

CLASS A MEDICAL OFFICE SPACE IN THE WOODLANDS, TX



26424 STRAKE DRIVE THE WOODLANDS, TEXAS 77389 Howard Wughes.

# MEDICAL OFFICE SUITES

### FIRST FLOOR

POTENTIAL MULTI-TENANT FLOOR PLANS

Typical Multi-Tenant Floor Plan is approximately ±16,600 RSF





	•	Class	A Med	lical Offi	ice Suites
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±32,662 SF two-story medical office building

Modern exterior construction

Ample parking

 Located within Creekside Park Village Center off Kuykendahl Rd.

	1-MILE	3-MILE	5-MILE
2021 TOTAL POPULATION	11,965	60,507	160,225
2026 PROJECTED POPULATION	13,254	66,833	175,984





## MEDICAL OFFICE SUITES

# SECOND FLOOR POTENTIAL MULTI-TENANT FLOOR PLANS

Typical Multi-Tenant Floor Plan is approximately ±16,000 RSF





# **LOCATION**



































































# 28,500 ACRE

# AWARD-WINNING MASTER PLANNED COMMUNITY

## Balances nature with modern living

A thriving economy with over 35 million square feet of office, retail, hospitality, research, institutional and industrial space.

# ONE OF THE MOST DESIRED MARKETS

### in the Greater Houston area

Located 27 miles north of Houston, The Woodlands area has had unprecedented commercial growth over the past several years. The area's economic base is well diversified with over 2,100 employers, including all sectors. Healthcare is the second largest industry and fastest growing with 24% of the workforce.

# **KEY FACTS About The Woodlands**

## **Keeping Pace**

Healthcare is keeping up with the growth of our community with six regional acute care hospitals within a 5 mile radius. Located off I-45.

### **Job Growth**

Over the past five years, TheWoodlands job growth has increased 17%, while Houstor shows approximately a 7% increase.

119,000 RESIDENTS

**2,100** EMPLOYERS

66,000 EMPLOYEES

MAJOR HOSPITALS
IN A 5 MILE RADIUS



## FOR LEASING TJ FRY

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Howard Hughes.

The Howard Hughes Corporation 9950 Woodloch Forest Drive, Suite 1200 The Woodlands, Texas 77380

The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S.

Its award-winning assets include the country's preeminent portfolio of master planned communities, as well as operating properties and development opportunities including: the Seaport District in New York; Columbia, Maryland; The Woodlands, Bridgeland and The Woodlands Hills in the Greater Houston, Texas area; Summerlin, Las Vegas; Douglas Ranch, Phoenix; and Ward Village in Honolulu, Hawaii.

The Howard Hughes Corporation is traded on the New York Stock Exchange.



### **Information About Brokerage Services**

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EQUAL HOUSING OPPORTUNITY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- · A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- · Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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