



4840 W. PANTHER CREEK
The Woodlands, Texas 77381
PROPERTY HIGHLIGHTS

For Lease



LOCATION

Off Woodlands Parkway near the Panther Creek Village Center

AVAILABILITY

Availability from 1,196 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%
			67,614
2022 Total Households	5,491	28,165	
2022 Average HH Income	\$132,167	\$156,900	\$144,209



brokerage@pinecroftrealty.com
 10857 Kuykendahl Rd Suite
 200 The Woodlands, TX 77382

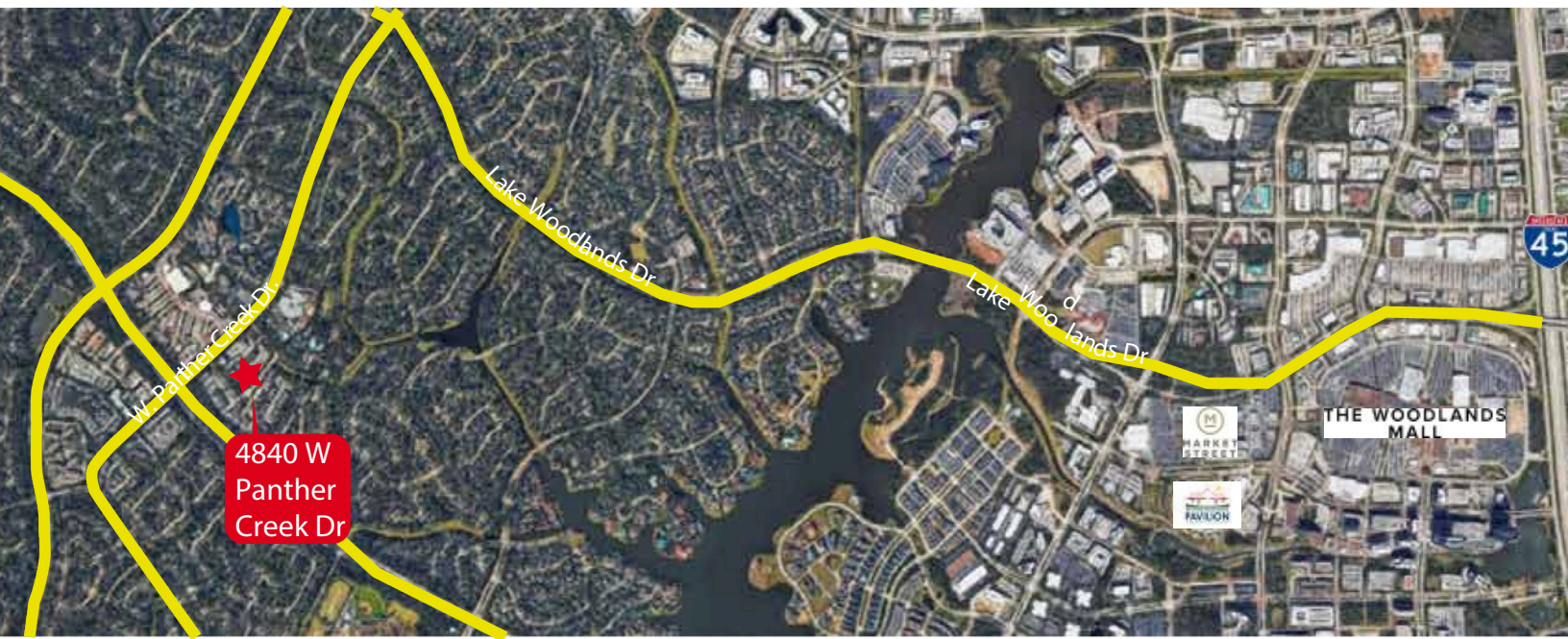


www.PinecroftRealty.com



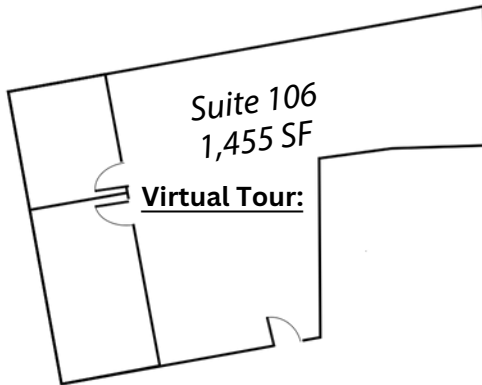
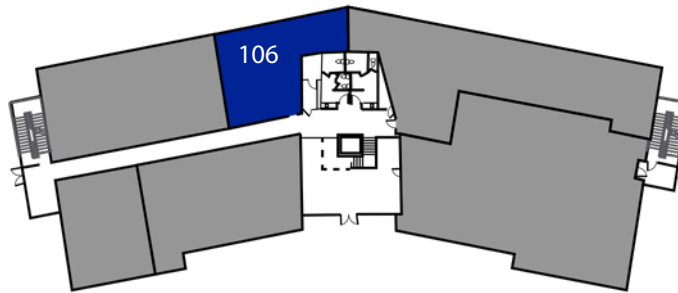
832-299-6404

4840 W. PANTHER CREEK



Building Layout 1st Floor

Click "virtual tour" to view the suite



Rates:
Base Rent- \$21.00/SF
OpEx- \$14.26/SF

TJ Fry
Director of Leasing
tj.fry@pinecroftrealty.com
832-721-6501

Rachael Mann
Leasing Agent
rachael.mann@pinecroftrealty.com
832-729-8240

PINECROFT
R E A L T Y



2nd Floor:

Available Suites:

Suite 208
1,296 SF

[Virtual Tour](#)

Suite 201
1,196 SF

[Virtual Tour](#)

Suite 211
1,825 SF
[Virtual Tour](#)

Rates:

Base Rent=\$21.00
OpEx- \$14.26



TJ Fry
Director of Leasing
tj.fry@pinecroftrealty.com
832-721-6501

Rachael Mann
Leasing Agent
rachael.mann@pinecroftrealty.com
832-729-8240

PINECROFT
R E A L T Y

