



**5040 & 5044 CRENSHAW ROAD**  
Pasadena, Texas 77505

# CRENSHAW MEDICAL OFFICE BUILDING

## Suites For Lease



### PROPERTY HIGHLIGHTS

#### LOCATION

Close proximity to Sam Houston Tollway - Beltway 8 in dense medical corridor

#### AVAILABILITY

Only one suite available  
Suite 400 - 1,812 SF (Shell Condition)

#### BUILDING HIGHLIGHTS

Immediate access to E. Sam Houston Pkwy, Beltway 8  
Recently constructed in 2016  
100% Medical Related Tenants  
Parking ratio 4.6/1,000

#### PROPERTY DESCRIPTION

18,542 SF Two One-Story Class A Medical Office Buildings

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	7,638	74,407	279,773
2026 Projected Population	7,822	75,055	281,966
Population Growth 2021-2026	2.28%	0.87%	0.78%
2021 Total Households	2,743	25,964	92,252
2021 Average HH Income	\$96,768	\$77,820	\$79,324



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382



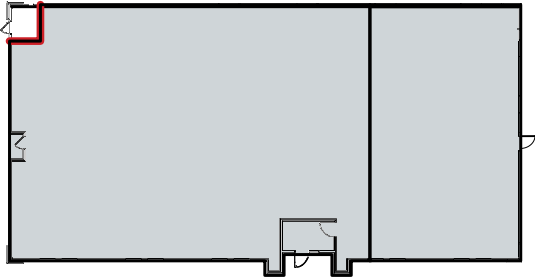
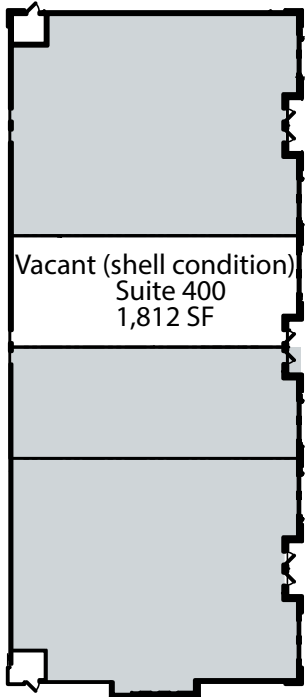
www.PinecroftRealty.com



832-299-6404




**BUILDING PLAN**




Rates:  
\$24.00 NNN  
OpEx: \$8.92 psf



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