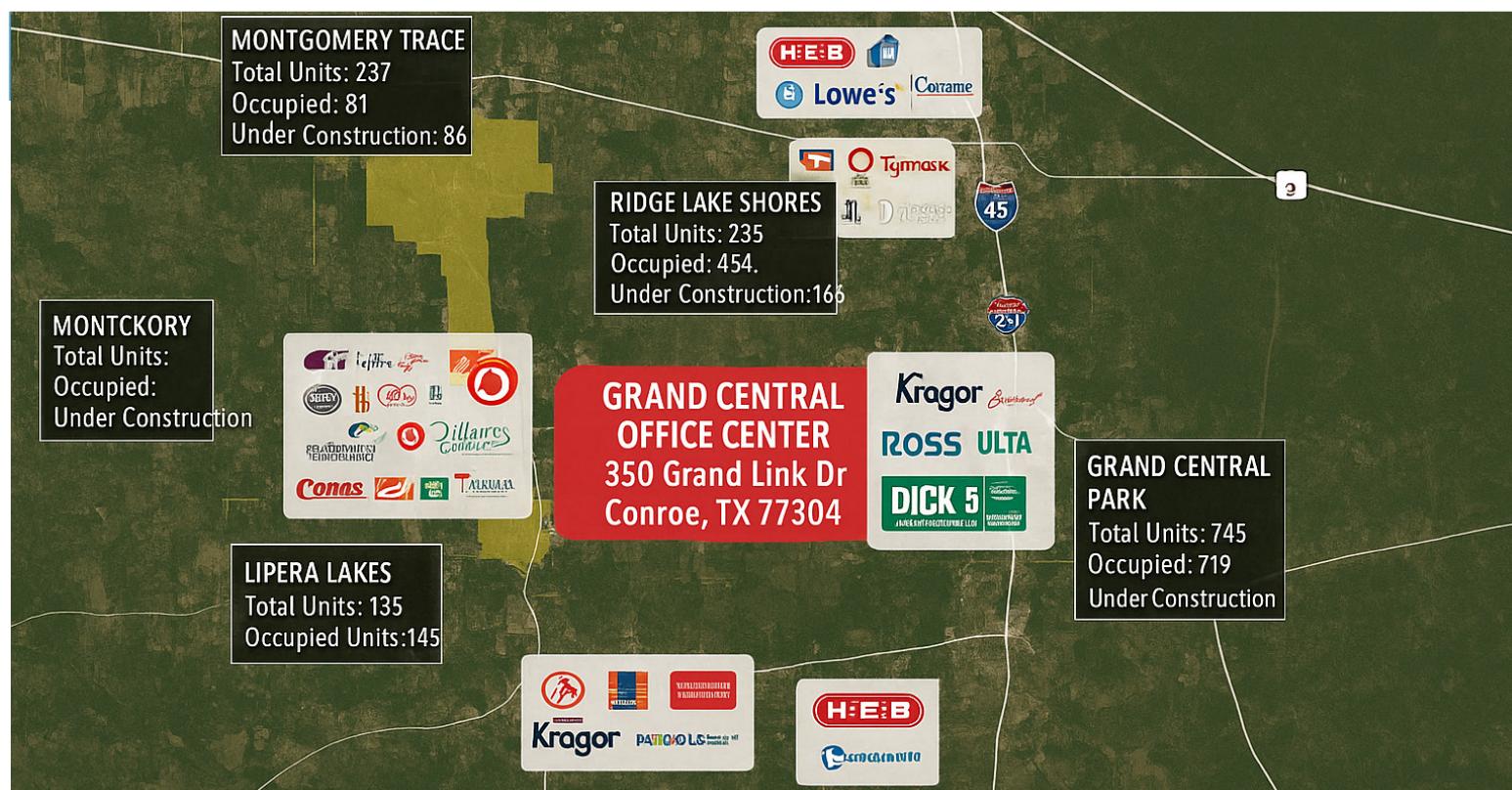


GRAND CENTRAL OFFICE CENTER

350 Grand Link Dr. | Conroe, TX 77304



Building Features

- 51,450 RSF Office Condos available For Lease or For Sale
- Suites range from 1,225 to 7,350 SF
- Floor plans offered for medical or office use
- Conference room, kitchen, closet and reception area in each space
- 100% finished or build to suit options
- Available Q1 2026



Premier Location

Healthcare

54%

Private Insurance

8k

Healthcare Spending

79%

Doctor Visits in 2023

Economics

36

Median Age

127k

Per Household Income

Employment

17%

Service Employment

21%

Blue Collar Employment

60%

White Collar Employment

Population

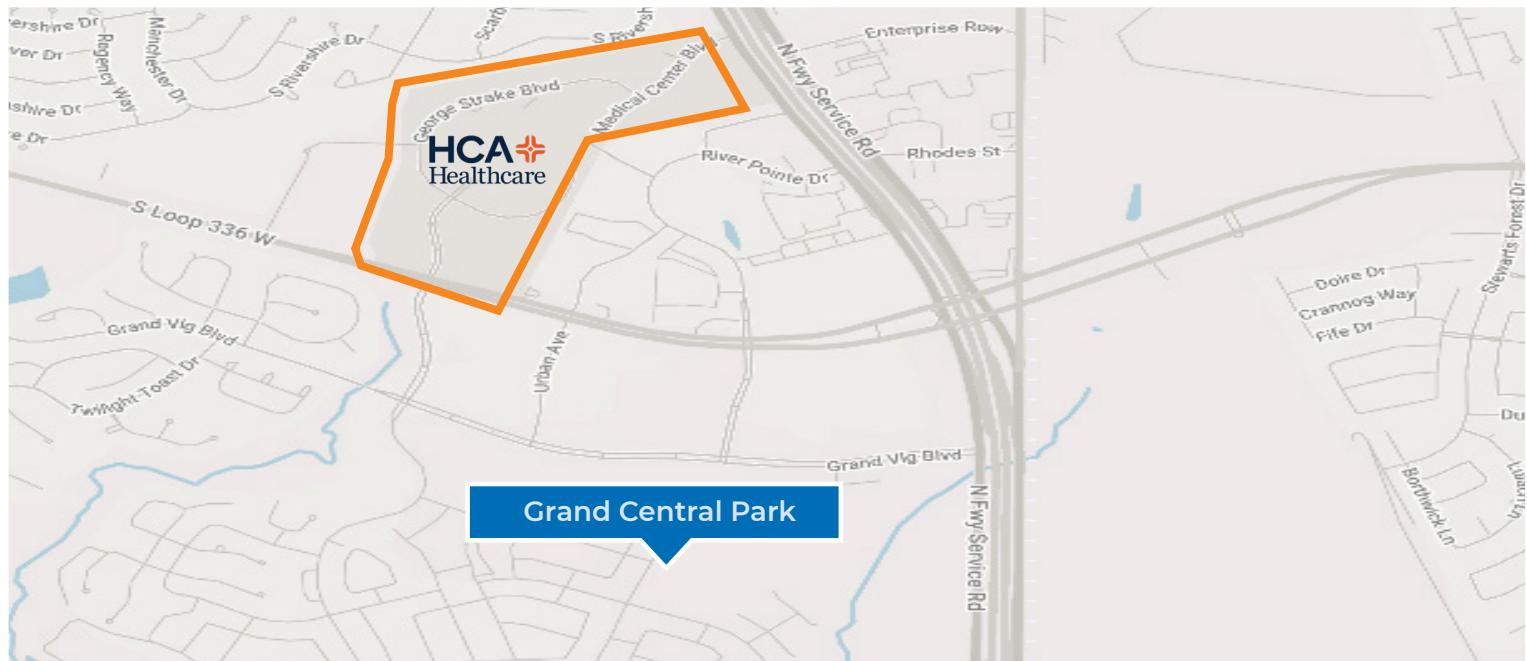
42k

Total Population

45k

Total Daytime Population

*Demographics is within 3 miles of the property



Leasing Information:

Sandra Wolters

713.231.1581

Sandra.Wolters@transwestern.com

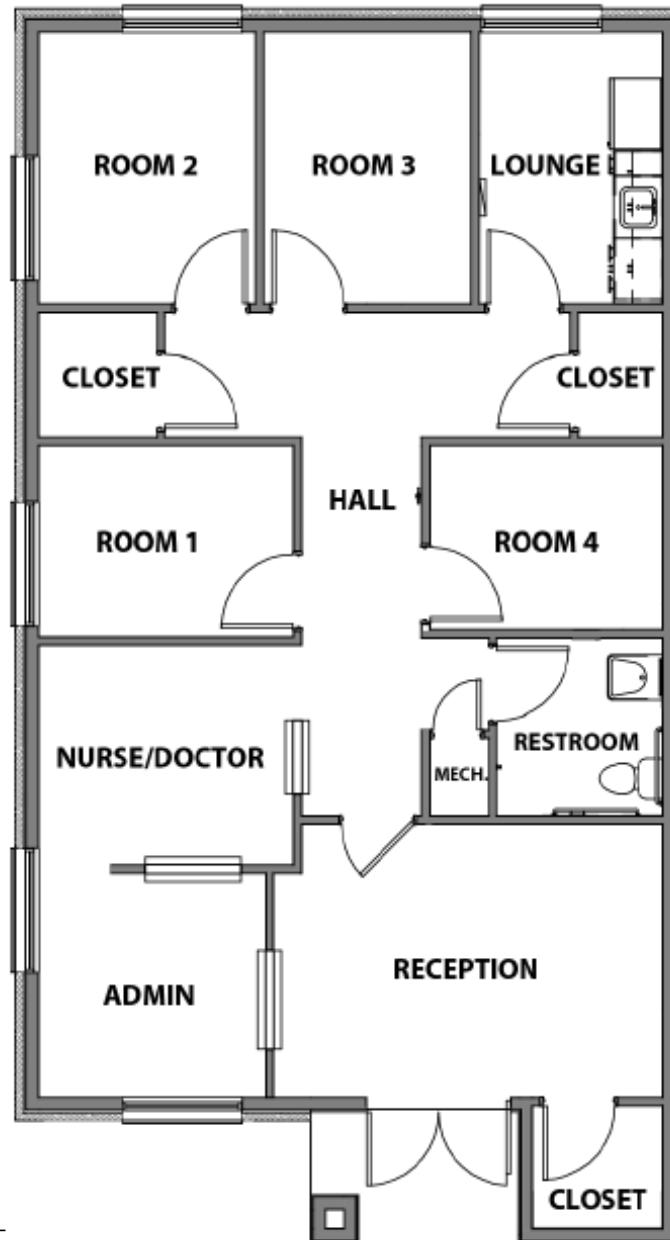
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GRAND CENTRAL OFFICE

350 Grand Link Dr. | Conroe, TX 77304

Medical Office Floor Plan 1,225 SF



* Contiguous floor plans up to 7,350 SF

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713.231.1581

Sandra.Wolters@transwestern.com

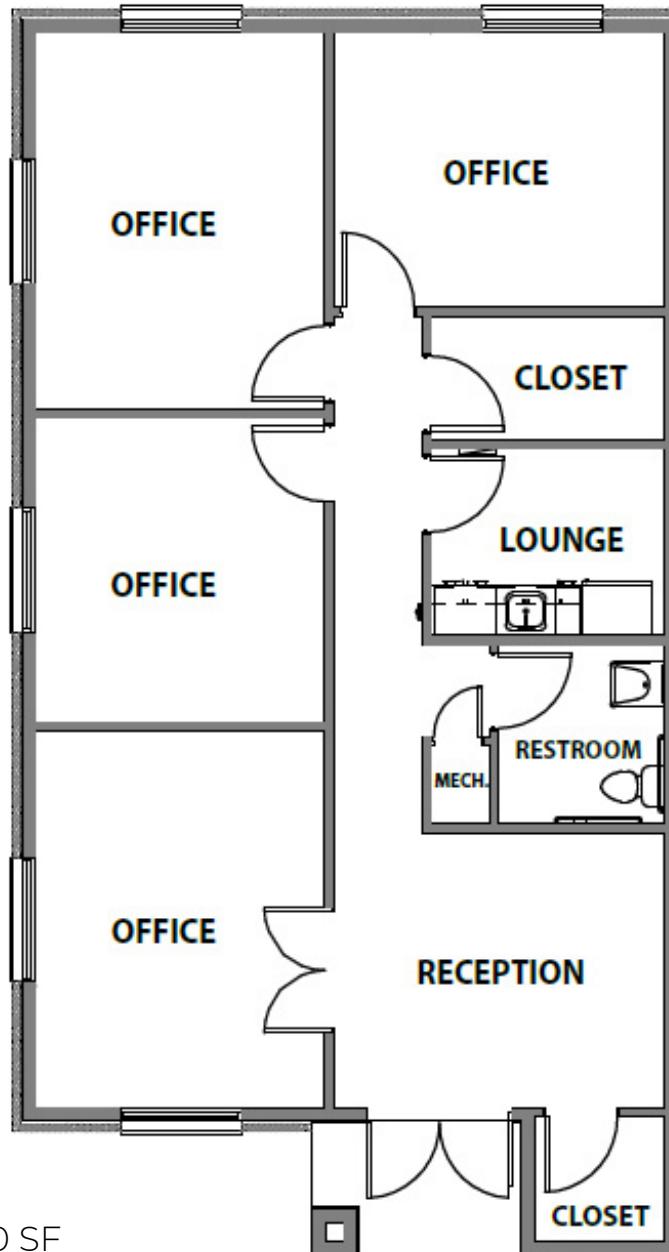
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GRAND CENTRAL OFFICE

350 Grand Link Dr. | Conroe, TX 77304

Standard Floor Plan 1,225 SF



* Contiguous floor plans up to 7,350 SF

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GRAND CENTRAL OFFICE

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Site Plan



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