



OFFERING FREE RENT*

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



KUYKENDAHL PROFESSIONAL PLAZA II

For Lease



10857 KUYKENDAHL RD
The Woodlands, Texas 77382

PROPERTY HIGHLIGHTS

LOCATION

Located on Kuykendahl Rd., a major artery leading into The Woodlands

AVAILABILITY

2nd generation suites available from 2,133 SF to 6,818 SF medical & general office space

BUILDING HIGHLIGHTS

One block from Woodlands Parkway
Great windows that provide beautiful, natural light 5/1,000 SF parking ratio

PROPERTY DESCRIPTION

48,777 SF Two-Story Class A Building



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

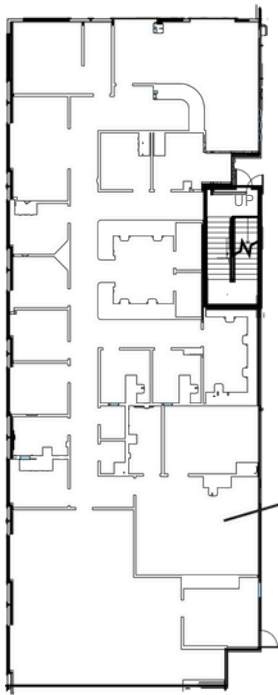
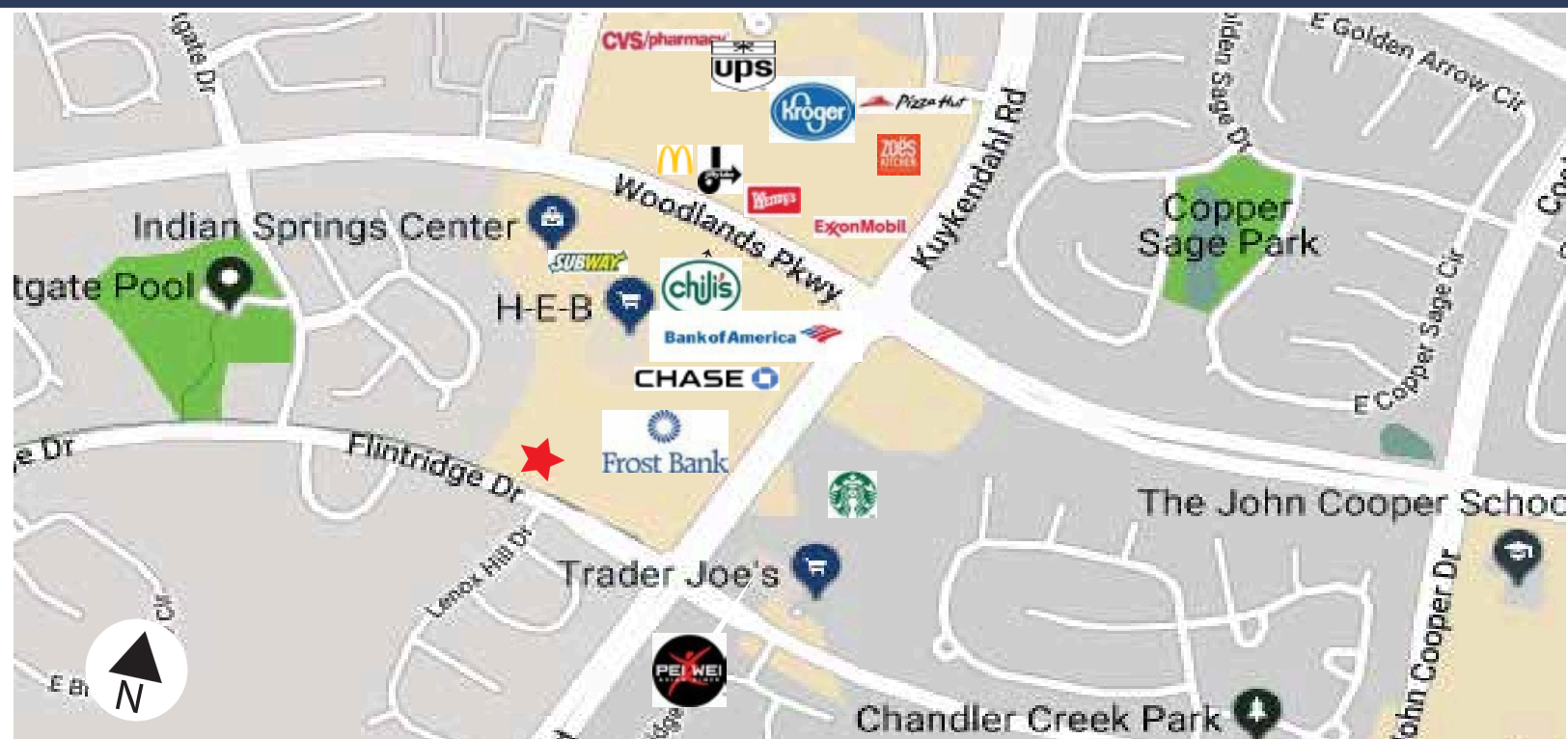


www.PinecroftRealty.com



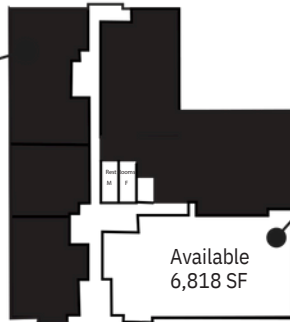
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10857 KUYKENDAHL RD



Suite 120 - 5,603 RSF
Medical Office

BUILDING LAYOUT 1ST FLOOR



Suite Layout

Suite 110-6,818 RSF
Medical Office

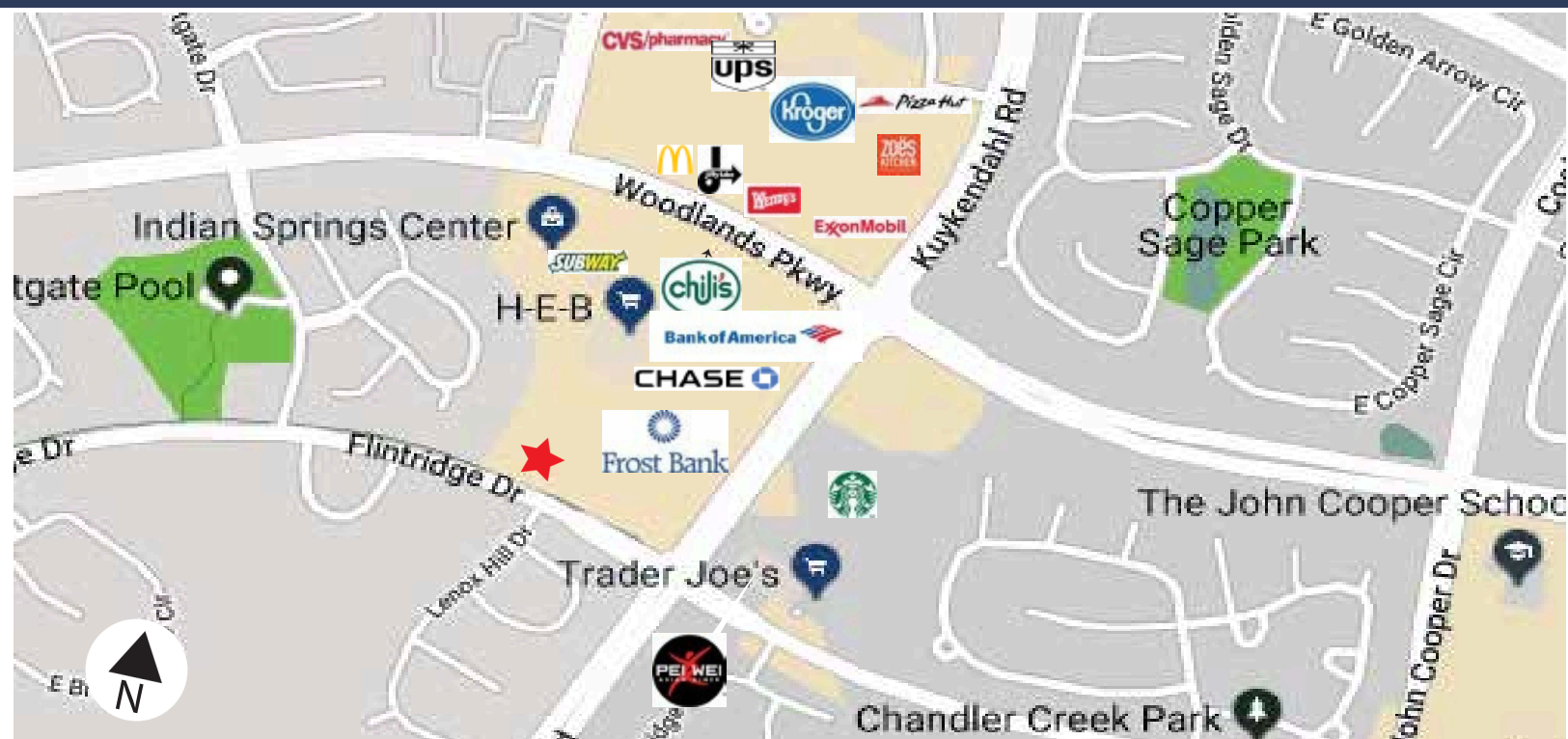


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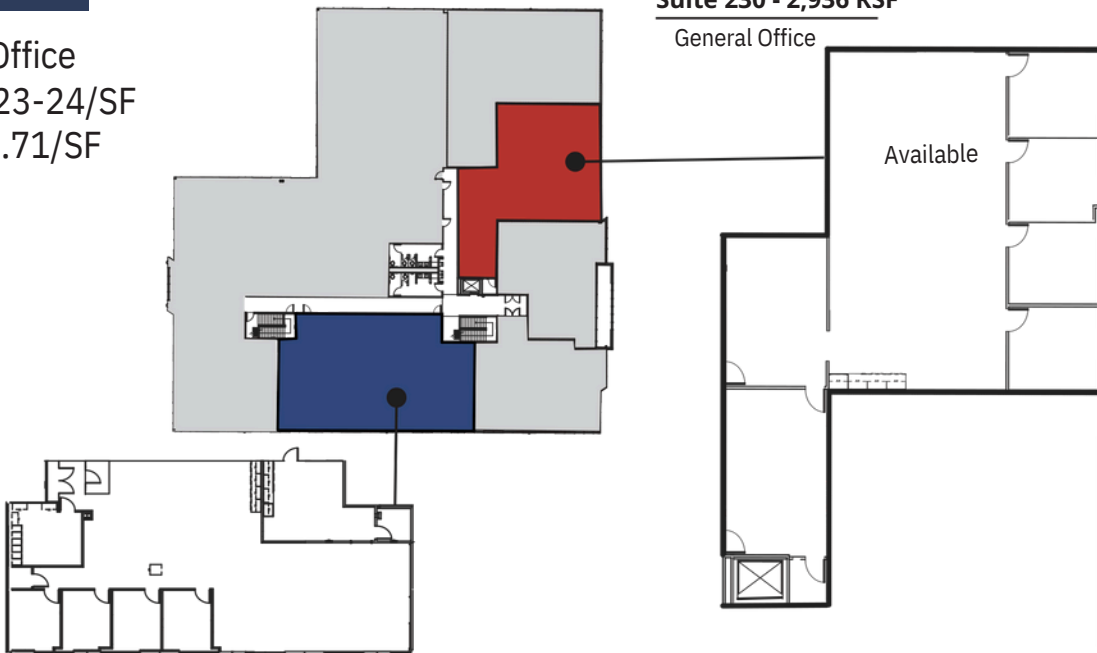
SUITE LAYOUT

BUILDING LAYOUT 2ND FLOOR

Medical Office
Base Rent: \$23-24/SF
Op Ex: \$13.71/SF

Suite 230 - 2,936 RSF

General Office



Suite 270-3,834 RSF

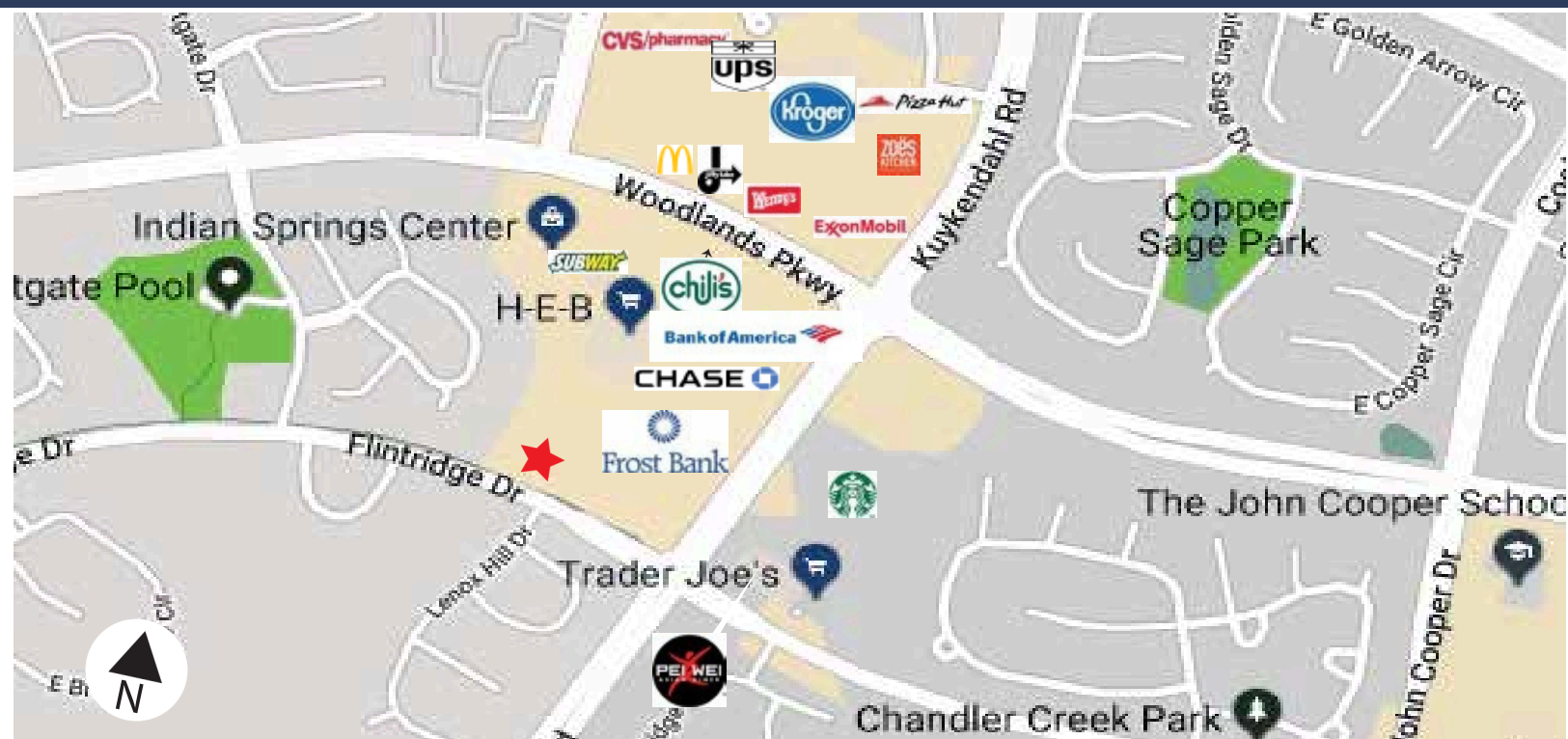
General Office

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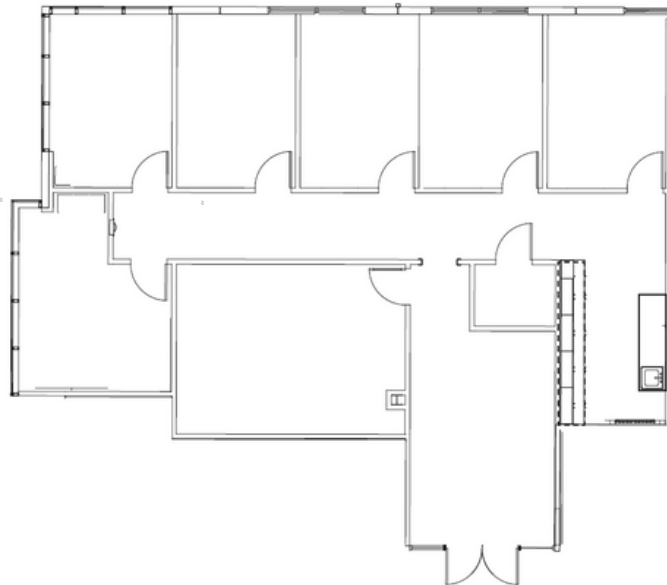


SUITE LAYOUT

Medical Office
Base Rent: \$23-24/SF
Op Ex: \$13.71/SF

Suite 250
2,133 SF

Available 7/1/25



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