

VENTURE TECH VIII

8708 Technology Forest Place, The Woodlands, TX



Confidential Offering Memorandum



THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor, is pleased to present for sale a 100% fee simple interest in Venture Tech VIII (“the Property”), a 70,212 square-foot single story office building in a highly accessible location within The Woodlands submarket. The Woodlands is a mature master-planned community with an impeccable reputation for a high quality of life and superior commercial real estate fundamentals. The area boasts a business-friendly environment with significant tax incentives, best-in-class master planned residential communities, top tier Class-A multifamily communities, and luxury retail & non-commercial offerings only found in top MSAs.

The Woodlands continues to prove resiliency and enjoy strong leasing activity due to the lack of significant supply and superior live-work-play environment. Venture Tech VIII benefits from its prime location within the Venture Tech Business Park, just minutes from I-45, offering immediate access to one of Houston’s major thoroughfares and a robust employee base. The Property provides investors with the ability to acquire a well-located, high-quality asset with meaningful in-place cash flow and value-add potential via lease-up of the remaining vacancy.



PROPERTY OVERVIEW

70,212

Rentable SF

87.3%

Leased

3.9 YRS

Weighted Avg.
Lease Term

1998

Year
Built

255/7

Regular/Handicapped
Parking Spaces

8.20

Acres

3.73/1,000 SF

Parking Ratio

**CURRENT
TENANTS**

**SMITH
PRODUCTION INC.**

HOUSTON[®]
Exploration & Production Services



**AVANTE
LASER &
MEDISPA**

Lawgical

MGL CONSULTING
Providing insight and direction



Venture Tech VIII

VALUE-ADD OFFERING WITHIN HOUSTON'S PREFERRED SUBURBAN SUBMARKET

NEW OWNERSHIP HAS THE ABILITY TO CAPTURE UPSIDE THROUGH THE LEASE-UP OF THE REMAINING VACANT SPACE.

Venture Tech VIII benefits from its location and quality, offering prime leaseable space with ease of access to The Woodlands submarket. Despite significant headwinds faced throughout the office leasing market, The Woodlands has always proved resilient during times of softer fundamentals. With the lowest vacancy rate in the greater Houston area, and a lack of significant competitive supply, The Woodlands continues to enjoy strong leasing velocity as companies focus their real estate strategies on locations near their employment base. As the premier master planned community in Houston, The Woodlands provides an extremely desirable employee base in a live-work-play environment that companies are seeking.



SINGLE-STORY EFFICIENCY & ACCESSIBILITY

VENTURE TECH VIII OFFERS A UNIQUE COMBINATION OF CONVENIENCE AND OPERATIONAL EFFICIENCY TO BOTH TENANTS AND OWNERS.

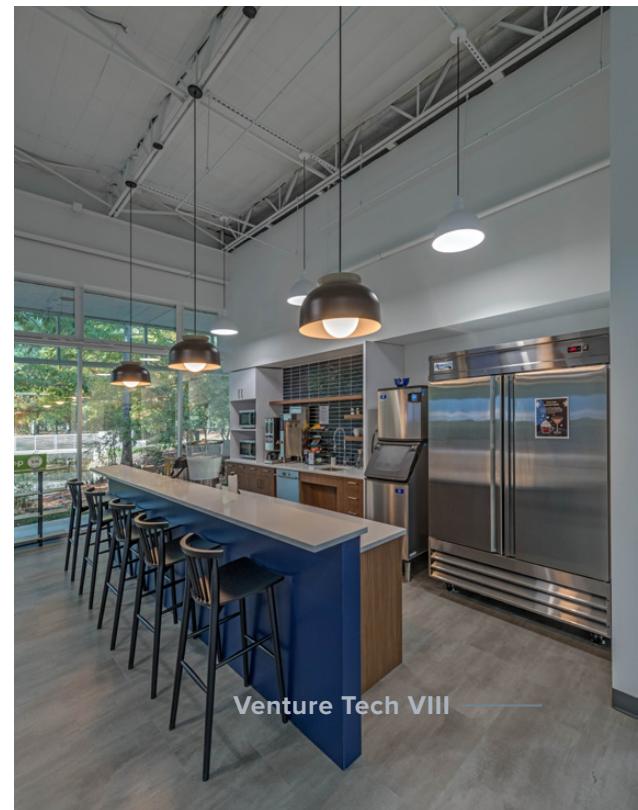
Tenants enjoy the convenience of direct, walk-up access to their office, with parking located immediately outside the building with no need for elevators or a garage. For owners, the building's design minimizes maintenance and operating costs by eliminating the need to service multiple common areas or elevator systems.



ATTRACTIVE RISK-ADJUSTED BASIS

VENTURE TECH VIII OFFERS THE OPPORTUNITY TO INVEST IN A WELL-LOCATED WOODLANDS OFFICE PROPERTY AT AN ATTRACTIVE BASIS BELOW REPLACEMENT COST.

Acquiring the Property at a low basis allows a potential investor to offer competitive terms within the submarket's leasing environment, positioning the asset to capture a wider tenant audience throughout the market. Additionally, the low going-in basis creates a significant advantage in being able to deploy a larger capital allocation towards lease-up strategies and costs, potentially garnering a greater return on capital following stabilization.



STRONG LEASE-UP OPPORTUNITY WITH MARKET LEADING FUNDAMENTALS



SUPERIOR DEMOGRAPHICS AND ACCESSIBILITY

THE PROPERTY LIES JUST NORTHWEST OF THE WOODLANDS TOWN CENTER, OFFERING THE IDEAL LOCATION FOR ALL DECISION MAKERS THAT LIVE AND WORK IN THE AREA.

Venture Tech VIII also offers superior access from Research Forest Dr. and is only 6 minutes from I-45, meaning the Property is also convenient for those who commute into The Woodlands every day.

Venture Tech VIII is supported by the robust demographics of the Woodlands submarket and the surrounding Venture Tech Business Park. Surrounding demographics are exceptionally strong and support the long-term value creation for commercial real estate.

	1-MILE	3-MILE	5-MILE
2010 Total Population	4,760	53,797	123,808
2025 Population	5,729	62,415	172,306
2010 - 2025 Population Growth %	20.36%	16.02%	39.17%
2025 Average Household Income	\$200,810	\$161,663	\$159,664
2030 Average Household Income	\$212,768	\$173,728	\$171,285
2025 - 2030 Avg. Household Income Growth	5.95%	7.46%	7.28%
Median Home Value	\$561,572	\$456,252	\$434,623
Median Age	47.2	45	39.8



ICONIC LOCATION IN THE HEART OF THE WOODLANDS

The Woodlands is a 28,500-acre master-planned community with an impeccable reputation for a high quality of life, located only 27 miles north of Houston and just 20 minutes away from George Bush Intercontinental Airport, the area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned neighborhoods with million-dollar homes, and luxury retail and community offerings only found in top MSA's.



BUSINESS

- Home to 7 Fortune 500 corporate HQs
- Home to over 2,200 Businesses
- Self-sustaining exurban core area with one of the few true live/work/play environments outside of the 610 loop
- Renowned Medical Hub anchored by 5 of Houston's premier hospitals: Memorial Hermann, CHI St. Luke's Health, Houston Methodist, MD Anderson, and Texas Children's Hospital

RESIDENTIAL

- #1 best city to live in America
- #2 Best City to Buy a House in America
- One of the most desired submarkets in Houston due to heavy zoning regulations not found throughout the rest of the city

RECREATION

- Home to an unprecedented 7,665 acres of greenspace
- Top 100 Golf Community
- World Class Entertainment Venue: The Cynthia Woods-Mitchell Pavilion

Venture Tech VIII

THE WOODLANDS OVERVIEW

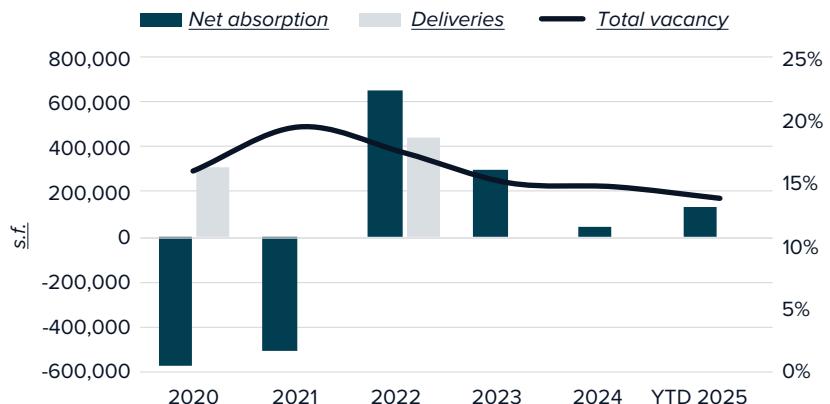
KEY TAKEAWAYS

- The historically stable The Woodlands submarket experienced a rare quarter of weaker fundamentals, with negative absorption and slow leasing activity.
- Following large occupancy gains in Q2, The Woodlands saw 58,786 s.f. of occupancy losses in Q3, including Conn's Home Plus Corporate Office's 50,747-s.f. move-out at 2445 Technology Forest Blvd.
- Total vacancy was 13.8%, representing the second-lowest vacancy rate in Houston, trailing only the Katy Freeway East submarket at 7.1%. Strong demand for newer space drove Tier 1 vacancy down from 15.7% in Q3 2024 to 12.6% in Q3 2025.
- Leasing activity declined 27.7% year-over-year to 211,261 s.f. in Q3. Notable deals included Tetra Tech's 61,966 s.f. at 10000 Energy Dr (South Tower) and Waukesha Bearings' 15,101 s.f. at 1780 Hughes Landing Blvd.
- Although several office buildings are proposed, the submarket has not seen any new development since 2022.
- Despite soft Q3 performance, The Woodlands will remain well positioned to sustain strong office demand in coming quarters.

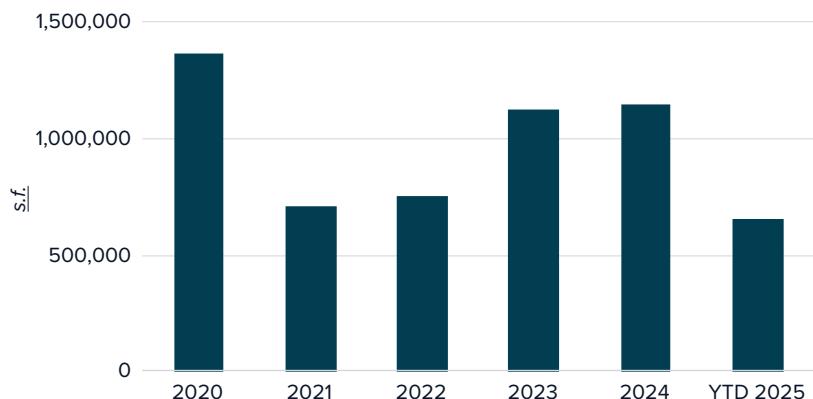
THE WOODLANDS | Q3 2025

14.9M SF	Inventory
13.8%	Total Vacancy
-58,786 SF	Q3 Net Absorption
136,205 SF	YTD Net Absorption
0 SF	Under Construction
0 SF	YTD Deliveries
\$43.25 PER SF (FSG)	Direct Asking Rent
211,261 SF	Q3 Leasing Activity

SUPPLY, DEMAND, & VACANCY



LEASING ACTIVITY



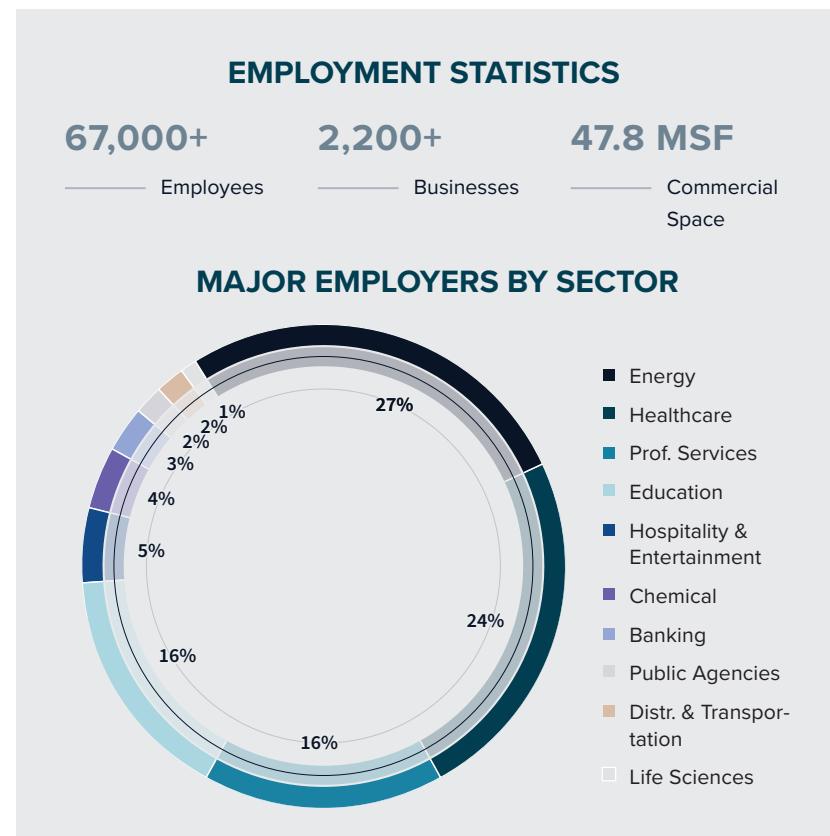
THE WOODLANDS OVERVIEW

Now a mature master-planned community with an impeccable reputation for a high quality of life, The Woodlands is among the most successful developments of its kind in the United States. The 28,500-acre community is located 27 miles north of Houston's central business district within a densely wooded forest straddling Harris and Montgomery counties. Since its inception in 1974, The Woodlands has evolved into one of the nation's top, most desired 24/7 suburbs. The area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned residential communities with million-dollar homes on lots with significant acreage, and luxury retail and community offerings only found in top MSA's.

EMPLOYMENT

The area's economic base is well diversified with more than 2,200 businesses of all sectors and a combined investment of over \$20.5 billion by all parties to date. These businesses range from owner-operated establishments to seven Fortune 500 corporate headquarters. The Woodlands Area is home to a variety of leading companies, including Occidental Petroleum Corporation, Chevron Phillips Chemical Company, CHI St. Luke's Health—The Woodlands Hospital, ExxonMobil, Huntsman Corporation, McKesson Specialty Health, Memorial Hermann The Woodlands Medical Center and Repsol USA.

The Woodlands has a diverse employment base, headlined by several multinational firms with local headquarters. A summary of The Woodlands' largest employers is detailed to the right.



THE WOODLANDS OVERVIEW



EXXONMOBIL

Located just west of Interstate 45's confluence with the Hardy Toll Road, ExxonMobil's new 385-acre state-of-the-art campus, less than eight miles south of the Property, is home to the energy giant's Upstream, Downstream, and Chemicals companies. Exxon's campus, fit for 10,000 employees, consists of office and laboratory facilities, which includes advanced hydrocarbon research capabilities. Employees need not leave campus to enjoy a wellness center equipped with fitness, medical, and occupational health facilities. Campus dining includes both casual and formal options offering a variety of cuisines. Exxon offers employees an on-site child development center through pre-kindergarten.



MEMORIAL HERMANN

Since 1985, Memorial Hermann The Woodlands Medical Center has been continually recognized for delivering a higher level of care – with more than 1,300 affiliated physicians representing more than 90 medical specialties. It is the first and only hospital in Montgomery County to be granted Magnet® status international distinction for nursing excellence by the American Nurses Credentialing Center. This location is a 397-private bed, full-service, comprehensive, acute care facility that brings together the ultimate in healthcare technology, expertise and healing for families in south Montgomery County, north Harris County and surrounding communities.

THE HOUSTON ECONOMY

OVER THE LAST TWO DECADES, THERE HAS BEEN A REMARKABLE TRANSFORMATION IN HOUSTON.

Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



THE HOUSTON STORY

LEADING REAL ESTATE MARKET

Most Active Single-Family Residential Market in the Country for the Past Decade

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's Population Grew by 140K People from July 2022 to July 2023

FAVORABLE TAX CLIMATE

0% State & Local Income Tax

CRITICAL MASS OF HQs & REGIONAL OFFICES

50+ Corporate Headquarters Relocations since 2017

HIGH-QUALITY OF LIFE

Favorable Year-Round Climate and Traffic Commute Time

MAGNET FOR TOP TALENT IN THE U.S.

Strong Wages and Low Cost of Living Create an Attractive Employment Base

GLOBAL TRADE CITY

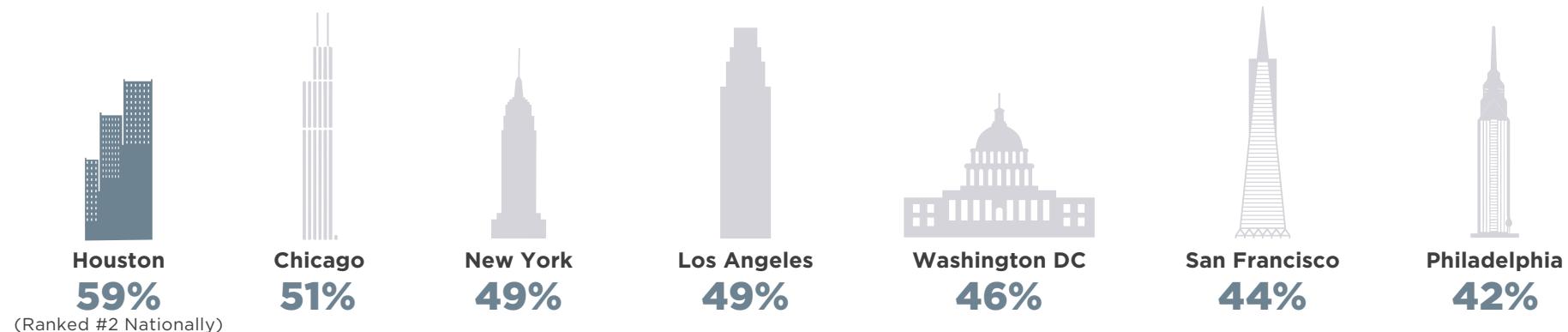
Houston's Ship Channel Ranks #1 in the Nation | 1st in Domestic & Foreign Waterborne Tonnage | 1,700 Foreign Owned Firms

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25B in Local GDP | 8th Largest Business District in the U.S. | 10M Patient Encounters/Year



BACK TO WORK %

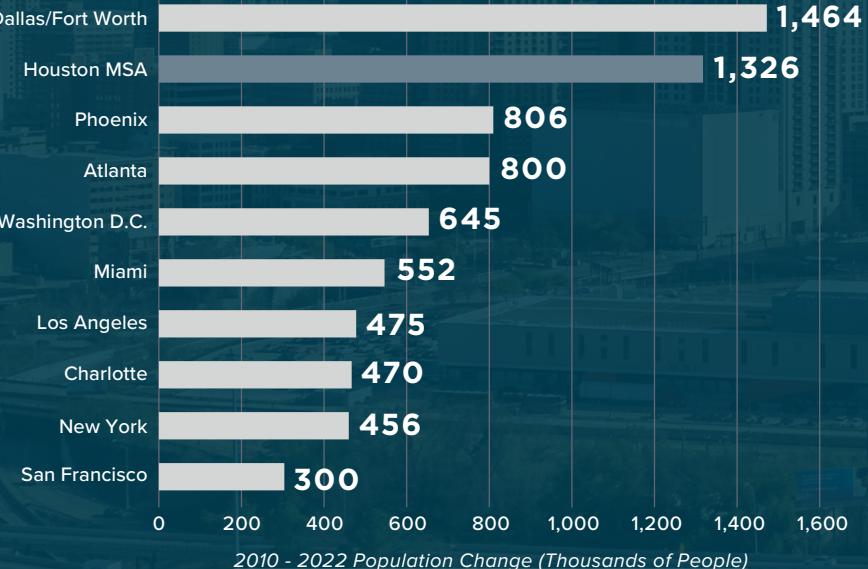


HOUSTON EMPLOYMENT BY INDUSTRY

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%

Source: Houston Economic Partnership

#2 METRO FOR POPULATION GROWTH



TOP-RANKED POPULATION GROWTH

257

Residents Move to Houston Daily

One new resident moves to Houston every 7 minutes

Source: US Census Bureau

473,453

Population Growth from July 2022 – July 2023

#1 State in the Nation

Source: US Census Bureau

385,000

Projected New Residents by 2028

Representing a 17.2% Population Growth.

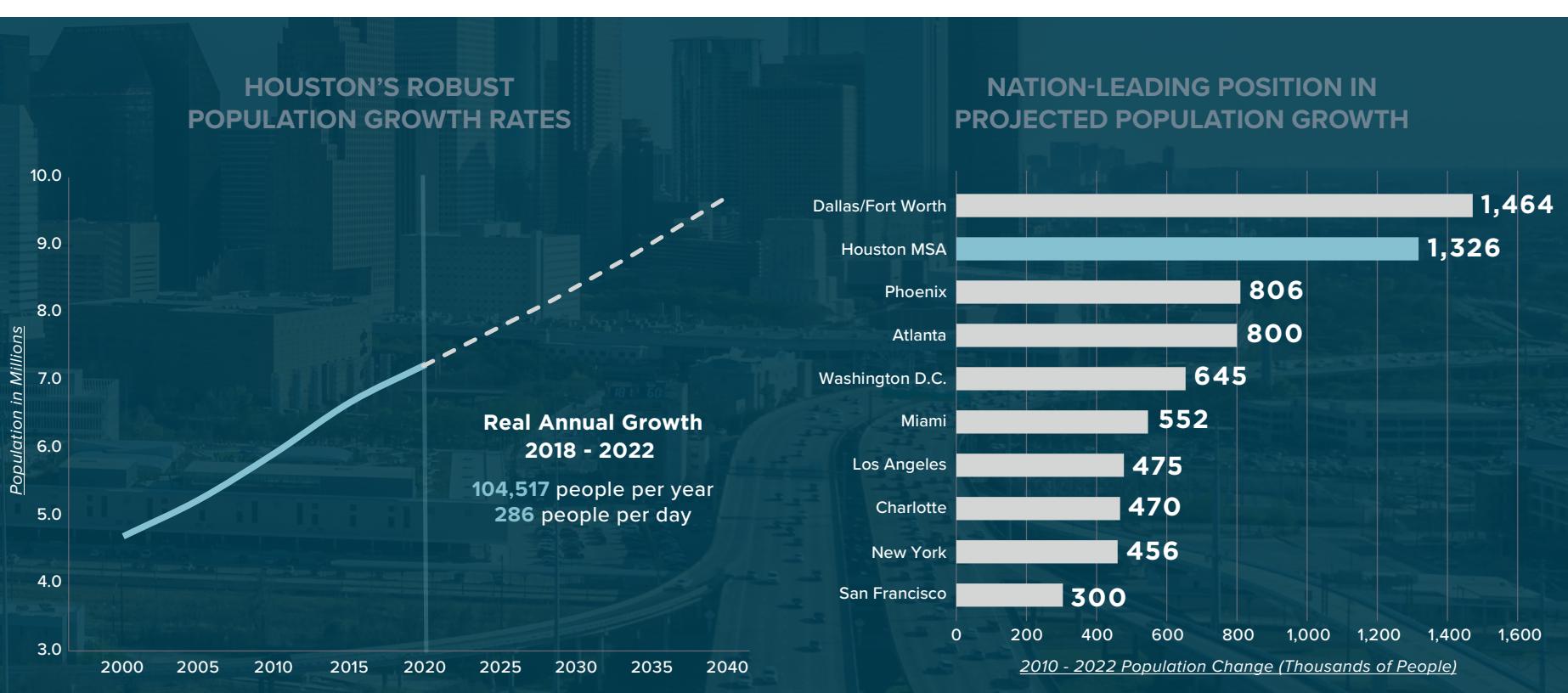
Source: US Census Bureau

TOP 5

In the Country

For Total Job Growth

Source: U.S. Bureau of Labor Statistics



NATION-LEADING EMPLOYMENT GROWTH

70,100

— New Jobs Added
in 2023

3,400,000

— Total Non-Farm
Employment

3,500,000

— Person Workforce,
Nearing All-Time
High for Houston

79%

— Of Houston's
Higher Education
Grads Stay & Work
in the Region;

#1

— In the Country for
% Job Growth
(3.1% in 2023)

The sixth highest
retention rate in the U.S.

#2

— In the Nation in
Office Re-Entry
Levels in the
Country After the
Pandemic

#2 MSA

— For Projected
Population Growth

HOME TO

— 23 Fortune 500
Companies &
44 Fortune 1000
Companies

50+

— Corporate HQ
Relocations to
Houston Since
2017

#1

— Most Fortune 500
Hqs in Texas



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