



OFFERING FREE RENT*

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



10857 KUYKENDAHL RD
The Woodlands, Texas 77382

KUYKENDAHL PROFESSIONAL PLAZA II For Lease



PROPERTY HIGHLIGHTS

LOCATION

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

AVAILABILITY

2nd generation suites available from 2,936 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

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	6,810	73,736	165,025
2026 Projected Population	7,495	81,099	183,289
Population Growth 2021-2026	10.06%	9.99%	11.07%
2021 Total Households	2,281	25,759	59,789
2021 Average HH Income	\$207,537	\$167,284	\$155,682



brokerage@pinecroftrealty.com



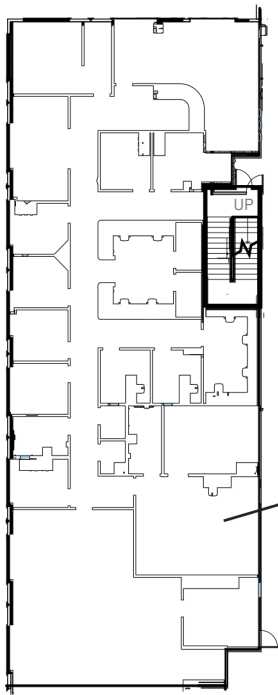
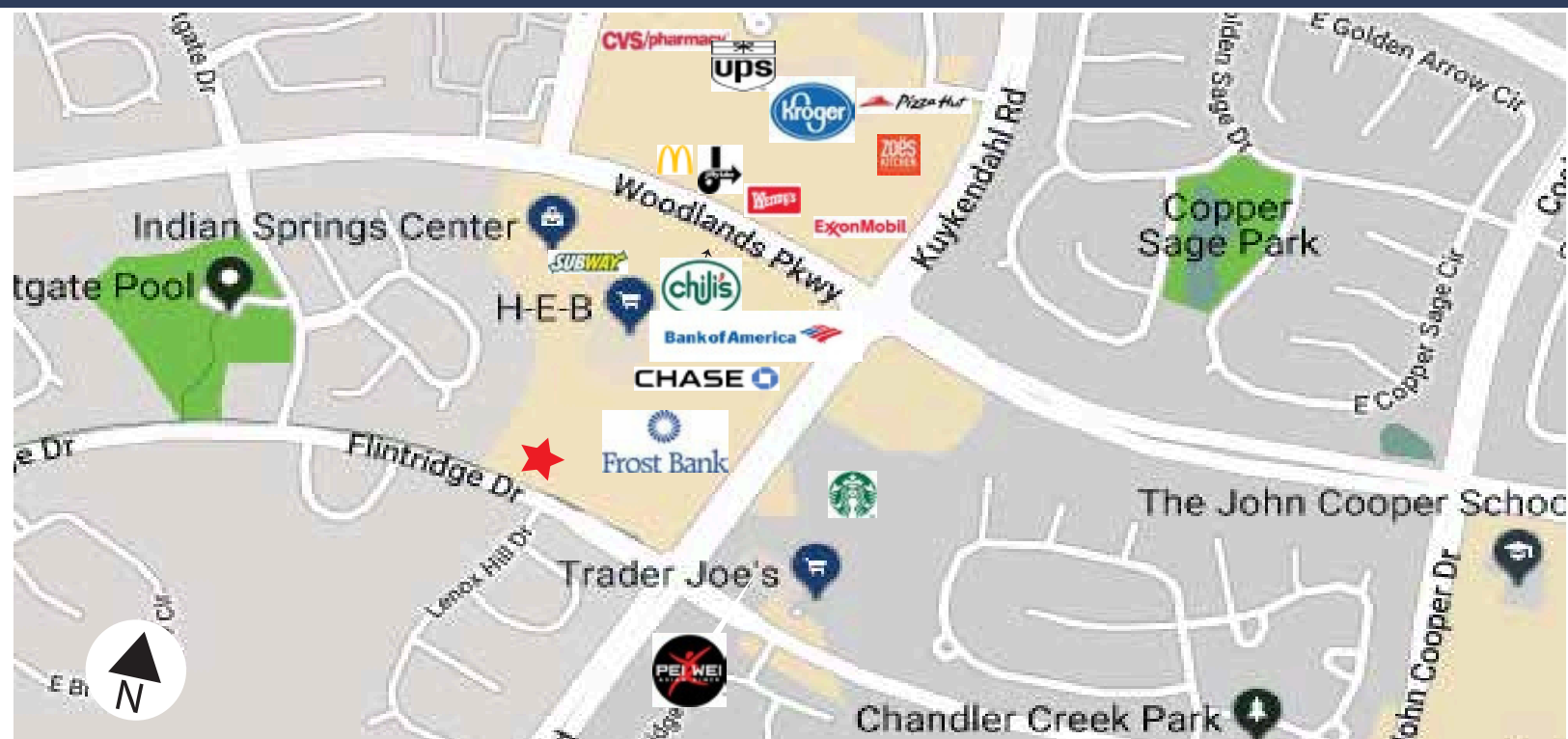
10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



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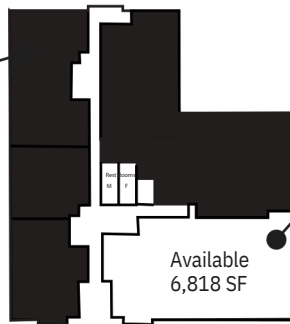
832-299-6404



Suite 120 - 5,603 RSF
Medical Office

Medical Office
Base Rent: \$23-24/SF
Op Ex: \$12.75/SF

BUILDING LAYOUT 1ST FLOOR



Available
6,818 SF

Suite Layout

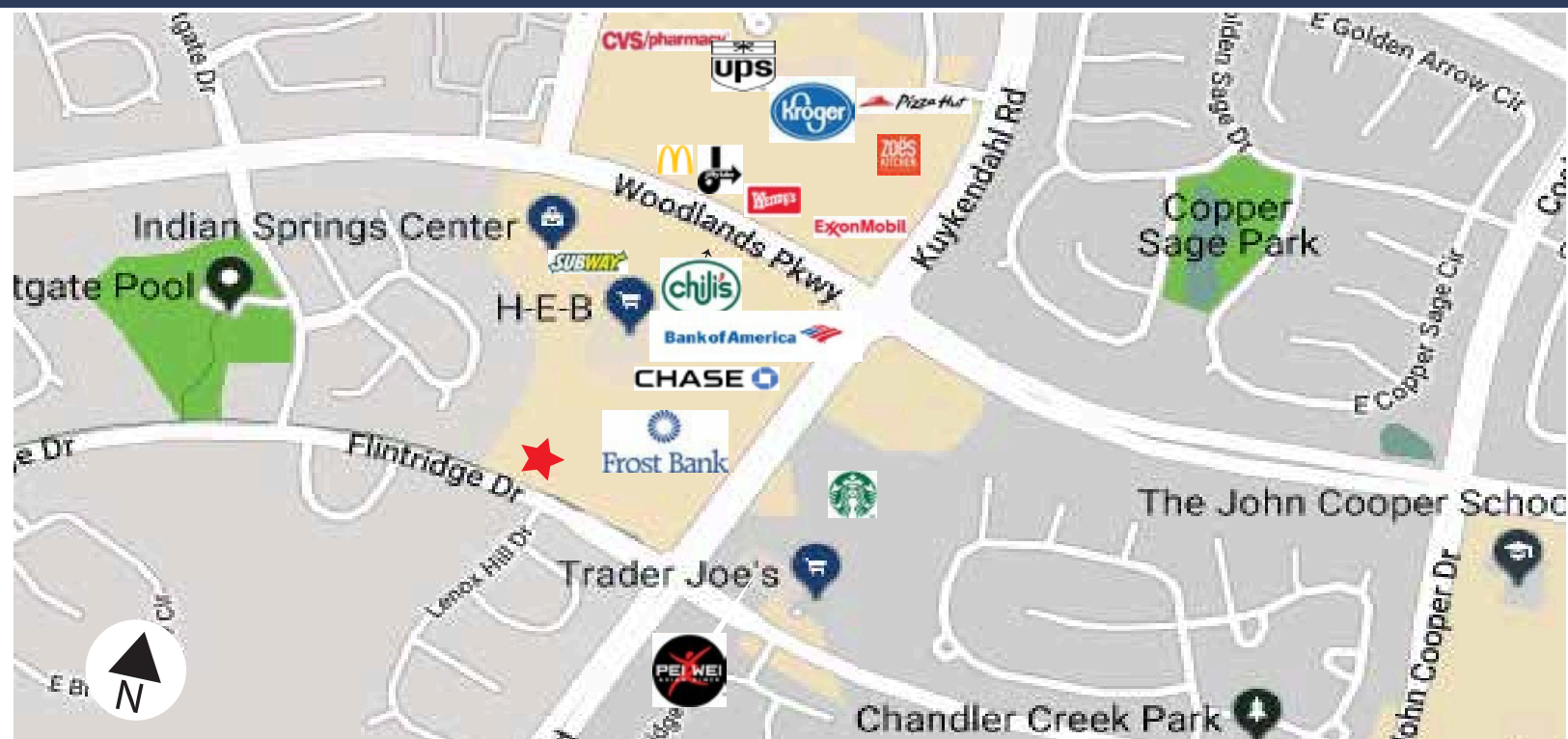
Suite 110-6,818 RSF
Medical Office



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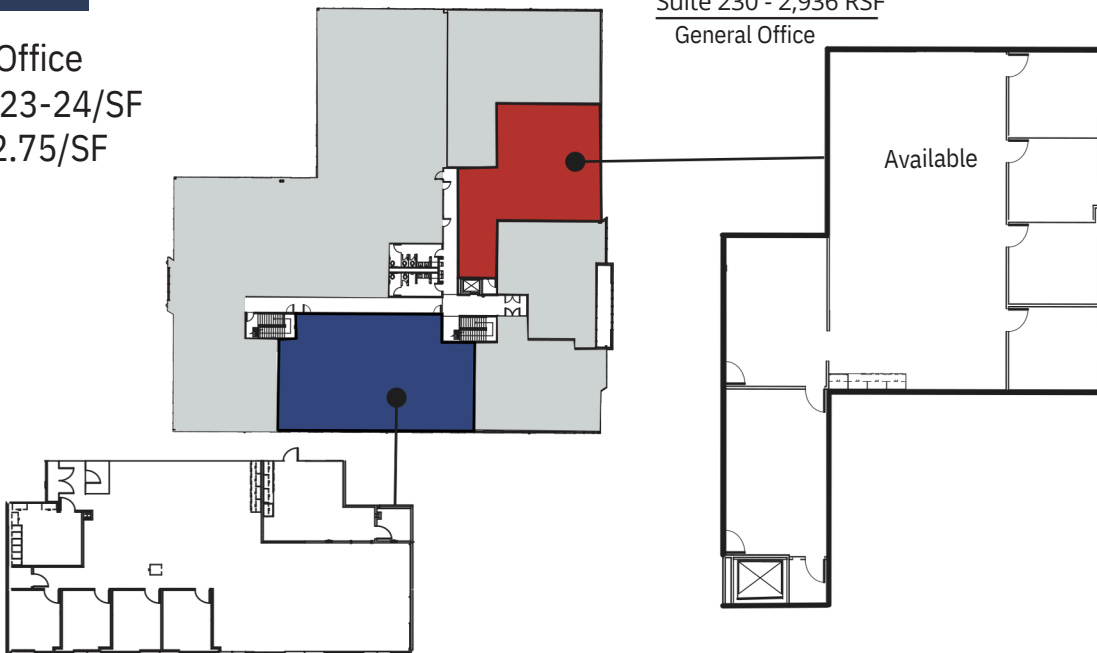
SUITE LAYOUT

Medical Office
Base Rent: \$23-24/SF
Op Ex: \$12.75/SF

BUILDING LAYOUT 2ND FLOOR

Suite 230 - 2,936 RSF
General Office

Suite 270-3,834 RSF
General Office



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