

Alexandria Center®

FOR ADVANCED
TECHNOLOGIES AT
THE WOODLANDS

82,000 – 140,000 RSF (3.5 Acres)
AVAILABLE *FOR LEASE*

Building 300

A 55-foot-tall, highly adaptable building designed to support a wide range of uses – set within a fully amenitized campus environment.



Building 300

8800 Technology Forest Place

BUILDING DESCRIPTION

Total RSF: 82,000 to 140,000

Redevelopment Opportunity

Two stories with interstitial mezzanine

Flex/Manufacturing

Building 100

Building 300
(Cold Shell, Vacant)

Future B200
Development Site

Building 300

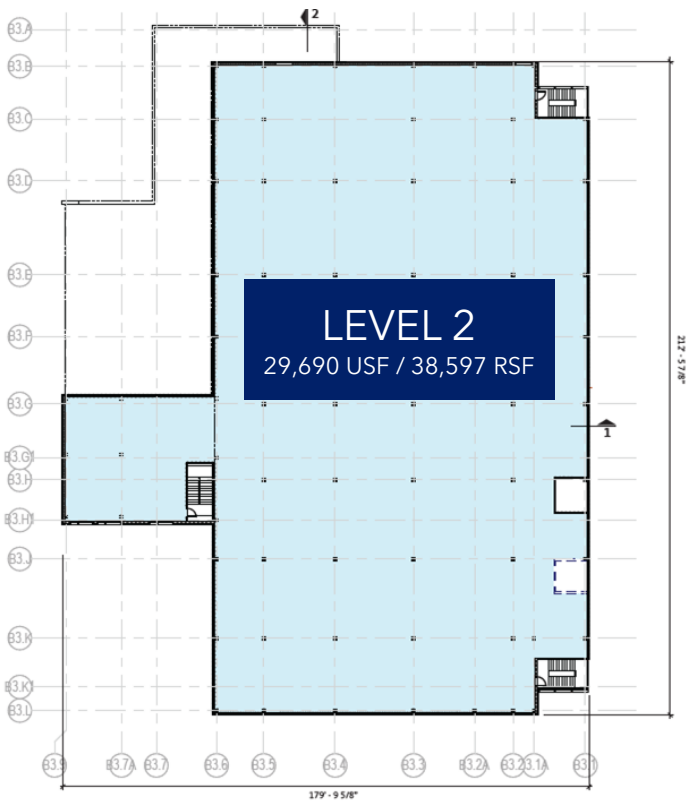
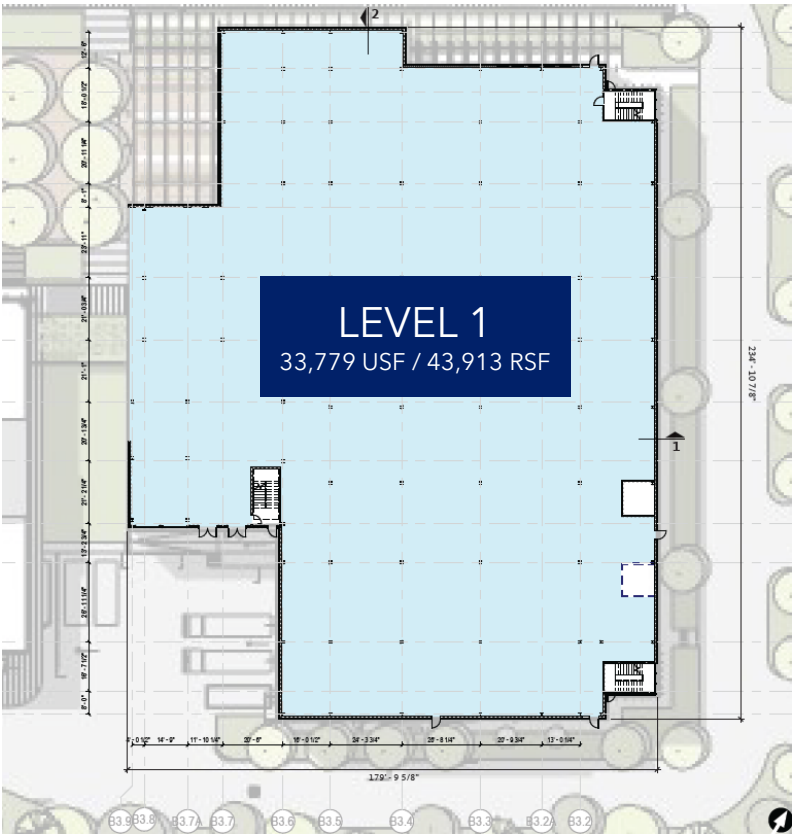
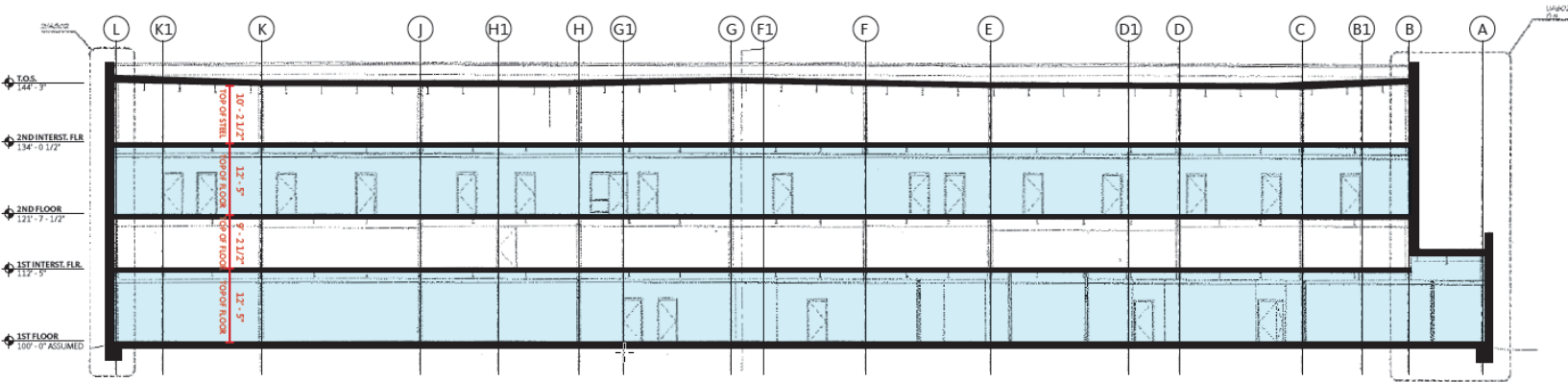
Existing Floorplan

STACKING PLAN

LEVEL	HEIGHT
Level 1 FTF	12'5"
Level 1A Mechanical Mezz. (included as load factor)	10'5"
Level 2 FTF	12'5"
Level 2A Mechanical Mezz. (included as load factor)	9'5"

BUILDING 300 DETAIL (EXISTING)

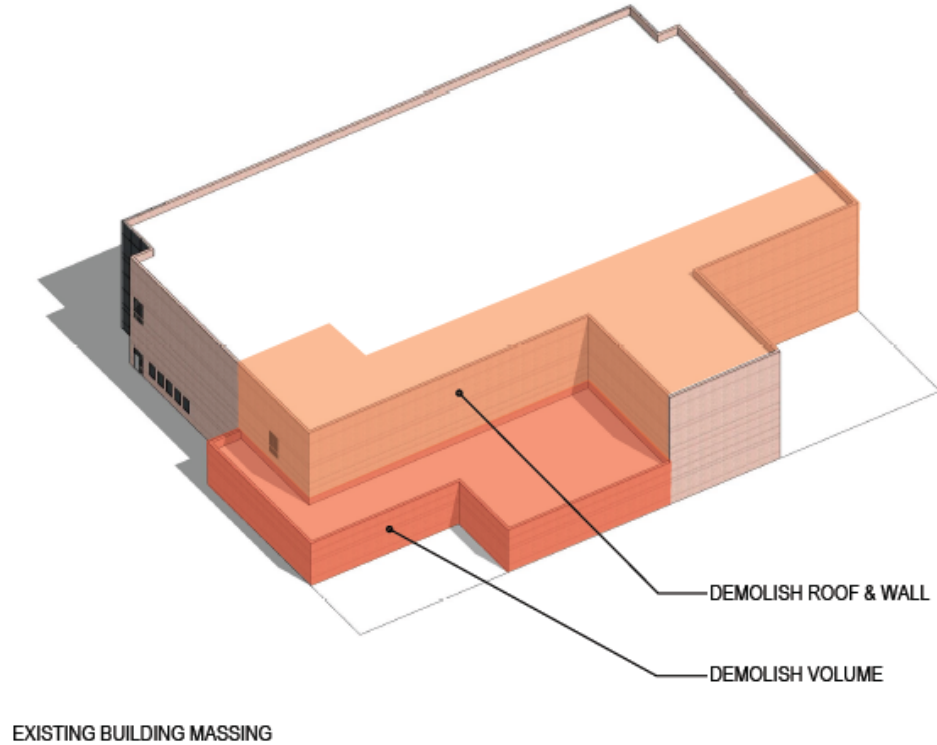
	USF	RSF
Level 1	33,779	43,913
Level 2	29,690	38,597
Total	66,292	82,510



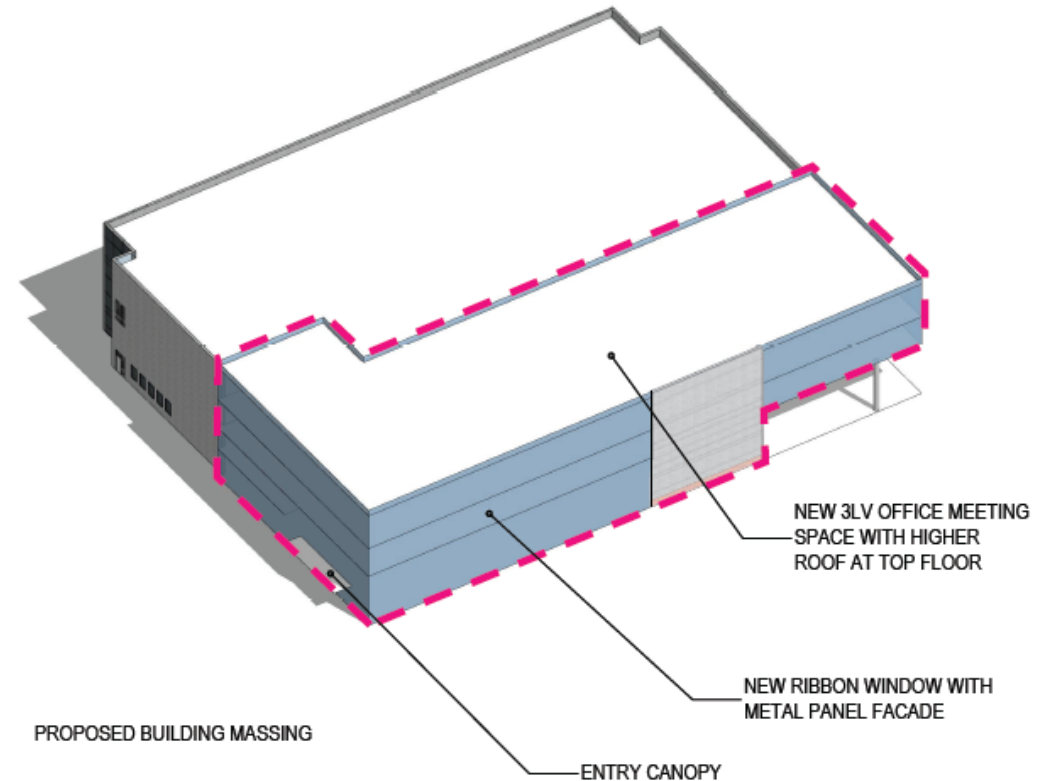
Building 300

POTENTIAL REDEVELOPMENT OPTION

Existing Conditions



Redevelopment Scheme



Building 300 Redevelopment

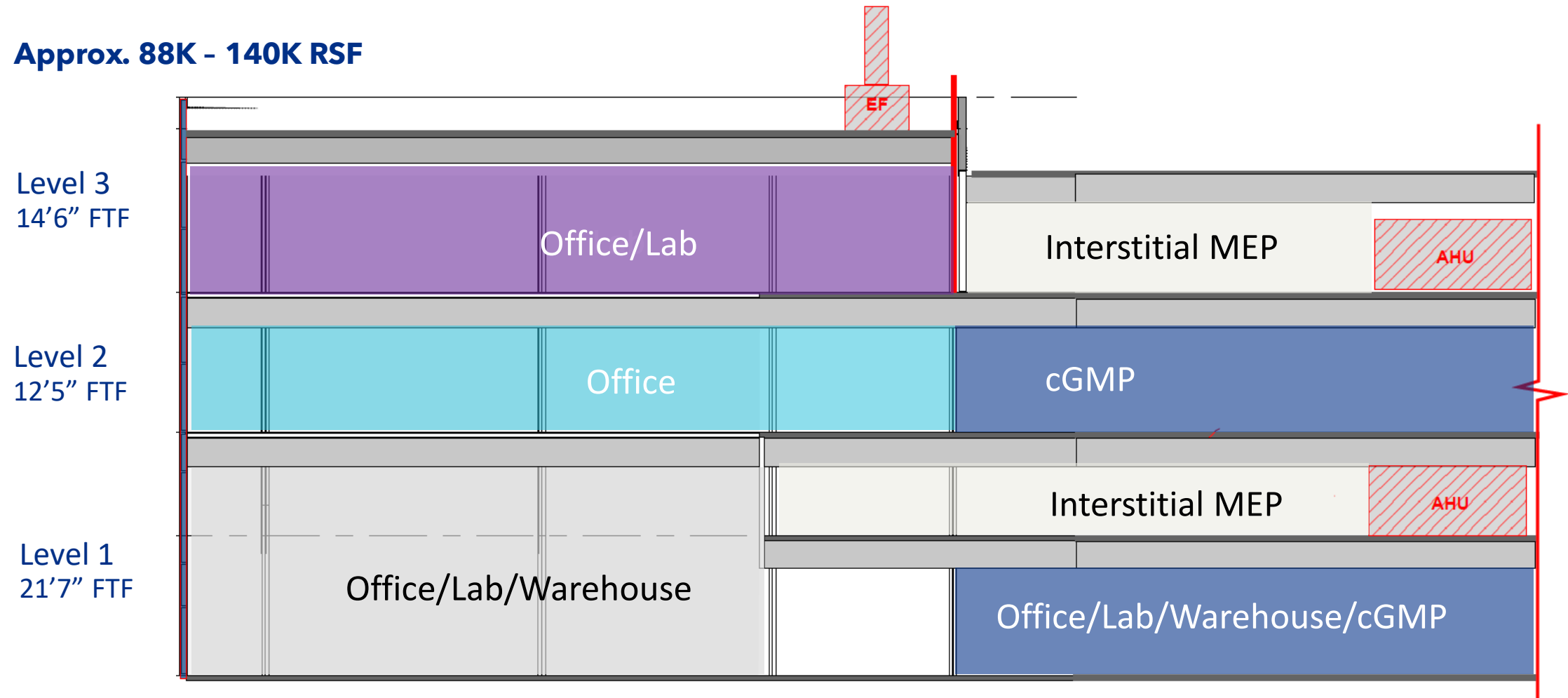
Conceptual Rendering



Building 300

FLEXIBLE STACKING & INTERSTITIAL MEZZANINE PLAN TO ACCOMMODATE MULTIPLE USES

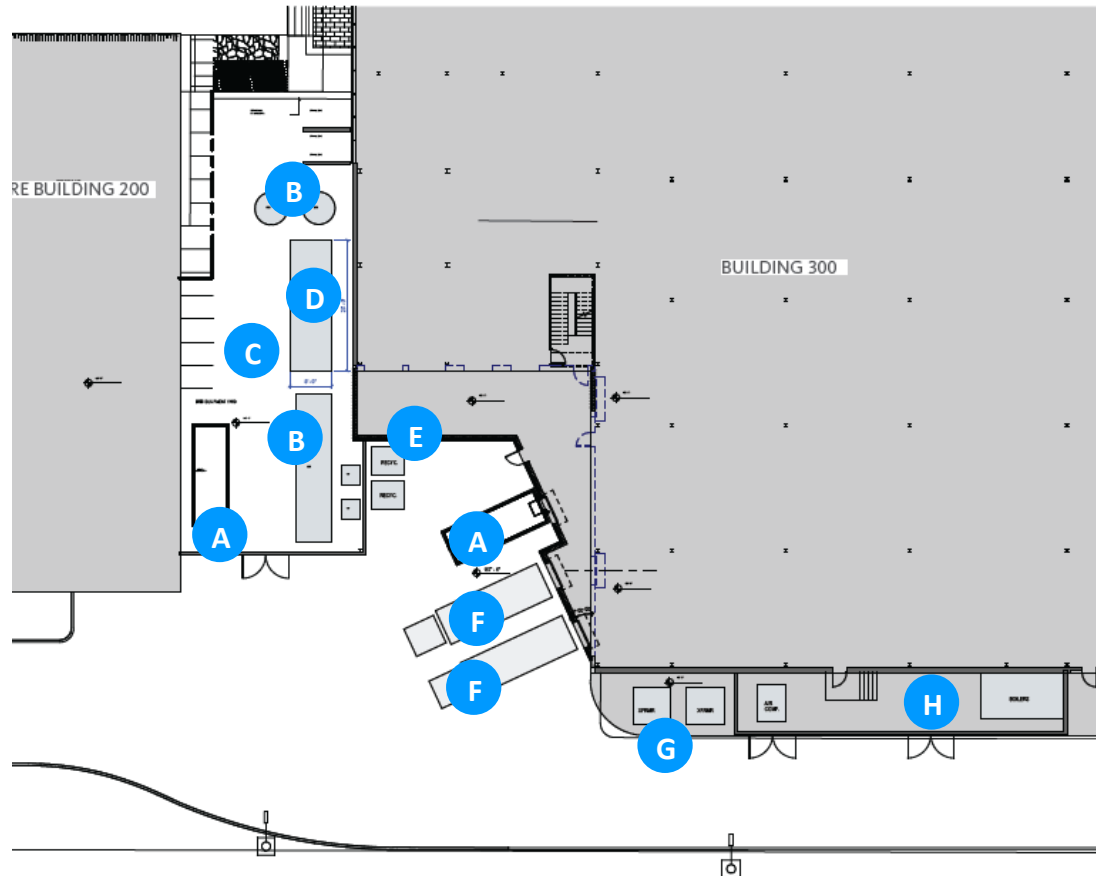
Approx. 88K - 140K RSF



**Floor plan is fully modular in building stack. Locations for lab/office, cGMP, warehouse and interstitial MEP locations can be customized by tenant.*

Building 300

HIGHLY FUNCTIONAL SERVICING



- A TRASH
- B BULK & BOTTLE GLASS
- C UTILITY YARD
- D GENERATOR
- E RECYCLING
- F LOADING (BOX TRUCKS)
- G TRANSFORMERS
- H EQUIPMENT YARD



THANK YOU!