



AVAILABLE SPACE HIGHLIGHTS

+/- 45,000 SF – 2nd Floor

Contiguous Office Space Opportunity

+/- 26,000 SF – 1st Floor

Fully-constructed, primarily private office suite offering self-contained/dedicated access from the parking lot area

12,000 SF – Class 100,000 Clean Room

Includes 10,300 SF of Class 10,000 Clean Room. Helium, argon, nitrogen, deionized water, natural gas and compressed air capabilities.

4005 TECHNOLOGY DRIVE

BUILDING FEATURES

- 2-Story, Multi-Purpose Office Building
- Built in 1991 / Modernized in 2012-2013
- 269,770 Total SF, including:
 - Executive Office Areas
 - Back-Office – High-Density Capacity
 - Medical Manufacturing Area
- 80 Person State-of-the-Art Auditorium
- 7,000 SF Cafeteria and Sitting Area

Space opportunities exist,
ranging in size
from approximately
1,000 RSF to 100,000 RSF



4005 TECHNOLOGY DRIVE -- ANGLETON, TX
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