



8845 SIX PINES
The Woodlands, Texas 77380

SIX PINES II For Lease



PROPERTY HIGHLIGHTS

LOCATION

In the middle of The Woodlands thriving
Town Center
Moments from I-45

AVAILABILITY

2,470 SF - 4,915 SF

BUILDING HIGHLIGHTS

Two-Story Retail/ Medical Office
5/1,000 Parking Ratio
Research Forest CPD: 32,567

PROPERTY DESCRIPTION

35,847 SF Two-Story Retail/Medical Office
Building

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Total Population	4,940	57,807	156,361
2025 Projected Population	5,679	65,158	176,305
Population Growth 2020-2025	14.96%	12.72%	12.76%
2020 Total Households	2,1916	24,341	60,162
2020 Average HH Income	\$148,499	\$124,564	\$127,956



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The Woodlands, TX 77382



www.PinecroftRealty.com



832-299-6404



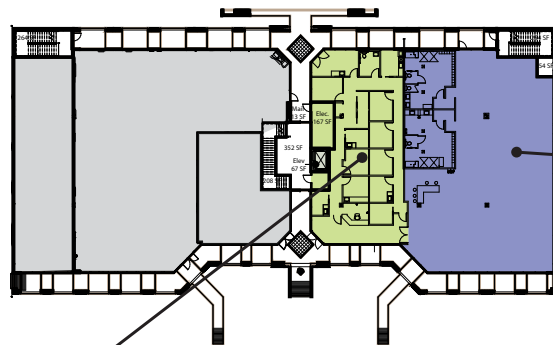
BUILDING LAYOUT
FIRST FLOOR



Suite 130
2,470 SF

Base Rent:
\$22-\$24/SF NNN
Op Ex: \$10.23/SF

Tenant pays for
their own
janitorial service.
Electricity is
submetered.

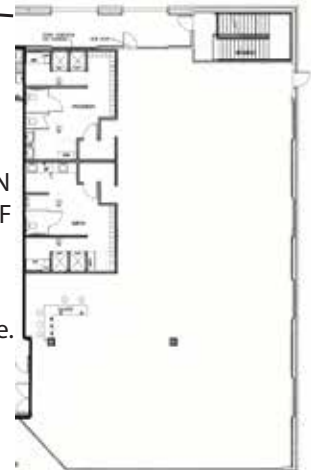


SUITE LAYOUT

Suite 100
4,915 SF

Base Rent:
\$22-\$24/SF NNN
Op Ex: \$10.23/SF

Tenant pays
for their own
janitorial service.
Electricity is
submetered.



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