



KUYKENDAHL PROFESSIONAL PLAZA II For Lease



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	6,810	73,736	165,025
2026 Projected Population	7,495	81,099	183,289
Population Growth 2021-2026	10.06%	9.99%	11.07%
2021 Total Households	2,281	25,759	59,789
2021 Average HH Income	\$207,537	\$167,284	\$155,682

10857 KUYKENDAHL RD
The Woodlands, Texas 77382

PROPERTY HIGHLIGHTS

LOCATION

Located on Kuykendahl Rd., a major artery leading into The Woodlands

AVAILABILITY

2nd generation suites available from 1,936 SF to 4,872 SF medical & general office space

BUILDING HIGHLIGHTS

One block from Woodlands Parkway
Great windows that provide beautiful, natural light
5/1,000 SF parking ratio

PROPERTY DESCRIPTION

48,777 SF Two-Story Class A Building



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382

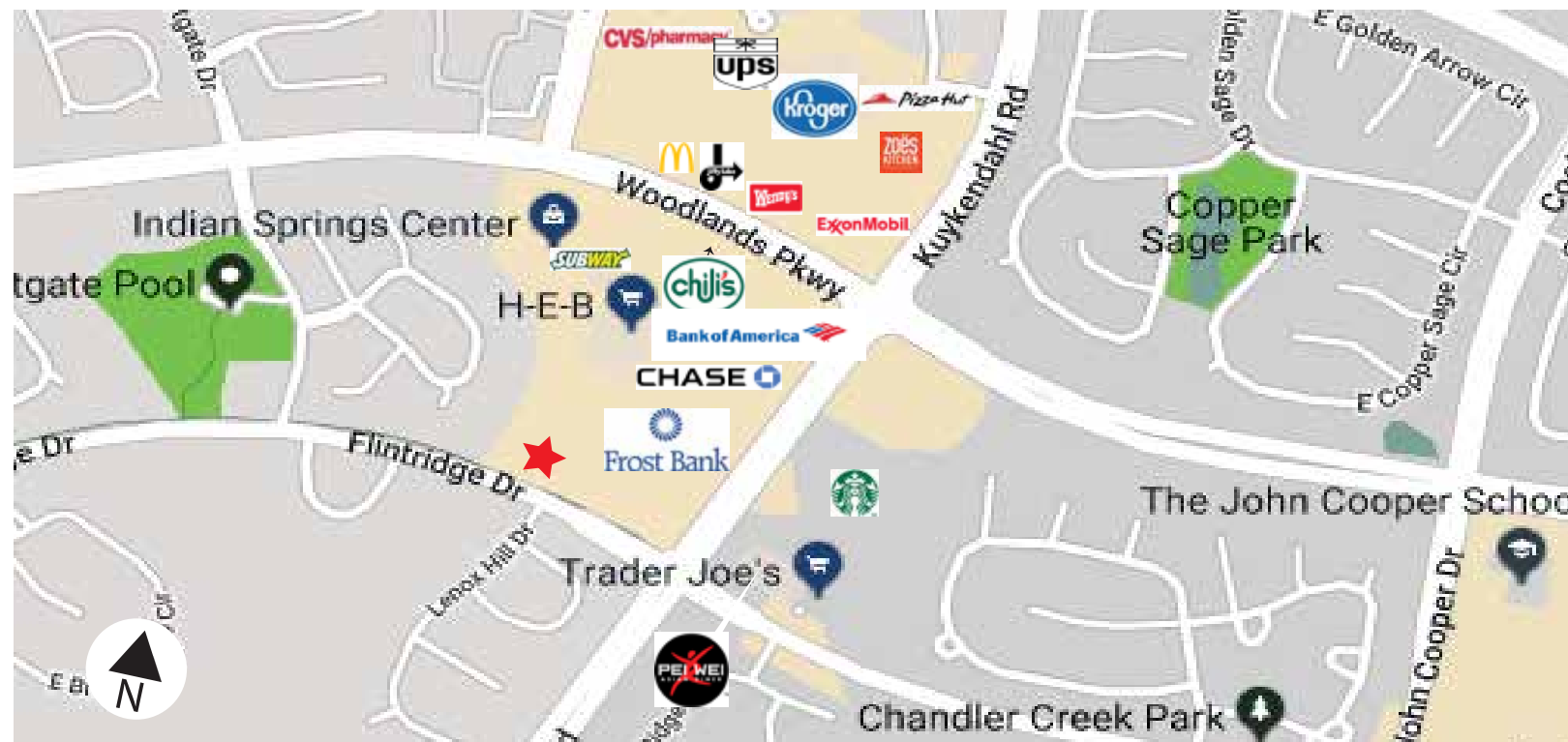


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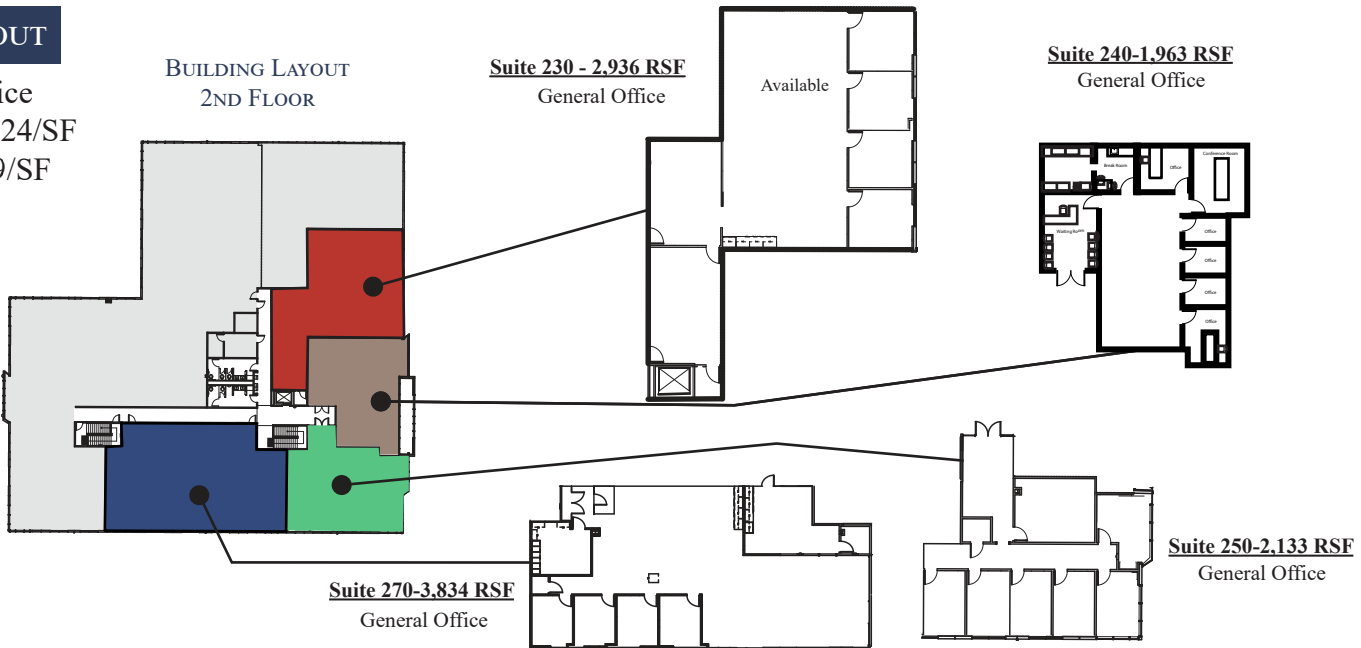
SUITE LAYOUT

Medical Office
 Base Rent: \$23-24/SF
 Op Ex: \$11.99/SF

BUILDING LAYOUT
 2ND FLOOR

Suite 230 - 2,936 RSF
 General Office

Suite 240-1,963 RSF
 General Office



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