



Office Space FOR LEASE



8401 New Trails Blvd.

The Woodlands, TX 77381

Building Description

- Natural woodland campus setting with lake on 6.5 acres
- 71,000-square-foot, L-shaped building built in 1996
- Floor-to-ceiling glass for abundant natural light and views of the lake
- ±2,000 SF of raised flooring for computer / equipment area
- Back-up power generator (liquid cooled 350kW, 438kVA)
- Divisible
- Loading dock



Joel Dalak
jdalak@tigusa.com

713.974.5226

6222 Richmond Ave., Suite 170 | Houston, Texas 77057 | www.tigusa.com