

OFFICE FOR LEASE



6319 CYPRESSWOOD DRIVE, SPRING, TX 77379



FOR LEASE

KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

TERESA SARTIN

Realtor

O: (281) 825-7745

C: (281) 825-7745

teresa@sartinteam.com

0467749, Texas

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PROPERTY DESCRIPTION

6319 CYPRESSWOOD DRIVE



Professional Office Building with Ample Parking

This well-maintained, Class B office building offers 4,431 square feet. Built in 2004, the property features a professional layout with partitioned offices, a welcoming reception area, and modern business conveniences including central heating and air conditioning. Tenants benefit from 24-hour controlled access, monument signage, and a drop ceiling that supports flexible office configurations. The building provides 30 surface parking spaces and 18 covered spaces, ensuring ample availability for employees and clients. Ideal for professional services or growing businesses seeking a functional, accessible office space in a quality building. Ideal for professional services or growing businesses seeking a functional, accessible office space in a quality building.

HIGHLIGHTS

- * Monument and on-building signage
- * 24-hour access with controlled entry
- * Central HVAC and drop ceilings
- * Reception Area and Multiple Partitioned Offices
- * 30 surface & 18 covered parking spaces

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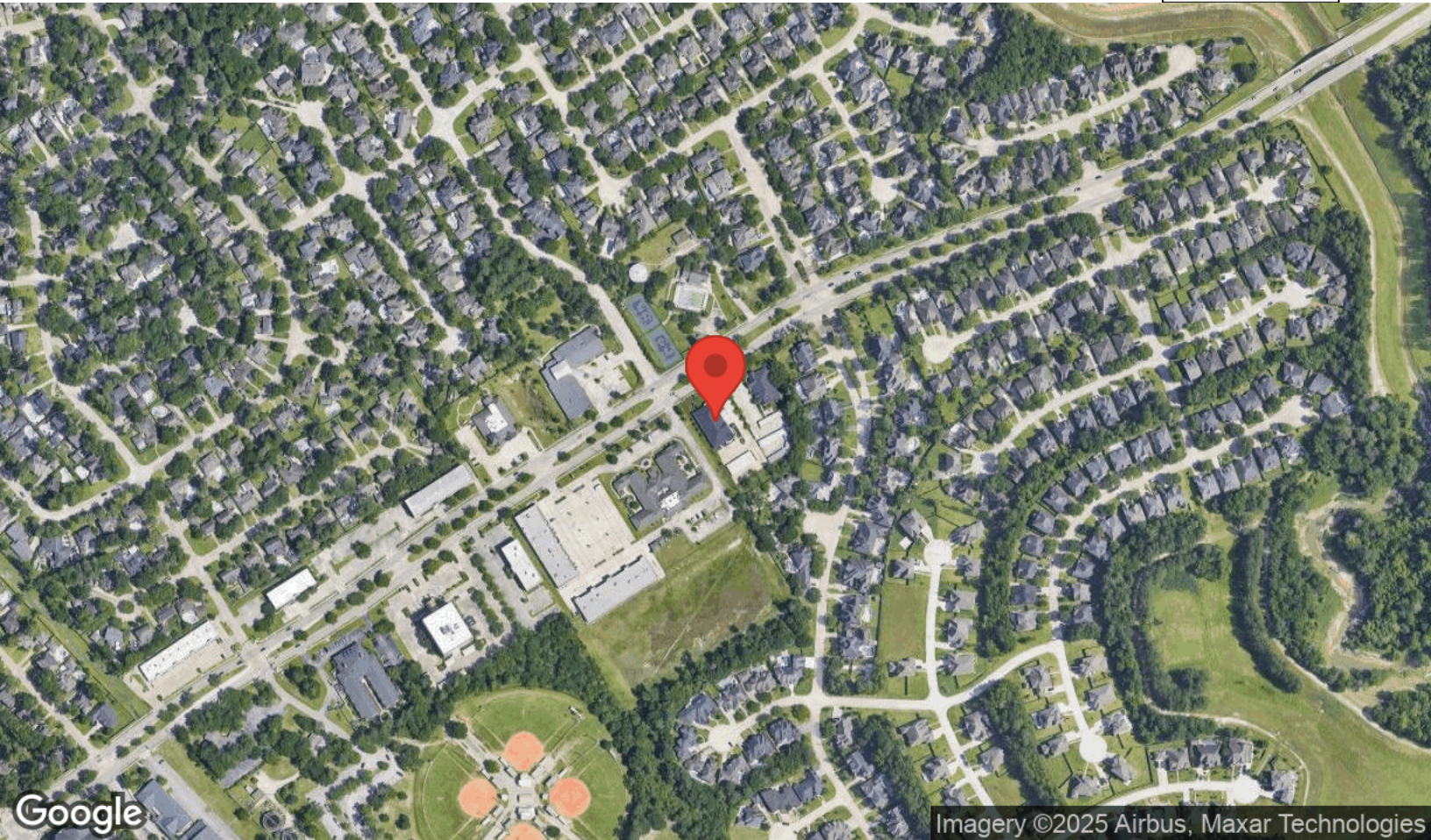
PROPERTY PHOTOS

6319 CYPRESSWOOD DRIVE



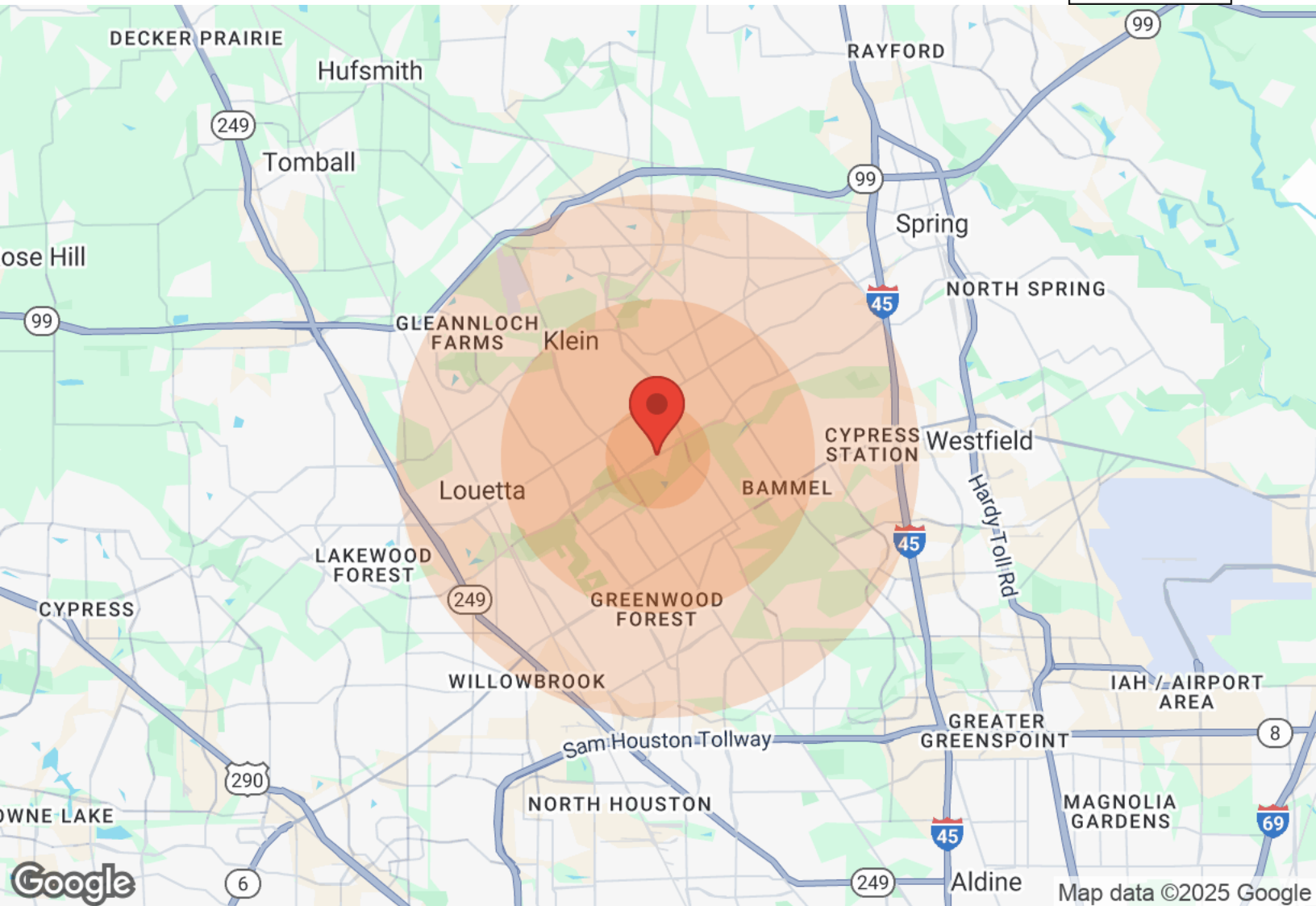
LOCATION MAPS

6319 CYPRESSWOOD DRIVE



DEMOGRAPHICS

6319 CYPRESSWOOD DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	4,257	45,249	133,635
Female	4,289	46,965	137,790
Total Population	8,546	92,214	271,425

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,611	18,785	61,133
Ages 15-24	1,243	12,795	39,954
Ages 25-54	2,952	34,556	106,524
Ages 55-64	1,344	12,643	32,492
Ages 65+	1,396	13,435	31,322

Race	1 Mile	3 Miles	5 Miles
White	6,815	61,247	161,419
Black	686	13,581	50,912
Am In/AK Nat	2	165	477
Hawaiian	N/A	N/A	50
Hispanic	1,277	21,800	76,510
Multi-Racial	882	20,862	74,634

Income	1 Mile	3 Miles	5 Miles
Median	\$123,546	\$84,104	\$70,820
< \$15,000	115	2,399	6,617
\$15,000-\$24,999	156	2,790	8,138
\$25,000-\$34,999	106	2,663	8,607
\$35,000-\$49,999	129	3,788	11,761
\$50,000-\$74,999	284	5,643	17,518
\$75,000-\$99,999	359	4,367	13,525
\$100,000-\$149,999	796	6,203	16,091
\$150,000-\$199,999	593	3,079	7,606
> \$200,000	512	3,376	6,687

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,672	40,153	108,233
Occupied	3,470	36,356	97,625
Owner Occupied	2,927	24,716	63,830
Renter Occupied	543	11,640	33,795
Vacant	202	3,797	10,608

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Disclaimer

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