



8401 NEW TRAILS DRIVE



Commercial
Real Estate

Gallery forested environment within the
Research Forest business setting.



8401 NEW TRAILS DRIVE

The Woodlands, Texas 77381

LAND SIZE
6.5 ACRES

BUILDING SIZE
71,000 RSF

LOADING DOCK
Available

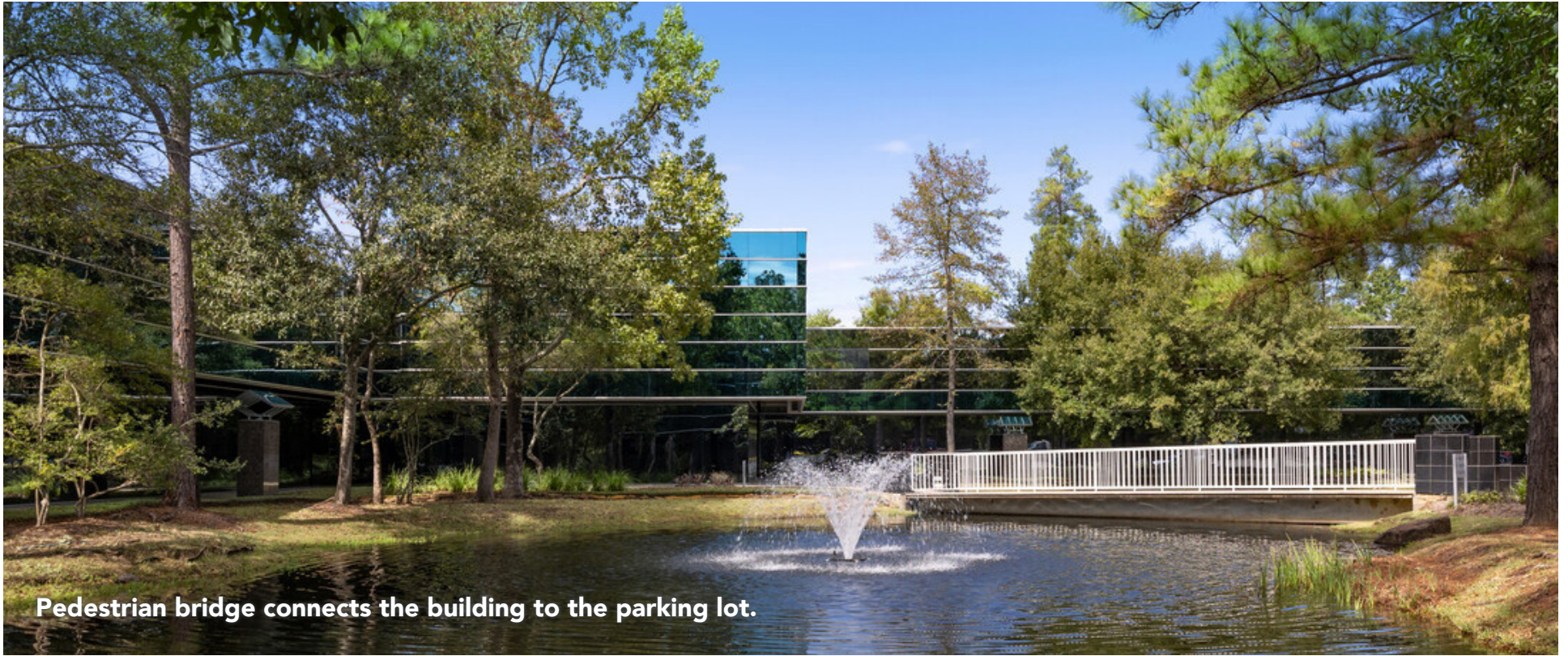
AVAILABLE SPACE
Up to 26,819 RSF

PARKING
Surface parking with 213 spaces
3/1,000 SF

GENERATOR
Available

BUILDING TYPE
Steel-framed with full height, glass
curtain wall and concrete tilt panels

FOUNDATION
Concrete slab on grade with perimeter
and interior footings under load bearing
structures



Pedestrian bridge connects the building to the parking lot.

AVAILABLE FOR LEASE 8401 New Trails Drive

Multi-Tenant Single Story Building On Research Forest

Gallery forested environment within the Research Forest business setting. This unique single-story 71,000 sq.ft. property is situated between Research Forest Drive and New Trails Drive, just 2 miles west of Interstate 45.



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RESEARCH
FOREST DRIVE

TECHNOLOGY
FOREST PLACE

NEW TRAILS
DRIVE



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www.blackforestcre.com

AVAILABLE FOR LEASE 8401 NEW TRAILS DRIVE

Suite	Size	Contiguous	Condition	Term
110	9,145 USF	26,819 RSF	Shell space	Negotiable
120	2,847 USF	26,819 RSF	Spec Suite	Negotiable
130	2,154 USF	26,819 RSF	Shell space	Negotiable
150	5,206 USF	26,819 RSF	Shell space	Negotiable
160	4,537 USF	26,819 RSF	Spec Suite	Negotiable



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SPEC SUITES 8401 NEW TRAILS DRIVE



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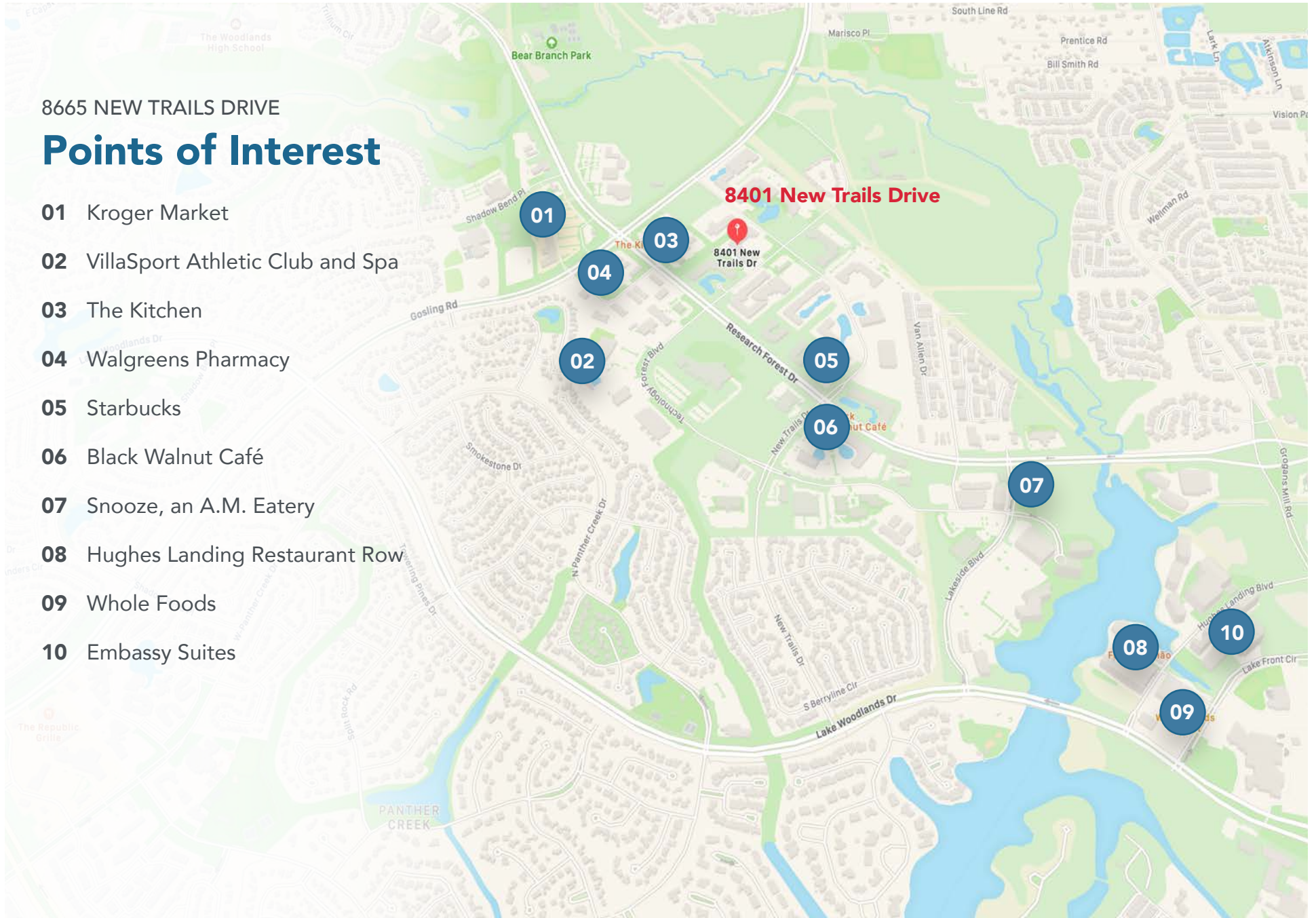
SUITE 160
NEW RECEPTION AREA &
CONFERENCE ROOM

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8665 NEW TRAILS DRIVE

Points of Interest

- 01 Kroger Market
- 02 VillaSport Athletic Club and Spa
- 03 The Kitchen
- 04 Walgreens Pharmacy
- 05 Starbucks
- 06 Black Walnut Café
- 07 Snooze, an A.M. Eatery
- 08 Hughes Landing Restaurant Row
- 09 Whole Foods
- 10 Embassy Suites





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