



Suite 150

3606-3608 Research Forest Dr, The Woodlands, TX
77381

Daniel Hayes

Tridan II LLC

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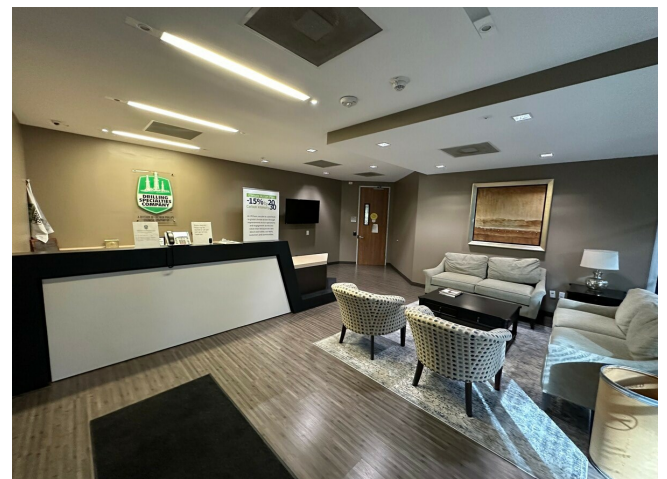


Suite 150

\$22.00 /SF/YR

Positioned in one of The Woodlands' most prominent and accessible corridors, 3606-3608 Research Forest Drive offers a newly renovated single-story office property within a professional business environment. This Class B building has been refreshed to modern standards, featuring full build-outs, abundant natural light, and upgraded interior finishes designed for today's workplace needs. Tenants benefit from a well-landscaped setting, convenient surface parking with 131 spaces, and visibility enhanced by monument signage along a high-traffic thoroughfare. Located within a dynamic business district, the property provides close proximity to major employment hubs, healthcare institutions, and retail conveniences, strengthening connectivity for employees and visitors alike...

- Prominent frontage along Research Forest Drive with monument signage opportunities.
- Convenient surface parking with 131 designated spaces to meet tenant demand.



Rental Rate: \$22.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 41,653 SF

Year Built: 1985

Walk Score ®: 50 (Fairly friendly)

Rental Rate Mo: \$1.83 /SF/MO

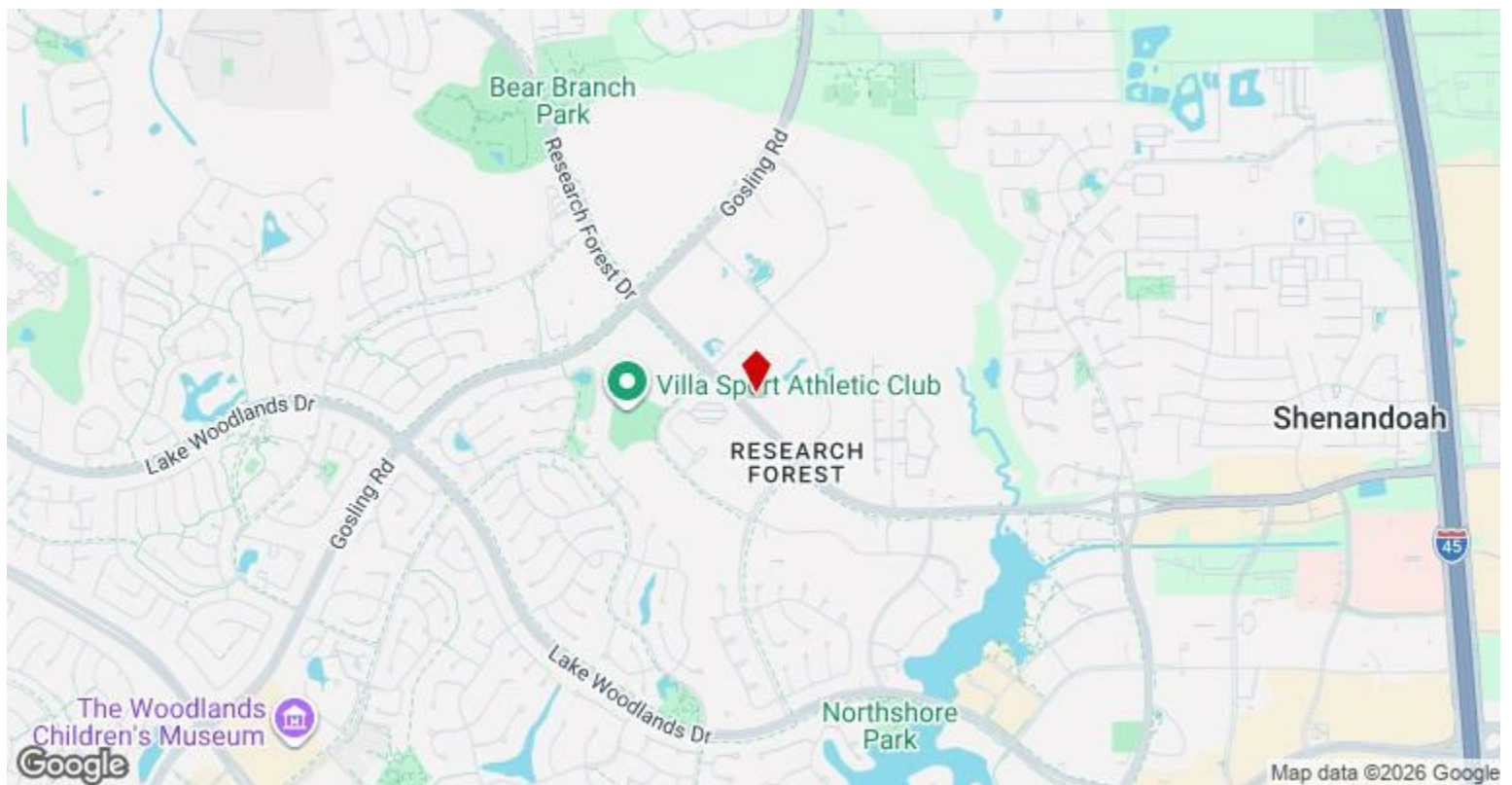
1st Floor Ste 150

Space Available	5,326 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Term of the lease is negotiable.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
	-	
	-	
	-	
	-	



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Property Photos



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Building Photo