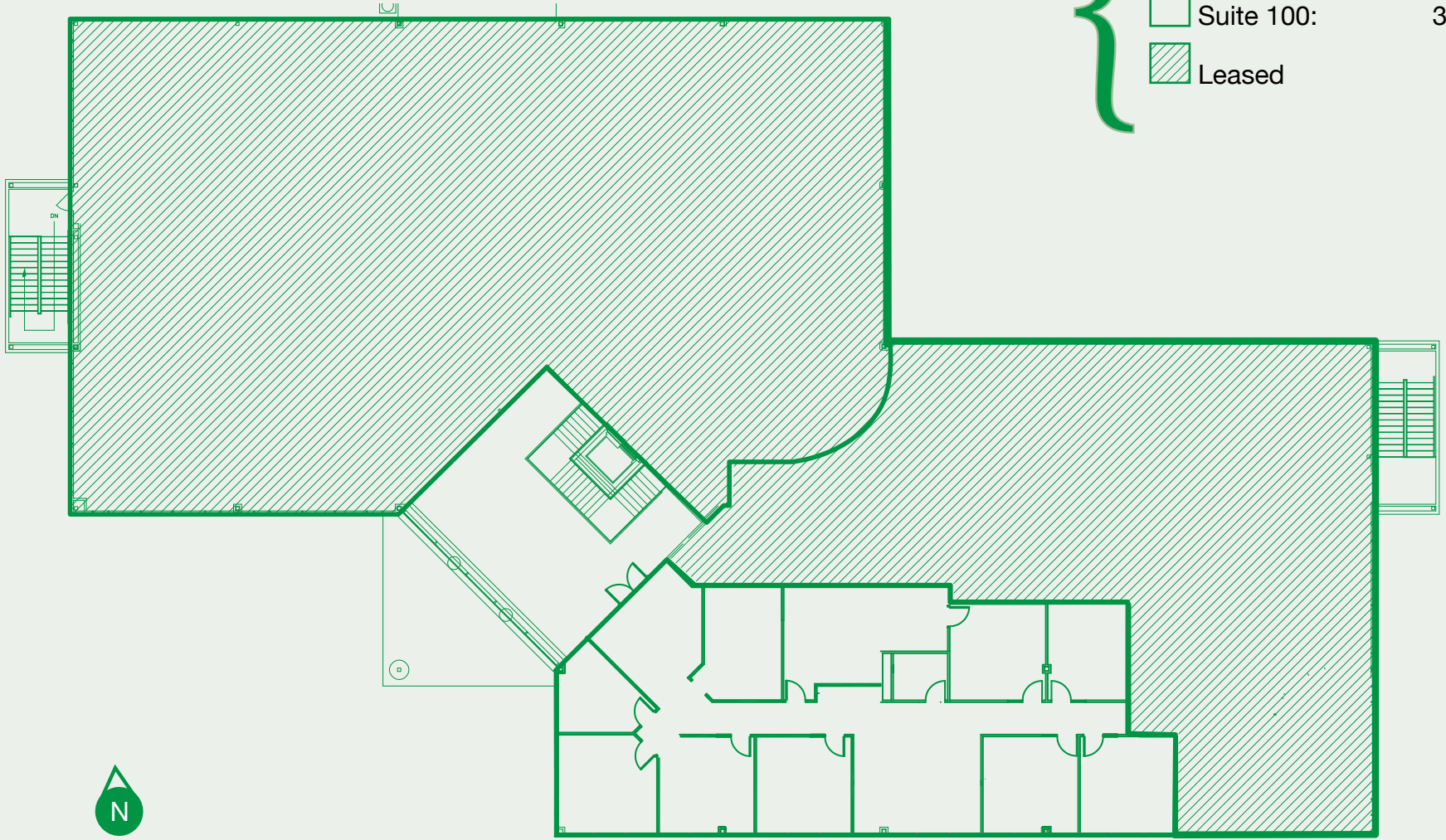


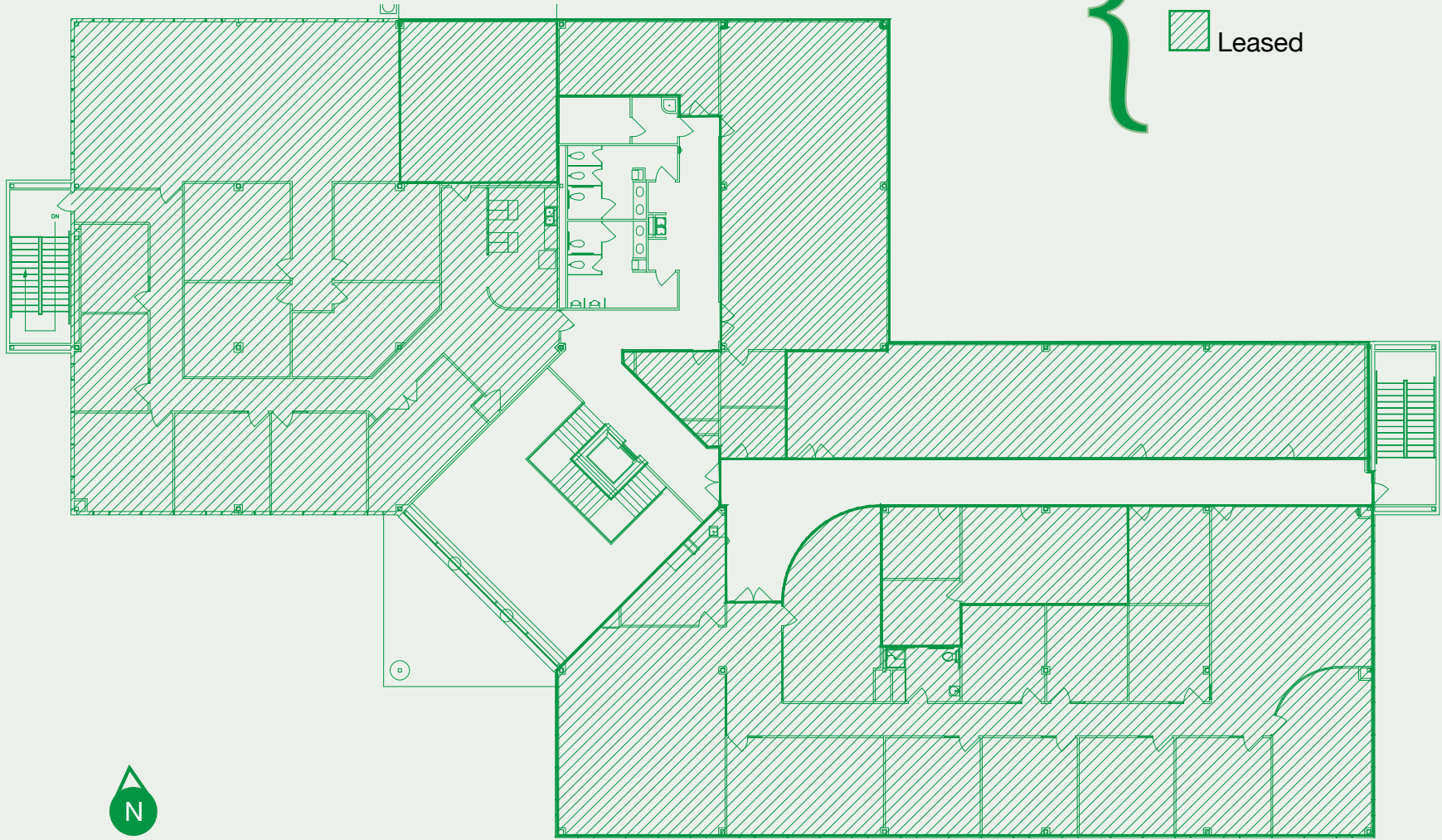
Side Entrance



Level 1

-  Suite 100: 3,899 RSF
-  Leased



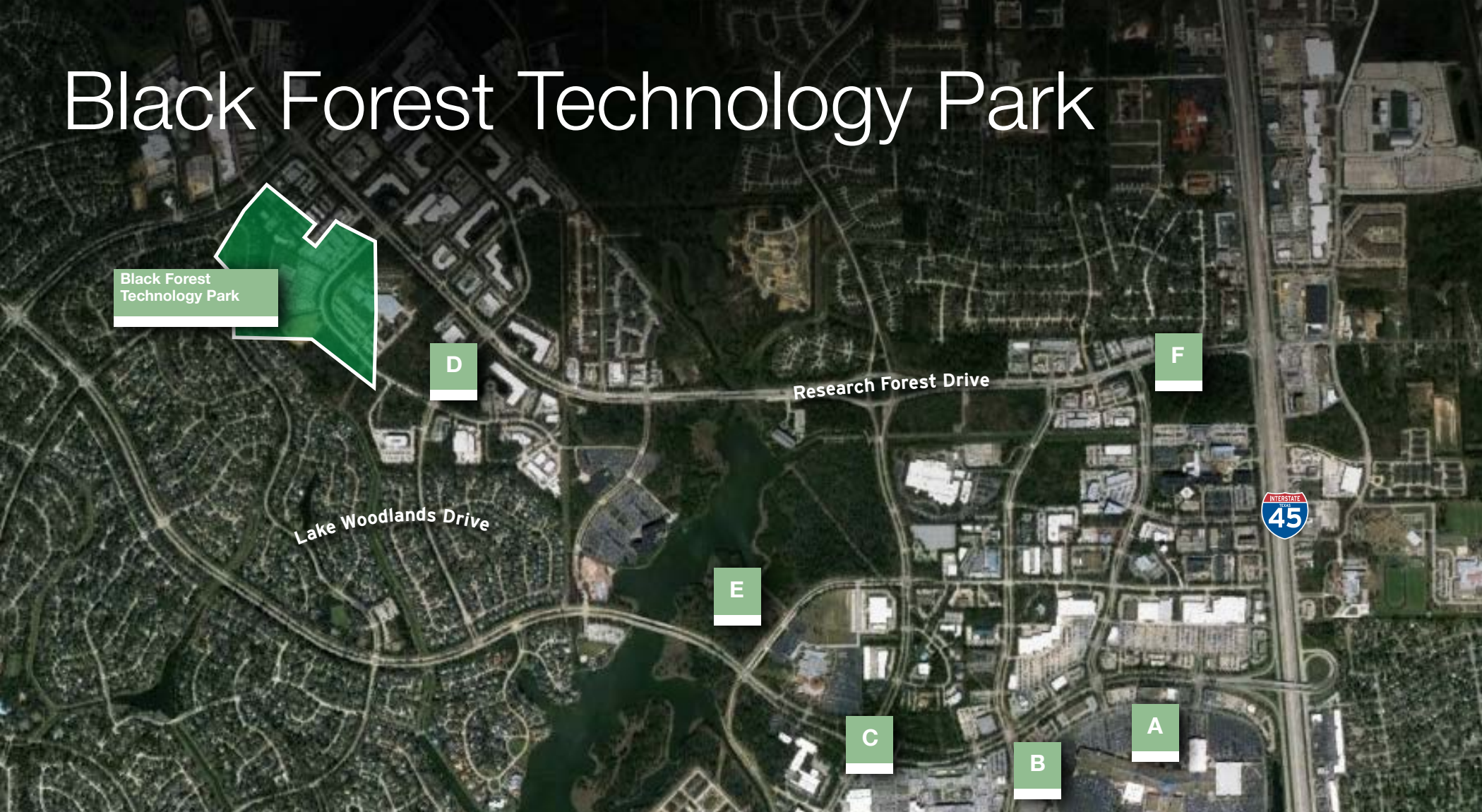


Level 2

 Leased



Black Forest Technology Park



Black Forest Technology Park is situated in one of the most popular master planned communities in United States. The Woodlands is the address for many national and international companies, as it offers highly educated workforce and solid retention advantages complemented by world-class amenities, unmatched quality of life for both employers and their employees.

- A** The Woodlands Mall
- B** Waterway Square
- C** The Market Street

- D** Research Forest Lakeside
- E** Hughes Landing
- F** Medical District



2700 Technology Forest Blvd

The Black Forest Technology Park is home to many well-known corporations and businesses. The office park consists of multiple buildings, located on Research Forest Drive - one of the main arteries in The Woodlands just 2 miles west of Interstate 45.

- | | | |
|---------------------------------------|---------------------------|---|
| 1 Black Forest Ventures | 3 Lake View Health | 7 Solvey |
| 2 2610 Technology Forest Blvd. | 4 Innospec | 8 RPC Oil & Gas |
| 5 2829 Technology Forest Blvd | 6 KBI BioPharma | 9 Clariant Oil and Mining Services |
| | | 10 The Woodlands Township |

The Woodlands Market

- A 28,000 Acre community started in 1974, The Woodlands has grown to be one of the most successful master-planned communities in the United States. With 50,000 current employees and 106,000 residents within The Woodlands, the demand for office space has grown dramatically in the last ten years.
- Future growth will be driven in part by the new 385-acre Exxon Mobil corporate campus located to the south of The Woodlands. This major corporate campus is expected to create an estimated 10,000 –12,000 jobs in the near term and ultimately up to 20,000 jobs upon final completion.
- The Grand Parkway is planned for a 2015 delivery (Segments F-2, F-1, G) which will shrink driving times by half from the Energy Corridor on I-10 to The Woodlands area. It is projected to have a substantial and lasting impact just as the Beltway (Sam Houston Tollway) influenced North Houston upon its completion.
- The Woodlands sub-market comprises about 5% of the total Class “A” office space in all of Houston. During first quarter of 2014, the Woodlands sub-market accounted for nearly 30% of absorption for the entire Class “A” market.

Area Demographics



Population

1 mile	4,856
2 mile	59,047
5 mile	135,448



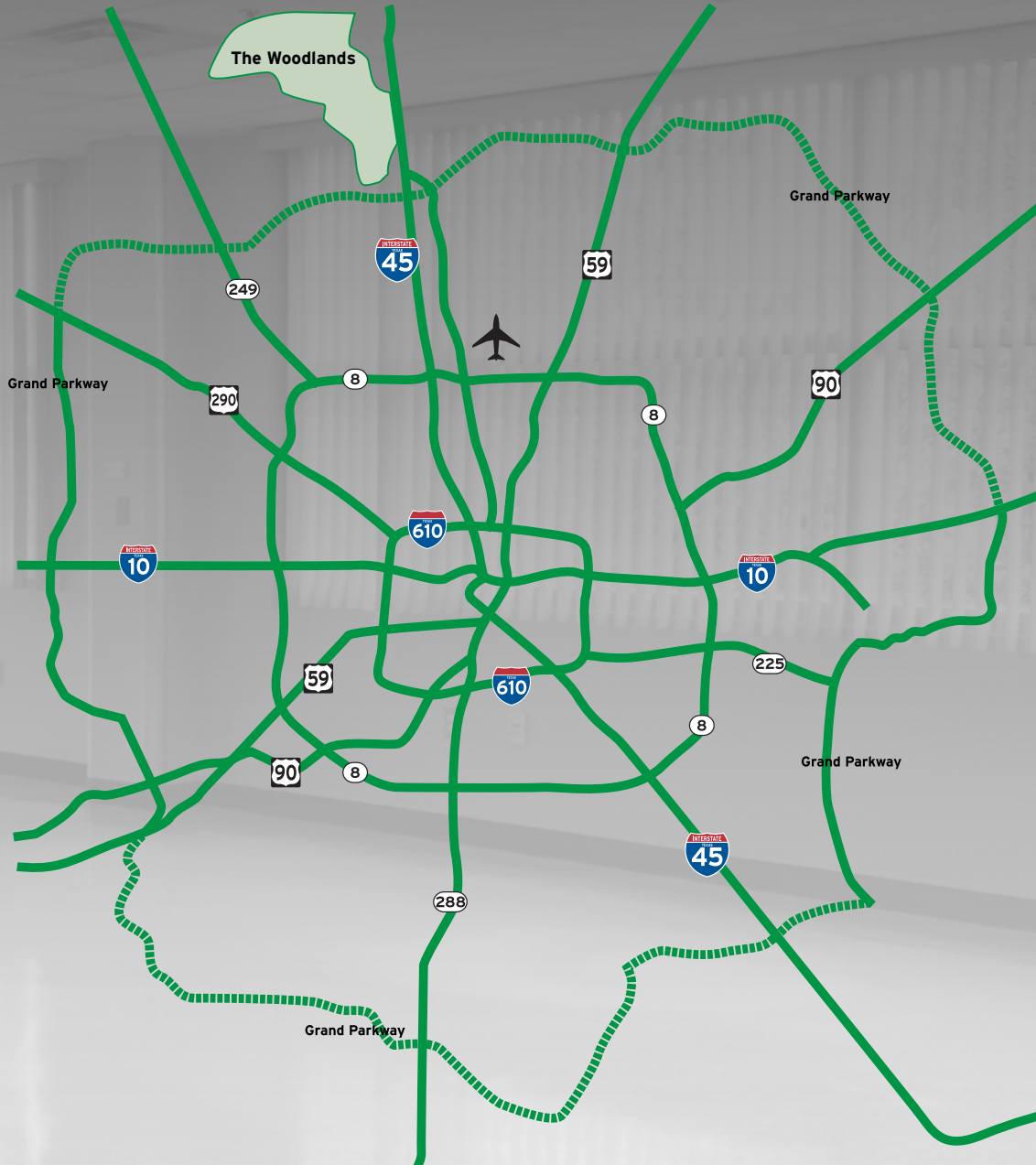
Residential Count

1 mile	2,350
2 mile	24,617
5 mile	52,083



Average HH Income

1 mile	\$142,294
2 mile	\$106,657
5 mile	\$111,019





For Leasing Information, Contact:

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