



**134 VISION PARK**  
Shenandoah, Texas 77384

# 134 MEDICAL PLAZA For Lease



## PROPERTY HIGHLIGHTS

### LOCATION

Easy access to and from I-45  
In a medical corridor

### AVAILABILITY

Leasing 2,228-10,000 SF

### BUILDING HIGHLIGHTS

Beautiful, modern design  
Large windows allow natural light to stream in  
Covered pick up & drop off  
Ample parking ratio  
Within one mile of five hospitals including:  
CHI-St. Luke's Health, Texas Children's Hospital,  
MD Anderson, Houston Methodist & Memorial  
Hermann

### PROPERTY DESCRIPTION

58,361 SF Three-Story Class A Medical  
Building

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Total Population	4,800	55,161	149,737
2027 Projected Population	5,813	65,955	177,989
Population Growth 2022-2027	21.10%	19.57%	18.87%
2022 Total Households	2,056	22,498	58,310
2022 Average HH Income	\$137,246	\$143,490	\$137,395



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10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382



www.PinecroftRealty.com

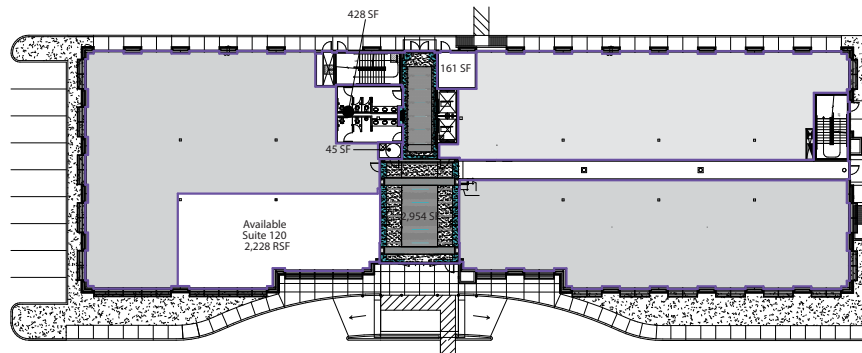


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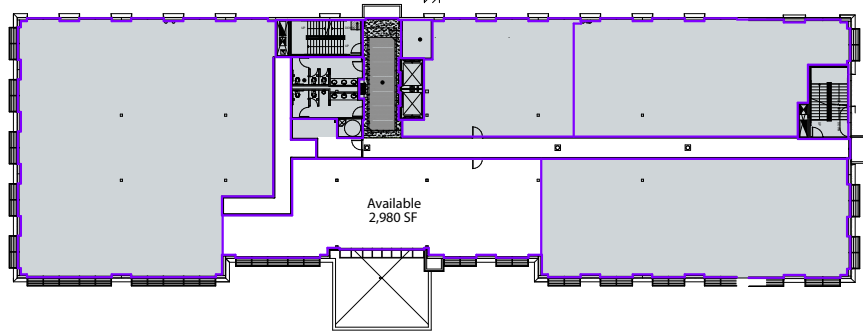


### Rates

Base Rent: \$24.00 SF  
Op Ex: \$11.78 SF



First Floor



Second Floor

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