



PINECROFT  
REALTY

# MEDICAL ARTS CENTER III



**17450 St. Luke's Way  
The Woodlands, TX 77384**



## **LOCATION**

On the beautiful St. Luke's Campus-The Woodlands

## **AVAILABILITY**

Suite 390 - 2,734 SF

## **BUILDING HIGHLIGHTS**

Easy access to and from I-45  
Highly visible from I-45  
Surface parking and a four-story parking garage  
Beautiful, modern design

## **PROPERTY DESCRIPTION**

96,853 SF, Class A, four-story Medical Office Building

# LOCATION

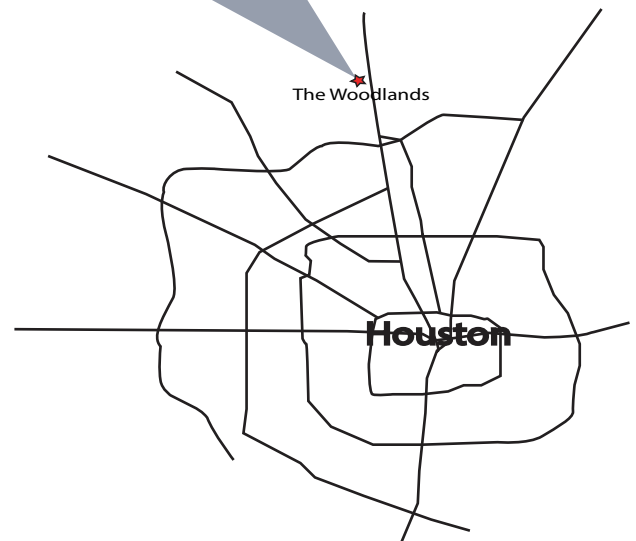


## AREA FACTS

- 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

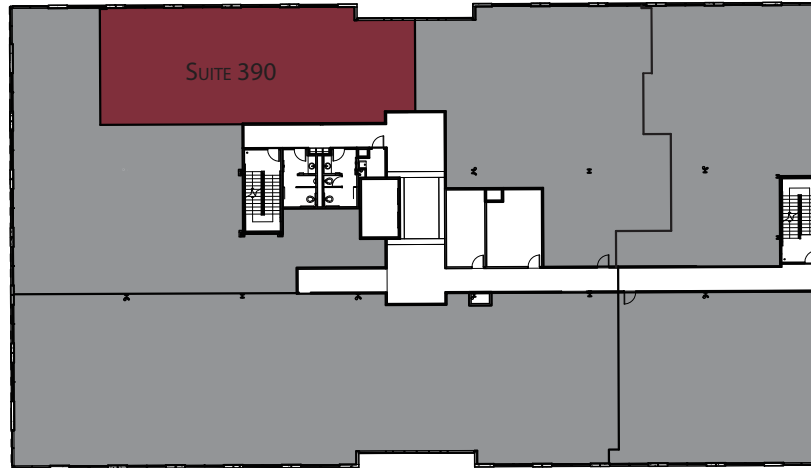
## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	3,092	44,628	130,110
2026 Projected Population	3,553	50,293	144,971
Population Growth 2021-2026	14.91%	12.69%	11.42%
2021 Total Households	1,357	17,633	56,072
2021 Average HH Income	\$121,618	\$141,291	\$140,524



# FLOOR PLANS

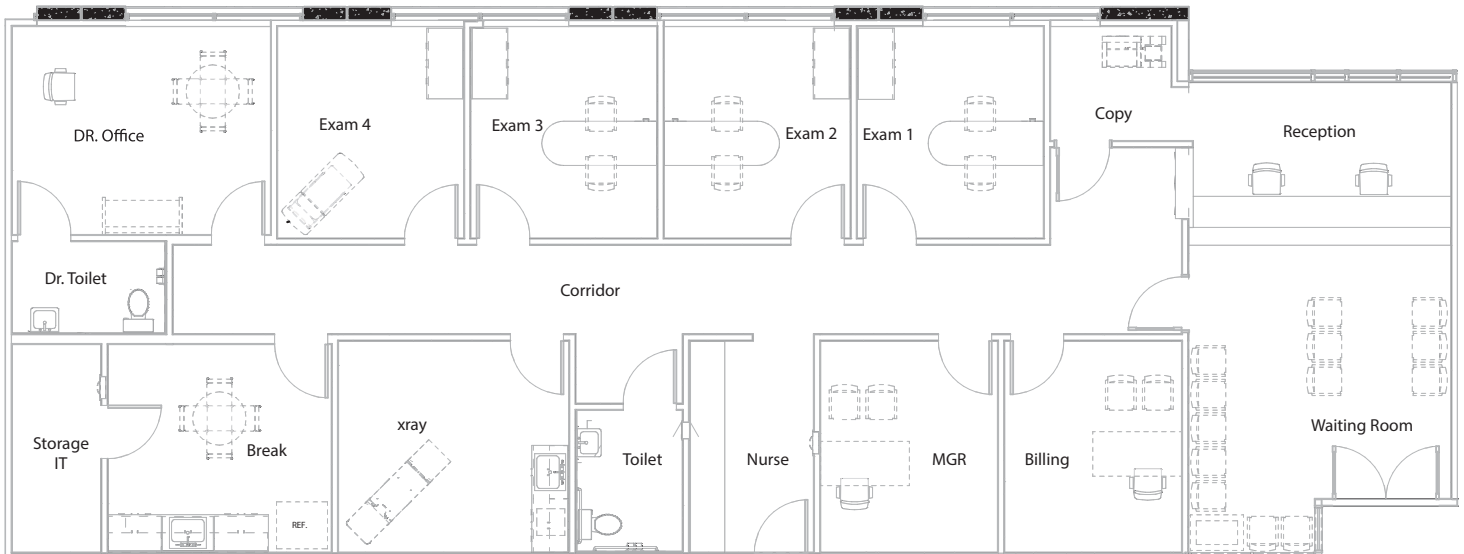
## THIRD FLOOR



To take a virtual tour  
Click Here

### SUITE LAYOUT

Available NOW - \$19.00/SF  
Suite 390 - 2,734 SF



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