

Medical Office | For Lease

CBRE

Pinnacle Professional

129 Vision Park Blvd
The Woodlands, TX 77384
www.cbre.com/properties

Up to 12,918 SF Available



Building owned by **HEALTHCARE REALTY**

PINNACLE PROFESSIONAL BUILDING

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Property Highlights

Pinnacle Professional Building, located at 129 Vision Park Blvd in The Woodlands, is a 76,906 RSF, 3-story, Class A, Medical Office Building.

- Easy access to I-45 and close proximity to Memorial Hermann, Houston Methodist, Texas Children's, and CHI/St. Luke's The Woodlands Hospitals
- Abundant free surface parking for visitors
- Great tenant mix and excellent patient demographics
- 2nd generation medical office space available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	5,172	60,665	158,646
Population - 5-Year Projection	5,576	65,472	171,152
Median Age - Estimated 2025	47.5	41.8	39.8
Average Household Income - Estimated 2025	\$ 153,672	\$150,478	\$148,553

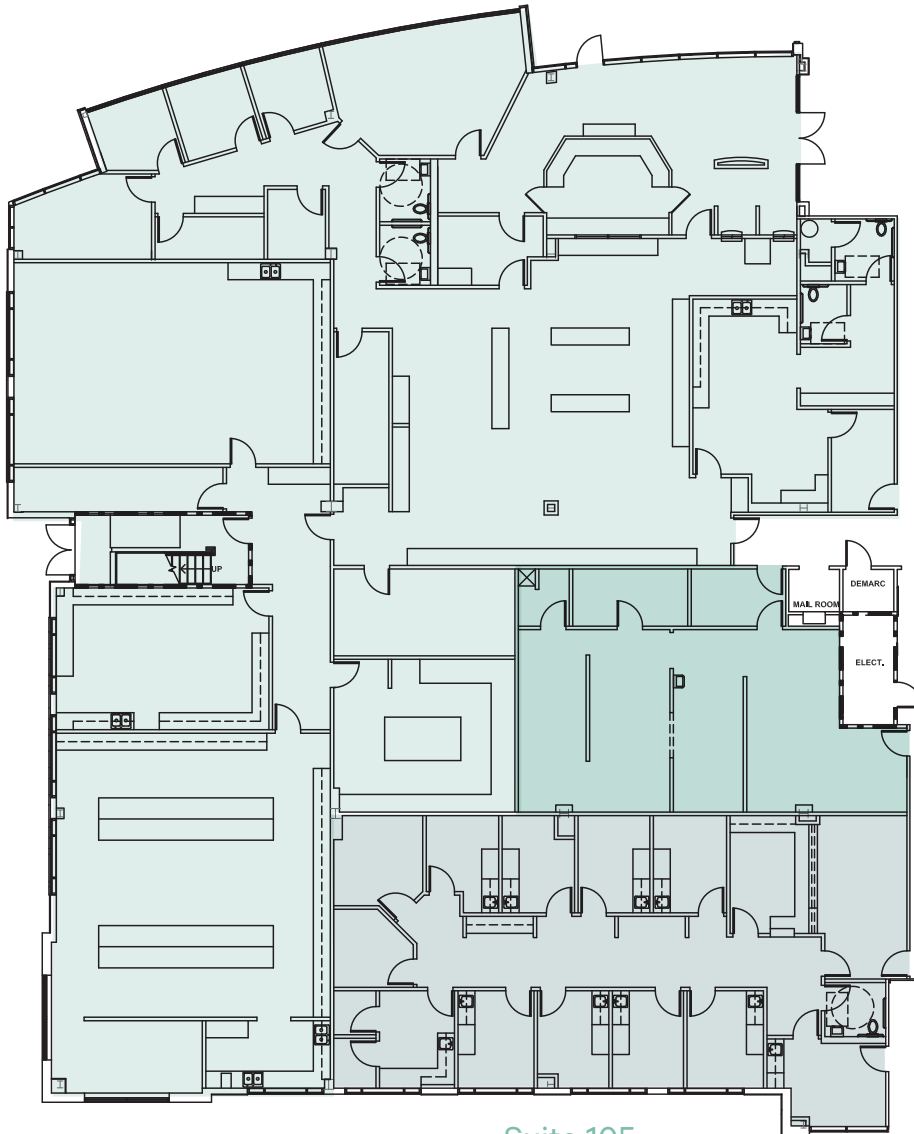
SUITE 100/103/105 - 12,918 RSF

Total contiguous:

Suite 100/103 - 10,432 RSF

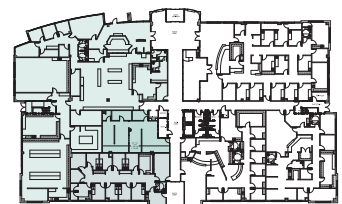
Suite 100/103/105 - 12,918 RSF

Suite 100
8,697 RSF
(Available 1/1/2027)



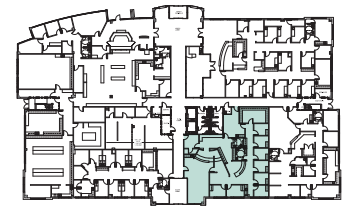
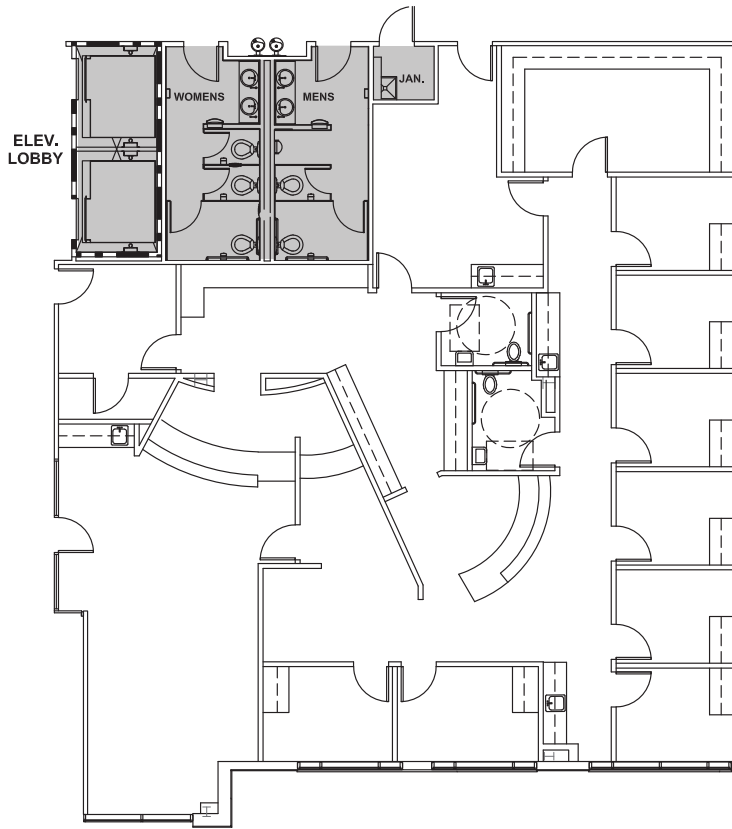
Suite 103
1,735 RSF
(Available 1/1/2027)

Suite 105
2,486 RSF
(Available 6/1/2027)



1st Floor

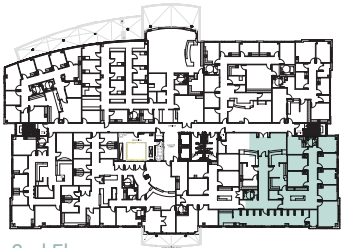
SUITE 109 - 3,395 RSF



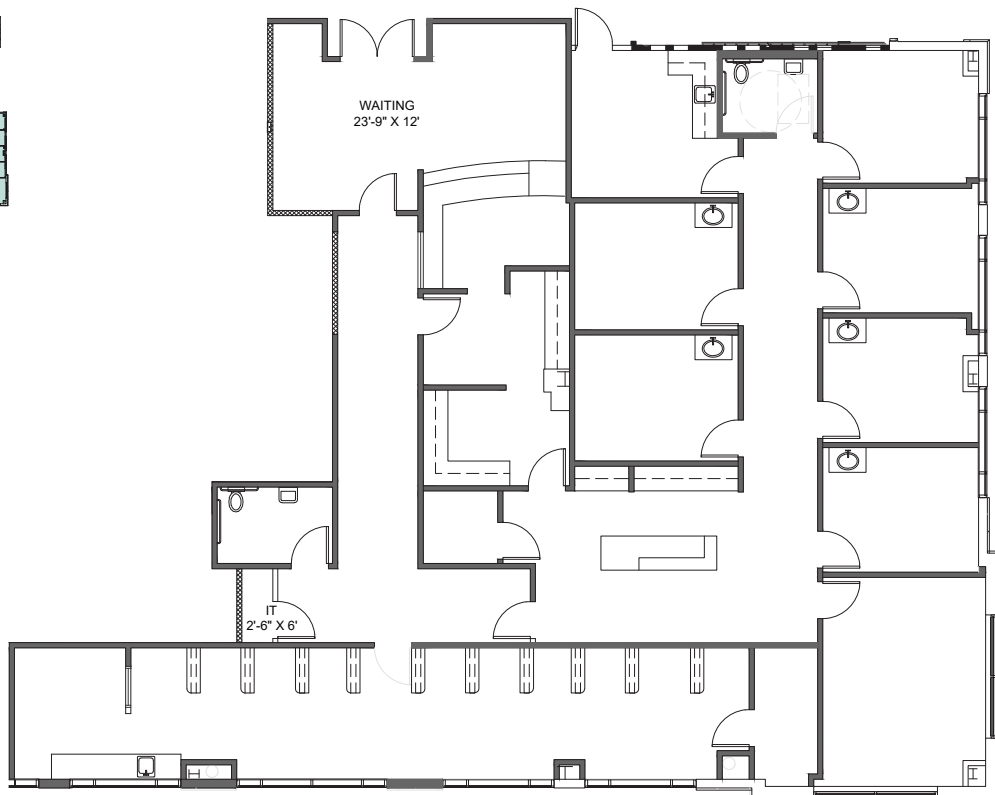
1st Floor

Available on 2/1/2027

SUITE 211A - 4,061 RSF



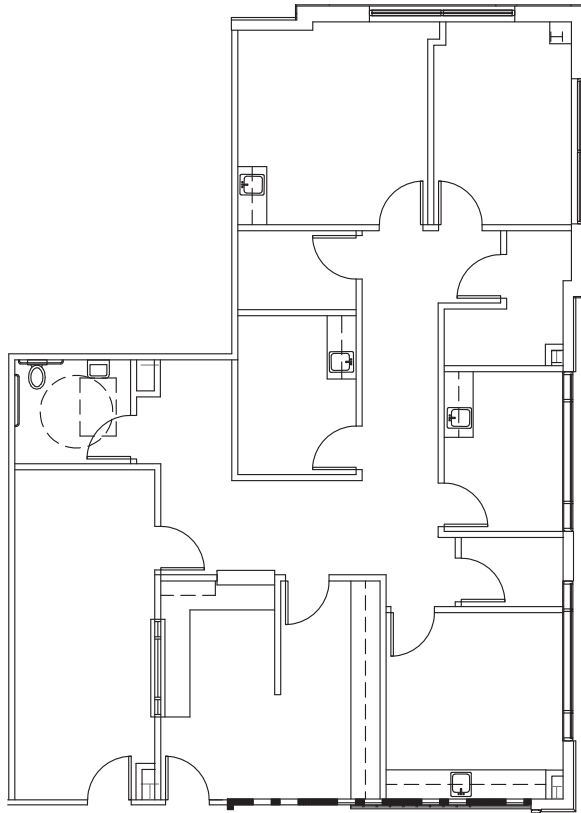
2nd Floor



Available on 5/1/2027

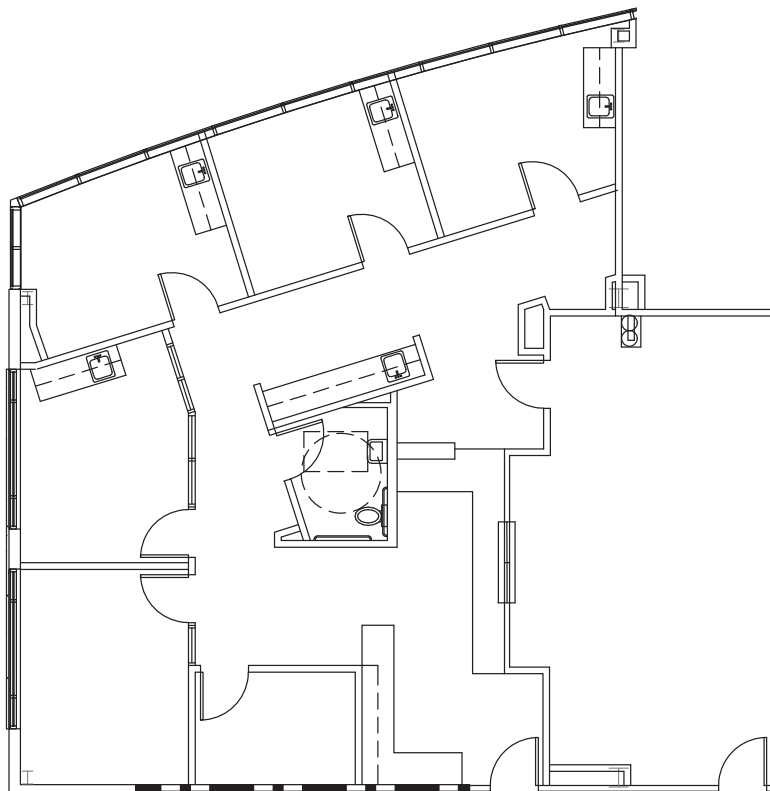
SUITE 212 - 1,905 RSF

Available on 5/1/2027



2nd Floor

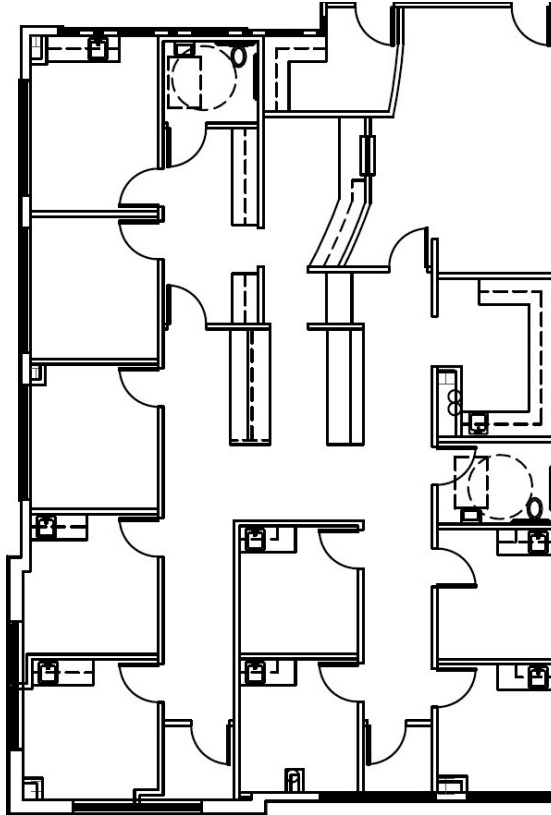
SUITE 300 - 2,119 RSF



3rd Floor

Available on 5/1/2027

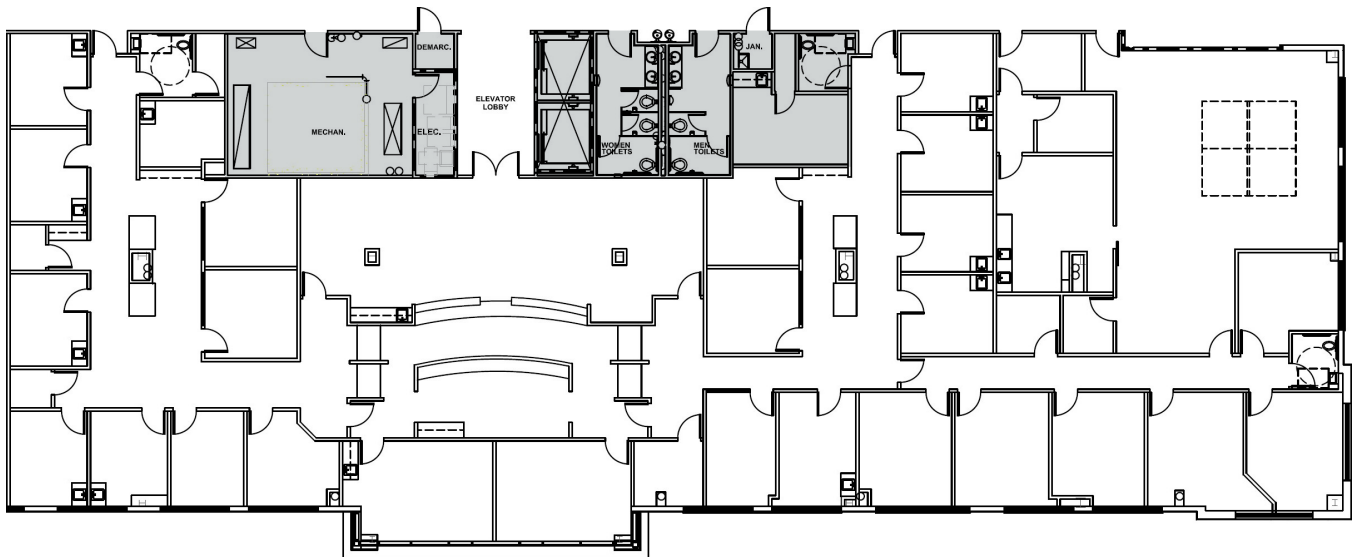
SUITE 301 - 2,800 RSF



3rd Floor

Available on 6/1/2027

SUITE 307 - 10,579 RSF

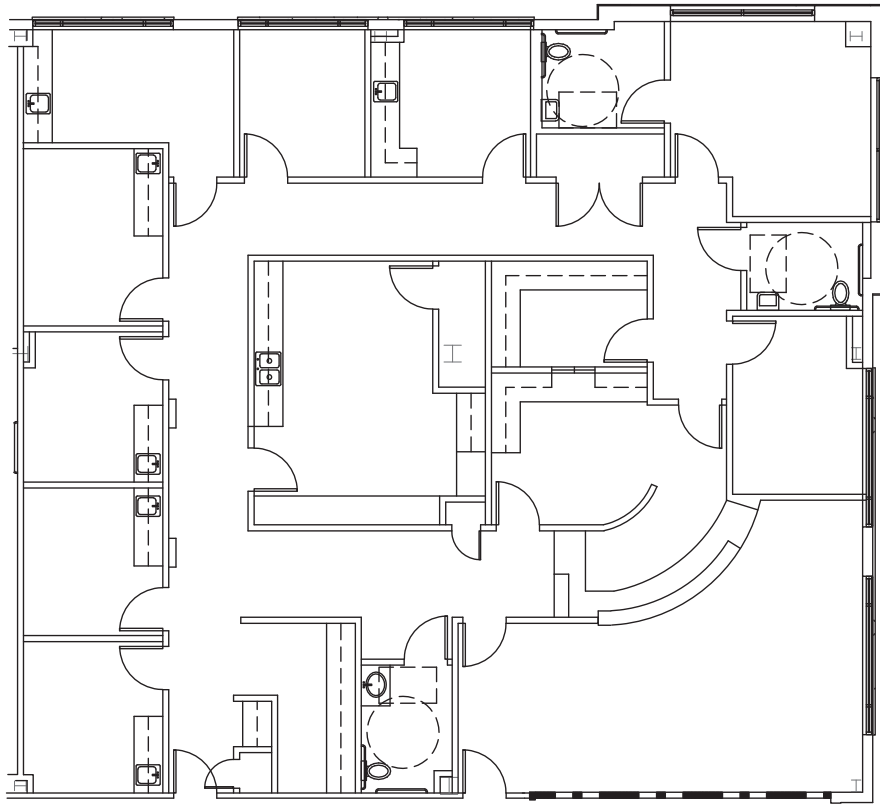


3rd Floor



Available on 4/1/2027

SUITE 310 - 3,499 RSF



3rd Floor

Available on 8/1/2027

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Building owned by

HEALTHCARE REALTY

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