



**17191 ST. LUKE'S WAY**  
**The Woodlands, Texas 77384**

# COLLEGE PARK MOB

## Medical Office Space For Lease



### PROPERTY HIGHLIGHTS

#### LOCATION

On the north side of The Woodlands across from St. Luke's Hospital  
Moments from I-45

#### AVAILABILITY

Suite 285 - 1,638 SF

#### BUILDING HIGHLIGHTS

2nd Gen Medical Office  
Ample parking with 171 parking spaces  
Easy access and close proximity to I-45  
Average daily traffic count is 30,000+

#### PROPERTY DESCRIPTION

40,382 SF Two-Story Medical Building

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Total Population	2,767	48,383	130,767
2028 Projected Population	3,032	52,689	140,815
Population Growth 2023-2028	9.58%	8.90%	7.68%
2023 Total Households	1,360	19,233	51,103
2023 Average HH Income	\$114,211	\$139,015	\$141,529



[brokerage@pinecroftrealty.com](mailto:brokerage@pinecroftrealty.com)



10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382



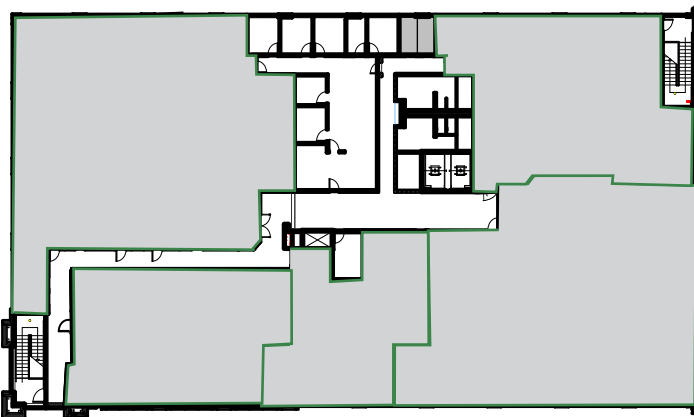
[www.PinecroftRealty.com](http://www.PinecroftRealty.com)



832-299-6404



BUILDING LAYOUT



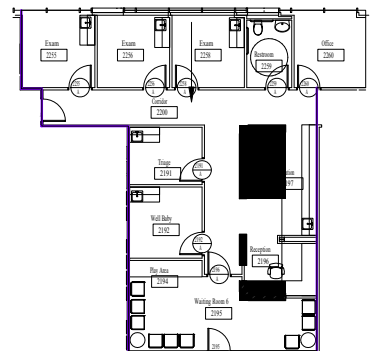
SUITE LAYOUT

Suite 285 - 1,638 SF

Rate: 24.00/SF  
OpEx: 13.87/SF



Scan to take a virtual tour or click



**TJ Fry**  
 Director of Leasing  
 tj.fry@pinecroftrealty.com  
 832-721-6501

**Rachael Mann**  
 Leasing Agent  
 rachael.mann@pinecroftrealty.com  
 832-729-8240



