



4840 W. PANTHER CREEK
The Woodlands, Texas 77381

For Lease



PROPERTY HIGHLIGHTS

LOCATION

Off Woodlands Parkway near the Panther Creek Village Center

AVAILABILITY

Availability from 122 SF to 1,825 SF

BUILDING HIGHLIGHTS

Built in 1999 Covered drive-thru drop off Medical / Office space 120 parking spaces, 4 / 1,000 SF Surrounded by luxurious suburban neighborhood, schools, restaurants and shops. This property is located adjacent to the Panther Creek Village Center.

PROPERTY DESCRIPTION

33,000 SF Two-Story Medical Building

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Total Population	13,049	71,404	177,685
2027 Projected Population	15,196	83,417	207,472
Population Growth 2022-2027	16.45%	16.82%	16.76%
2022 Total Households	5,491	28,165	67,614
2022 Average HH Income	\$132,167	\$156,900	\$144,209



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382

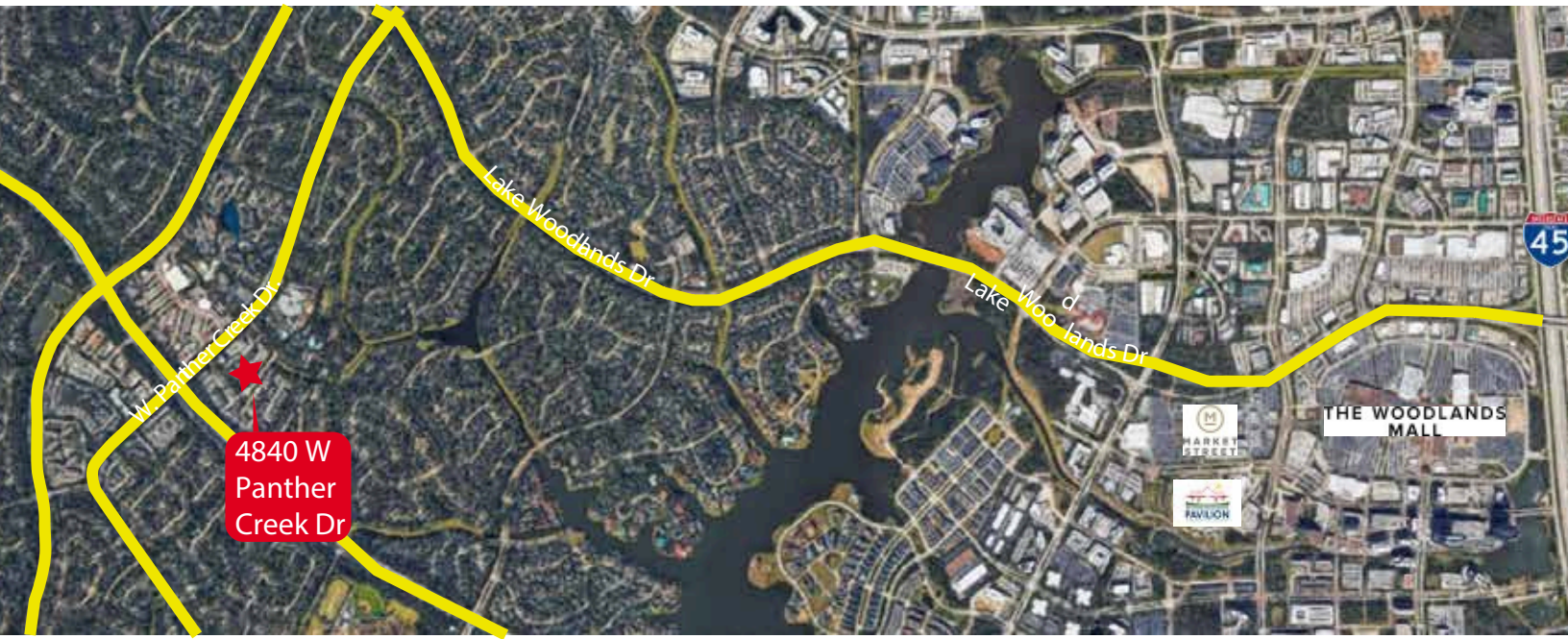


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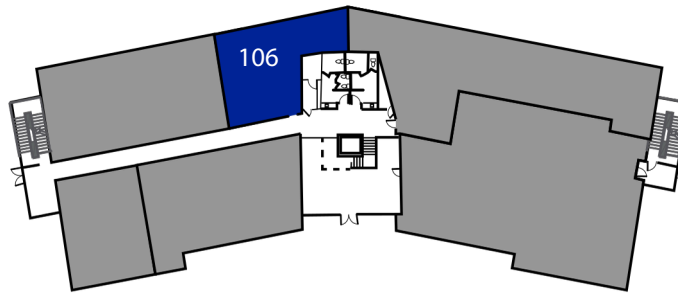
832-299-6404

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Building Layout 1st Floor

Click "virtual tour" to view the suite

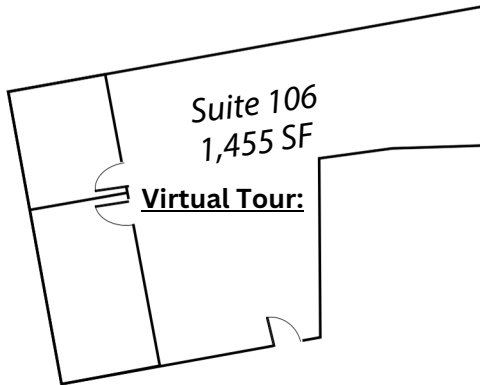


Suite 103

Executive Suite- 122 SF

\$500/mo

[Virtual Tour](#)



Rates:

Base Rent- \$21.00/SF

OpEx- \$14.26/SF

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PINECROFT
REALTY



2nd Floor:

Available Suites:

Suite 208
1,296 SF

[Virtual Tour](#)

Suite 201
1,196 SF

[Virtual Tour](#)

Suite 211
1,825 SF

(Medical or Dental)

Rates:

Base Rent=\$21.00
OpEx- \$14.26



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