



PINECROFT
REALTY

PINE FOREST OFFICE CONDO - SUBLEASE



Lorem ipsum

**150 Pine Forest Drive
Shenandoah, TX 77384**

LOCATION

Directly off the I-45 feeder road
Easy access to and from I-45

AVAILABILITY

Sublease on Wednesdays **or** Thursdays
Suite 503 - 1,230 RSF
\$650 per month

BUILDING HIGHLIGHTS

Strategically located between St.
Luke's and Memorial Hermann Hospital
campuses
Front and back entrance
Ample Parking
Easy Access and close proximity from
I-45
Average daily traffic count: 39,000+

PROPERTY DESCRIPTION

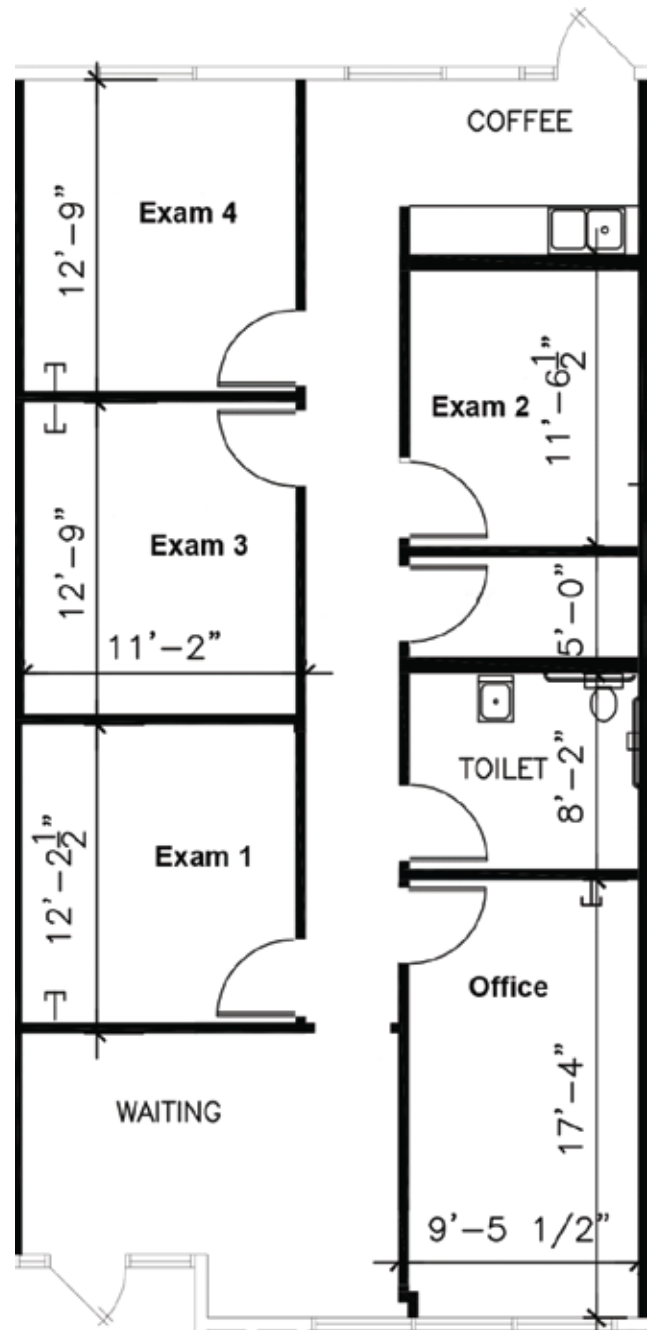
Located in an Office Condo Complex



PHOTOS/SUITE LAYOUT

INTERIOR SHOTS

SUITE LAYOUT



LOCATION



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Total Population	4,445	50,074	148,225
2025 Projected Population	5,120	56,808	167,375
Population Growth 2020-2025	15.19%	13.45%	12.92%
2020 Total Households	1,892	20,116	57,567
2020 Average HH Income	\$137,146	\$133,200	\$125,300

AREA FACTS

- 25 minutes to George Bush Intercontinental Airport
- 33 miles to downtown Houston
- 5 major hospitals
- Home of the Cynthia Woods Mitchell Pavilion
- The Woodlands is ranked one of the top 10 safest communities in Texas
- Location is nestled inside a 28,000 acre master planned community



LEASING BY:



FOR MORE INFORMATION :

KEAGAN LEBLANC • 713-515-3147
 KEAGAN.LEBLANC@PINECROFTREALTY.COM

