

Available Immediately
1,742 RSF & 403 SF



Spirit of Texas Building

1525 Lake Front Circle, The Woodlands, Texas 77380



Building Overview

PROPERTY OVERVIEW

Wonderful location in the Center of The Woodlands

Colonial style building

Nestled amongst the trees

Suite 5 is separate from the main building

Ample parking



LOCATION

Major Hospitals

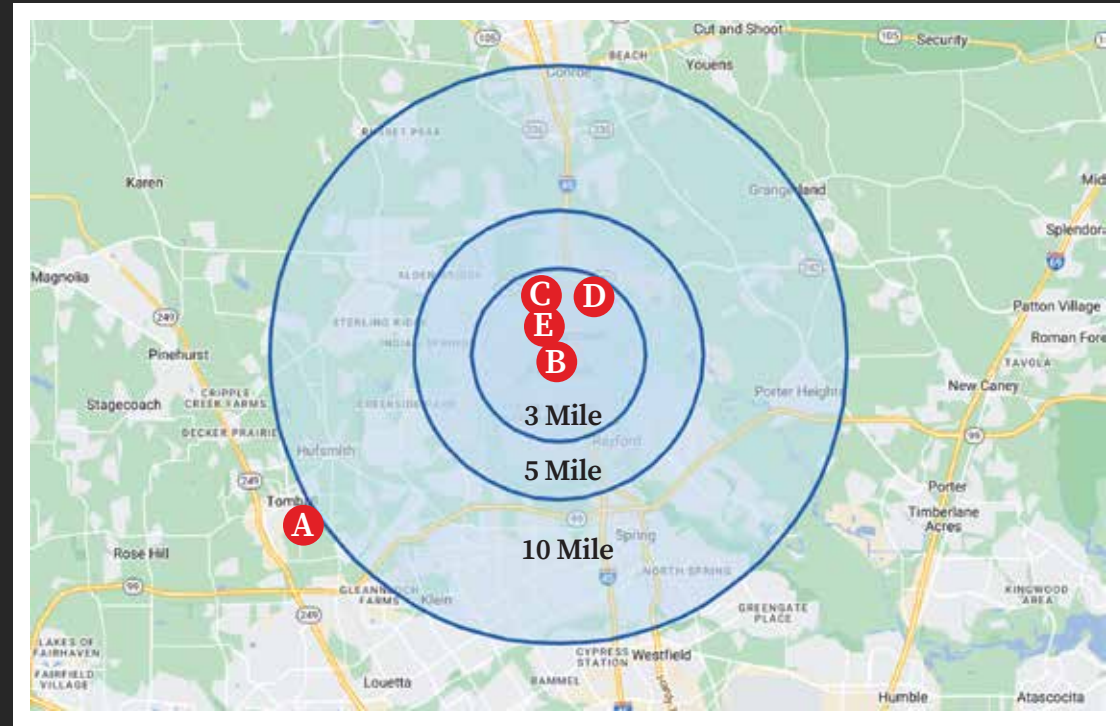
- A** Tomball Hospital..... 17 mile
- B** Memorial Hermann-The Woodlands..... 18 miles
- C** CHI St. Luke's Hospital- The Woodlands.... 21 miles
- D** Methodist Hospital- The Woodlands..... 23 miles
- E** Texas Children's- The Woodlands..... 21 miles

Major Highways

- Hwy 45..... 5 miles
- Hwy 249..... 7.3 miles
- Hwy 2920..... 1,500 ft
- Toll Road 99..... 1.5 miles

Commute Destinations

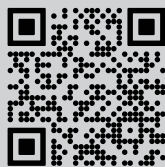
- George Bush International Airport..... 28 miles
- Downtown Houston..... 36 miles
- Hobby Airport..... 51 miles
- The Woodlands..... 18 miles



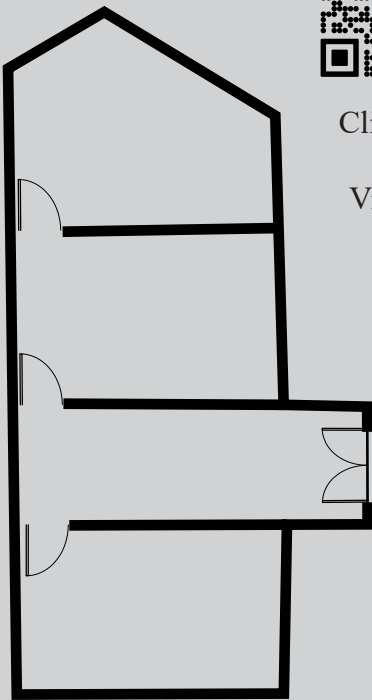
DEMOGRAPHICS & FLOOR PLANS

Availability

Suite 4 - 1,742 SF



Click or scan
to take a
Virtual Tour



	1 Mile	3 Mile	5 Mile
POPULATION			
2023 Estimate	6,100	62,796	163,411
2028 Projection	6,873	67,347	175,668
Growth 2023-2028	12.67%	7.25%	7.50%
HOUSEHOLDS			
2023 Estimate	3,181	26,704	63,209
2028 Projection	3,593	28,694	68,037
2023 Average Household Income			
	\$173,930	\$132,282	\$138,323

RATES

BASE RENT: TBD
OPEX: TBD

 Available
 Not Available

Spirit of Texas Bank

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For More Information

TJ Fry

Director of Leasing

Phone: 832.721.6501

Email: tj.fry@pinecroftrealty.com

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