

Medical Office | For Lease

CBRE

# Medical Arts Center III

17450 St. Luke's Way  
The Woodlands, TX 77384  
[www.cbre.com/properties](http://www.cbre.com/properties)

Move-In Ready Suites Available



Building owned by **HEALTHCARE REALTY**

# Property Highlights

Medical Arts Center III, located at 17450 St. Luke's Way in The Woodlands, is a 96,853 RSF, 4-story, Class A, Medical Office Building.

- Located on the CHI St. Luke's Health - The Woodlands Medical Campus
- Abundant free surface and garage parking for visitors
- Great tenant mix and excellent patient demographics
- Easy access to I-45 and close proximity to Houston Methodist The Woodland's Hospital, Memorial Hermann The Woodlands Hospital, and Texas Children's Hospital The Woodlands
- All suites are 2nd generation medical space
- Top, full floor available

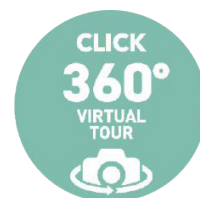
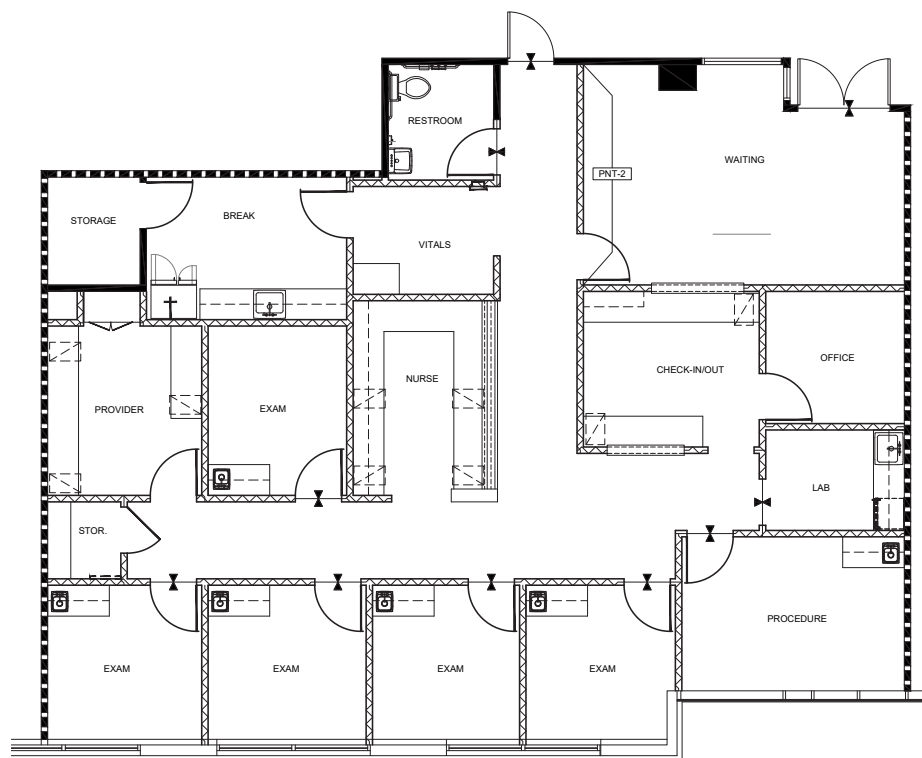


AVAILABILITY		
SUITE 260	<div>SPEC</div>	2,631 RSF
SUITE 340	<div>SPEC</div>	2,653 SF

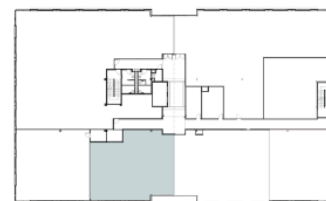


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	4,799	49,490	135,712
Population – 5-Year Projection	4,821	49,593	137,814
Median Age - Estimated 2024	45.7	39.2	40.7
Average Household Income - Estimated 2024	\$131,972	\$161,441	\$160,625

## SUITE 260 - 2,631 RSF

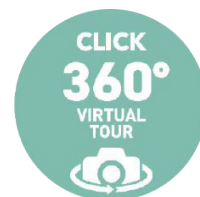
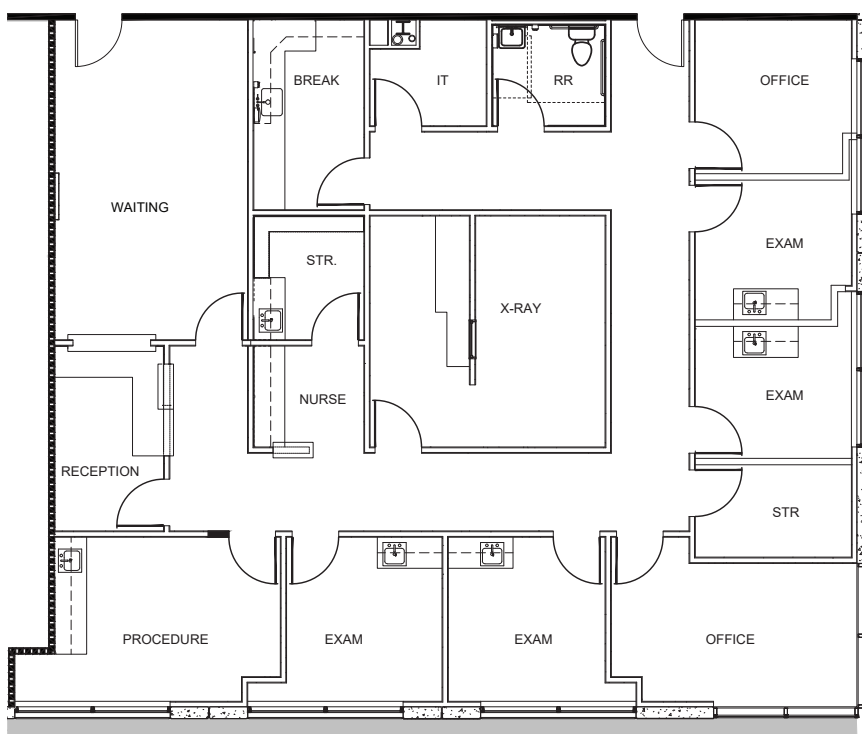


SPEC SUITE

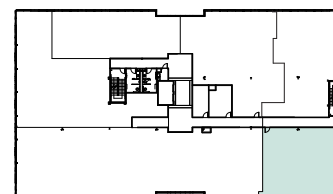


2nd Floor

## SUITE 340 - 2,653 RSF



SPEC SUITE



3rd Floor



## MEDICAL ARTS CENTER III

17450 St. Luke's Way | The Woodlands, TX 77384

For Lease



## Contact Us

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Building owned by  
**HEALTHCARE REALTY**



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