



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@pinecrownrealty.com



10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



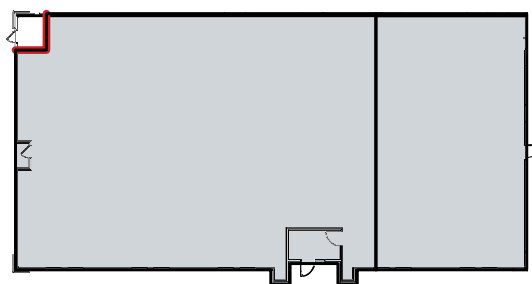
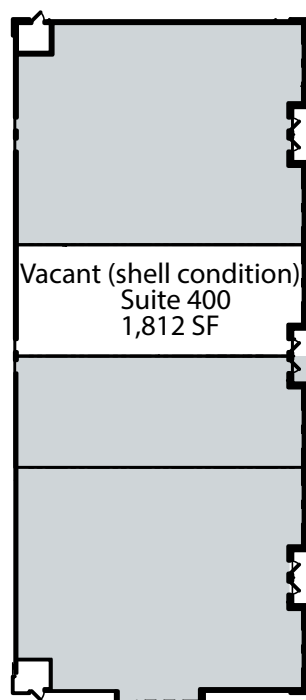
www.PinecrownRealty.com



832-299-6404



BUILDING PLAN



Rates:
\$24.00 NNN
OpEx: \$10.39 psf



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