



1070 EVERGREEN CIRCLE
The Woodlands, Texas 77380

1070 EVERGREEN CIRCLE For Lease



PROPERTY HIGHLIGHTS

LOCATION

Off Grogan's Mill Road, nestled in the woods near the epicenter of The Woodlands

AVAILABILITY

2 Suites Available-

2nd Fl- 5,680

3rd Fl- 4,265

Availability in a highly sought-after area

BUILDING HIGHLIGHTS

Built in 2013

Quiet and quaintly surrounded by lush trees
56 parking spaces, 3.22 / 1,000 SF

PROPERTY DESCRIPTION

14,250 SF Three-Story Office Building

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	5,739	61,785	160,233
2026 Projected Population	6,634	68,471	177,818
Population Growth 2021-2026	15.60%	10.82%	10.97%
2021 Total Households	2,887	26,002	61,403
2021 Average HH Income	\$176,065	\$132,744	\$138,955



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10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



www.PinecroftRealty.com



832-299-6404



Rates

2nd Fl- 5,680 Base Rent: \$30.00 SF

3rd Fl- 4,265 Base Rent: \$32.00 SF

Floor plans on the following page

TJ Fry

Director of Leasing

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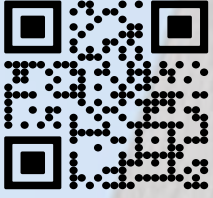
832-721-6501

PINECROFT
R E A L T Y



Floor 2

Scan or Click
to take a
Virtual Tour



Floor 3

Scan or Click
to take a
Virtual Tour

