



8665 NEW TRAILS DRIVE



Commercial
Real Estate

Gallery forested environment within the
Research Forest business setting.



8665 NEW TRAILS DRIVE

The Woodlands, Texas 77381

LAND SIZE
7.17 ACRES

GENERATOR
Available

LOADING DOCK
Available

AVAILABLE SPACES
Suite 150: 3,313 RSF

PARKING
3.5/1,000 SF
Surface parking with 237 spaces
and an additional 7 handicap spaces

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 8665 New Trails Drive

New Trails In The Woodlands Research Forest Corridor

Characterized by its dense, forested landscape, the building sits along the Research Forest corridor in The Woodlands, one of the most desirable places to live and work in the Houston metro area. The spaces at 8665 New Trails Drive overlook an on-site lake, spanned by a pedestrian bridge that connects the building to the parking lot. The single-story building shape partially wraps around the lake, and there is a shared loading dock on-site for tenants to use. Large glass windows looking out upon the natural setting provides an immersive experience in the building. The Woodlands is recognized as one of the top master-planned communities in the nation for its high quality of life, career opportunities, and community engagement. 8665 New Trails Drive and the Research Forest corridor are only 2 miles to the west of I-45, providing easy access to downtown Houston in around 35 minutes.



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RESEARCH
FOREST DRIVE

NEW TRAILS
DRIVE



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Shared loading dock.



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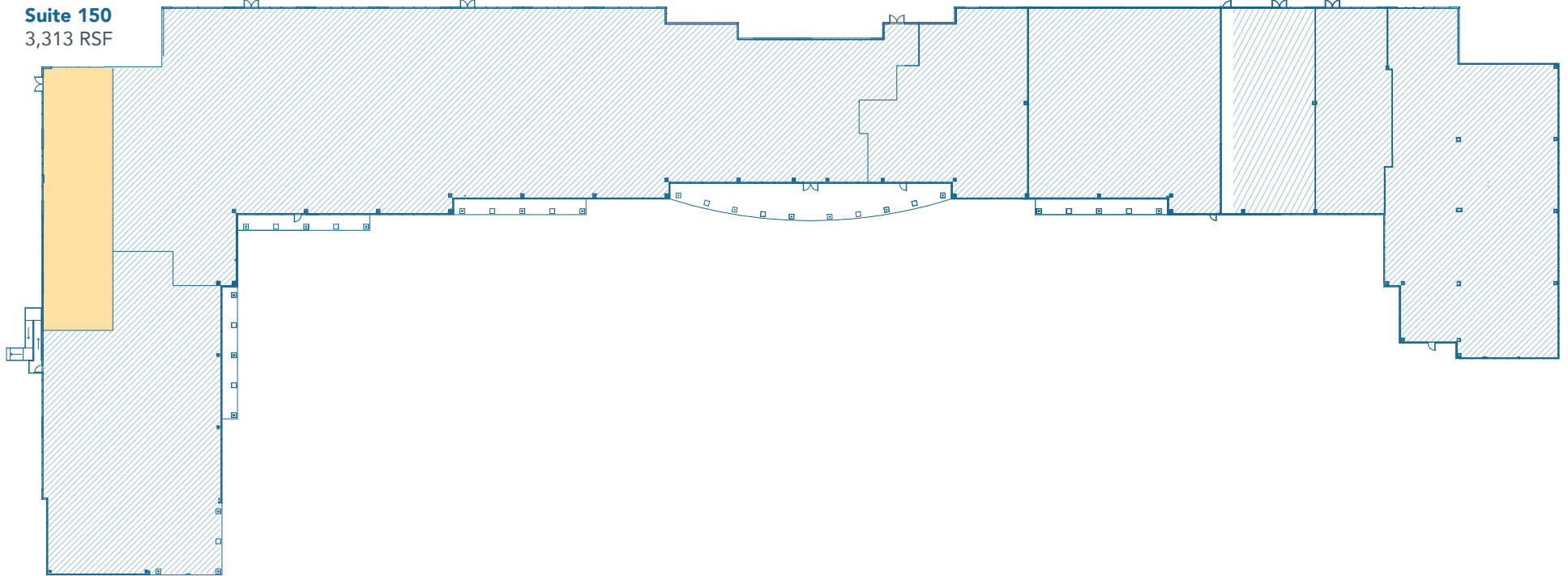
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AVAILABLE FOR LEASE 8665 NEW TRAILS DRIVE

Available Space



Suite	Size	Floor	Condition	Term	Max Contiguous
150	3,313 RSF	1	Test Fit Under Construction	Negotiable	3,313 RSF

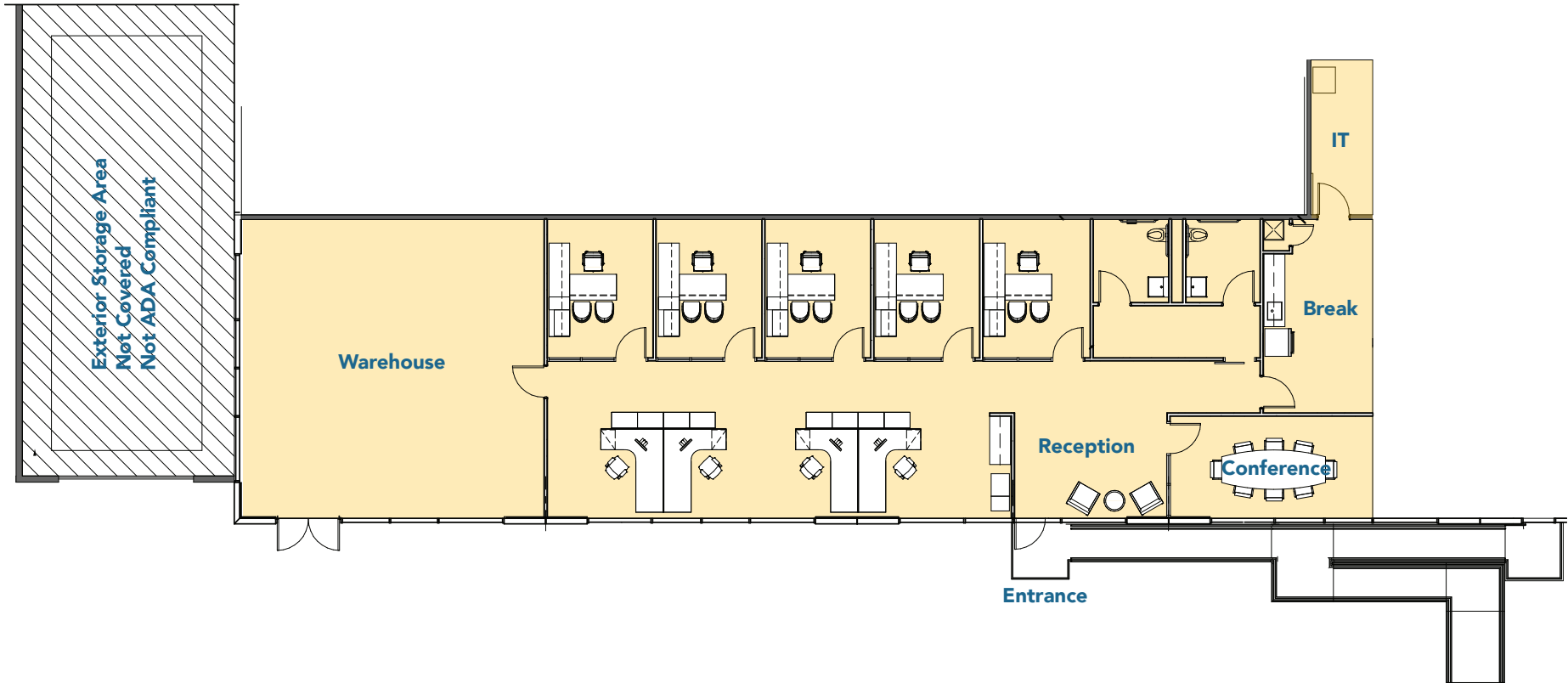


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AVAILABLE FOR LEASE 8665 NEW TRAILS DRIVE

Suite 150



Suite	Size	Floor	Condition	Term	Max Contiguous
150	3,313 RSF	1	Shell Space Condition. Test Fit Shown, Under Construction.	Negotiable	3,313 RSF

ADA Entrance



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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



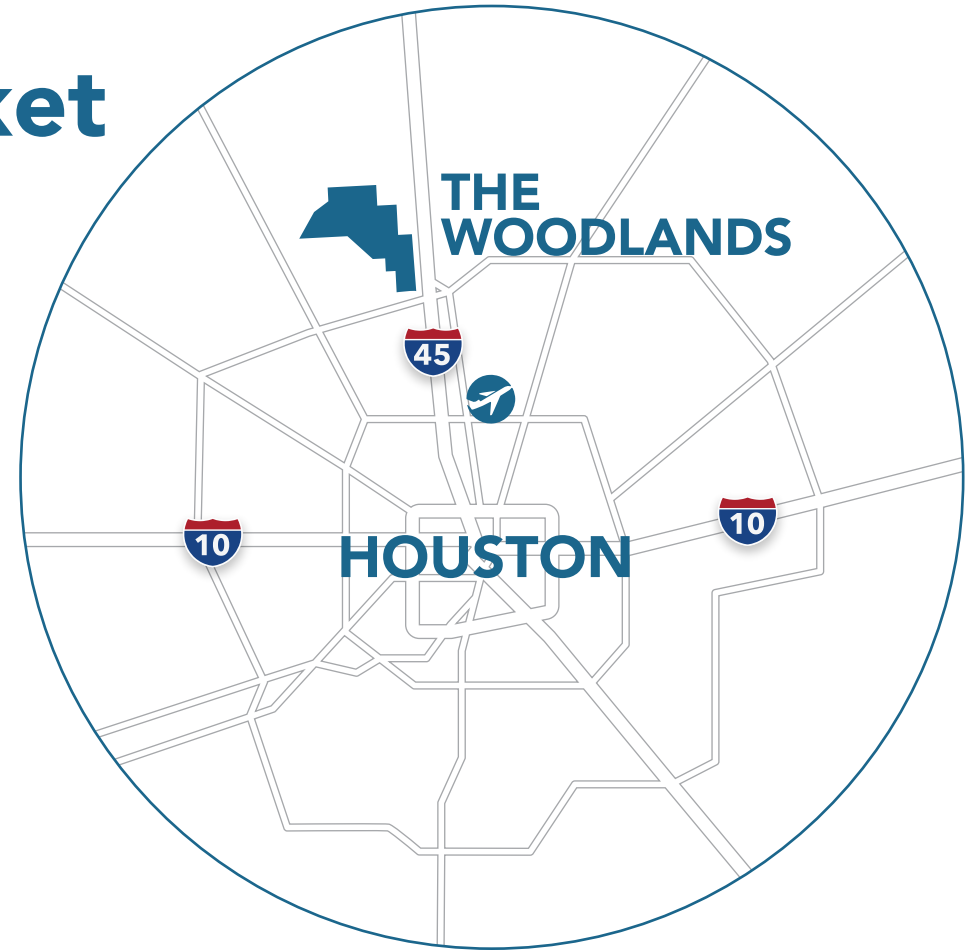
CLASS A LEASING OPPORTUNITIES AVAILABLE NOW

The Woodlands Market

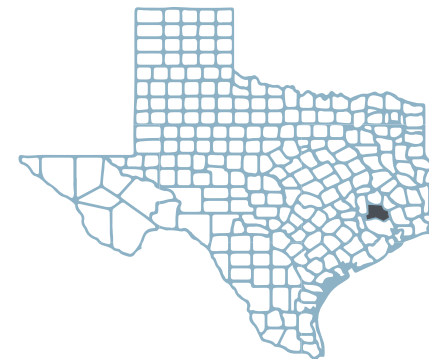
A 28,000 Acre community started in 1974, The Woodlands has grown to be one of the most successful master-planned communities in the United States. With 50,000 current employees and over 110,000 residents within The Woodlands, the demand for office space has grown dramatically in the last ten years.

The Grand Parkway (Segments F-2, F-1, G) shrinks driving times by half from the Energy Corridor on I-10 to The Woodlands area.

The Woodlands sub-market comprises about 5% of the total Class "A" office space in all of Houston, which accounted for nearly 30% of absorption for the entire Class "A" market.



Area Demographics	1 Mile	2 Mile	5 Mile
Population	4,856	59,047	135,448
Residential	2,350	24,617	52,083
Average HH	\$142,294	\$106,657	\$111,019





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