



# OFFERING FREE RENT\*

\*All abated (free) rent opportunities are subject to final agreed terms of the lease, subject to landlord approval



2940 FM 2920

Spring, Texas 77379

## PHASE II For Lease

### PROPERTY HIGHLIGHTS

#### LOCATION

Direct access to I-45 and Grand Parkway

#### AVAILABILITY

ONLY SPACE AVAILABLE 3,441 RSF -  
Second Generation Retail

#### BUILDING HIGHLIGHTS

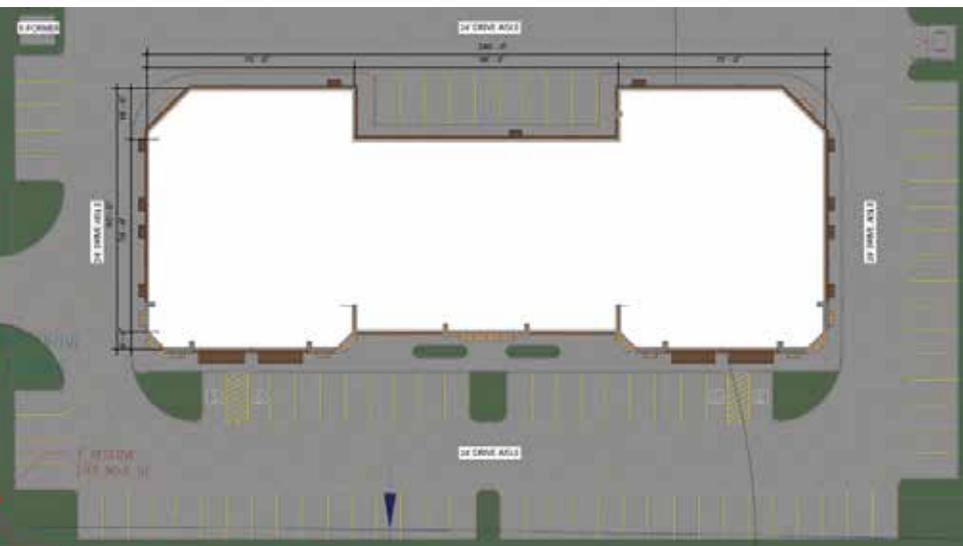
Abundant parking Generator backup  
available Approximately one mile south  
of Exxon

Campus

Daily car count is approximately 34,000  
Busy and thriving area of Spring

#### PROPERTY DESCRIPTION

20,473 SF One-Story Class A,  
Medical/Retail Strip



[brokerage@pinecroftrealty.com](mailto:brokerage@pinecroftrealty.com)



10857 Kuykendahl Rd Suite 200

The Woodlands, TX 77382



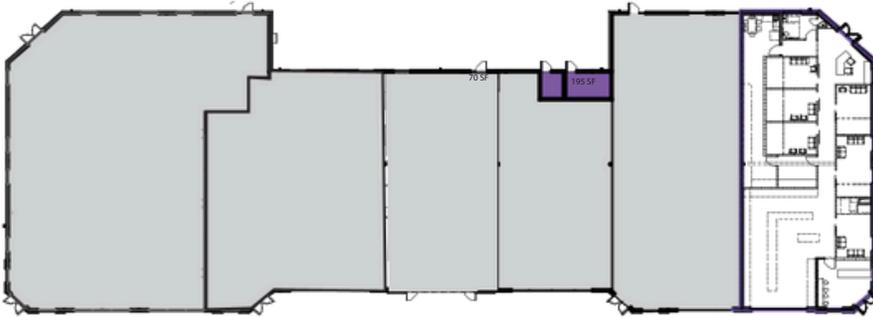
[www.PinecroftRealty.com](http://www.PinecroftRealty.com)



832-299-6404



## Building Layout

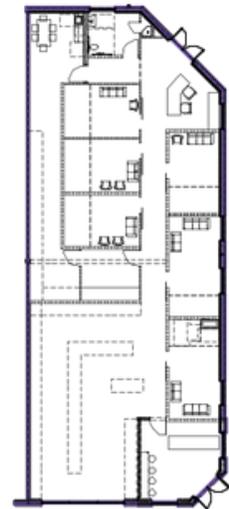


Rate: \$22.50/SF  
OpEx: \$10.76/SF

Suite 190  
3,441 RSF



or click  
HERE

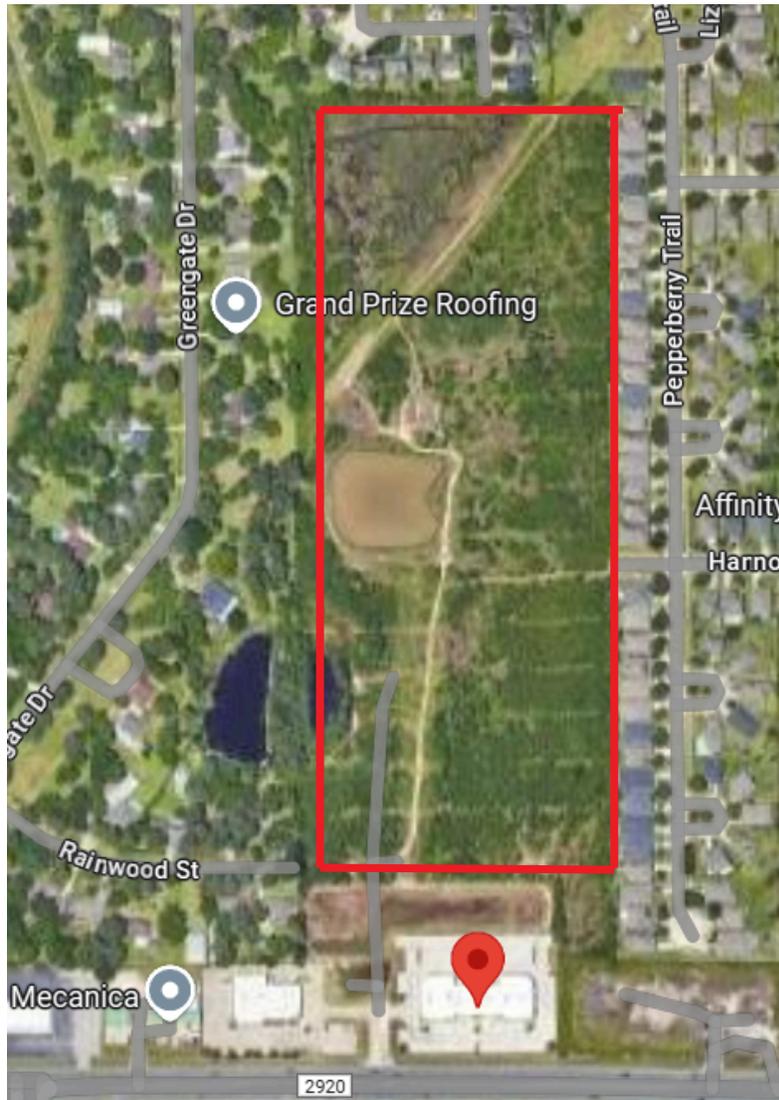


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## Coming Soon: Residential Development Adjacent to the Property!



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