

**Sarah Dominguez** **Dovile Uzuotaitė**  
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# Property For Lease

22710 PROFESSIONAL DR  
KINGWOOD, TX 77339

17,856 SF AVAILABLE





## City Overview

Kingwood, Texas—a master-planned community where natural beauty meets suburban growth and opportunity. Known as the “Livable Forest,” Kingwood combines extensive greenbelts, family-friendly neighborhoods, and convenient access to Houston’s economic core. Its steady population growth, strong household incomes, and rising demand for healthcare services create a compelling landscape for medical real estate development.

The community’s healthcare sector is anchored by HCA Houston Healthcare Kingwood and strengthened by a growing network of specialty practices and outpatient facilities that serve the wider northeast Houston region. With a stable economy, high quality of life, and ongoing investment in infrastructure, schools, and community amenities, Kingwood offers an attractive environment for providers and investors seeking to establish or expand their presence in one of Houston’s most desirable suburban markets.



# About This Property

## Property Details

This two-story, Class B medical and professional office building offers up to 17,856 SF of space across first- and second-floor suites, all available in early 2026 and delivered in full build-out condition. Built in 2005, the property features a contemporary design, spacious patient-friendly interiors, and ample surface parking, making it an ideal setting for medical or office users. The location offers excellent visibility and accessibility, with surrounding medical offices, retail conveniences, dining, and community services that enhance both provider operations and patient experience.



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# Property Details

17,856 SF AVAILABLE FOR LEASE

Building Size	33,069 SF
SF Available	17,856 SF Available
# of Stories	2
Year Built	2005
Type of Business	Medical Office Building
Lease Rate	\$26.00/SF/YR
Lease Type	NNN

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# Site Aerial

WITH SURROUNDING BUSINESSES



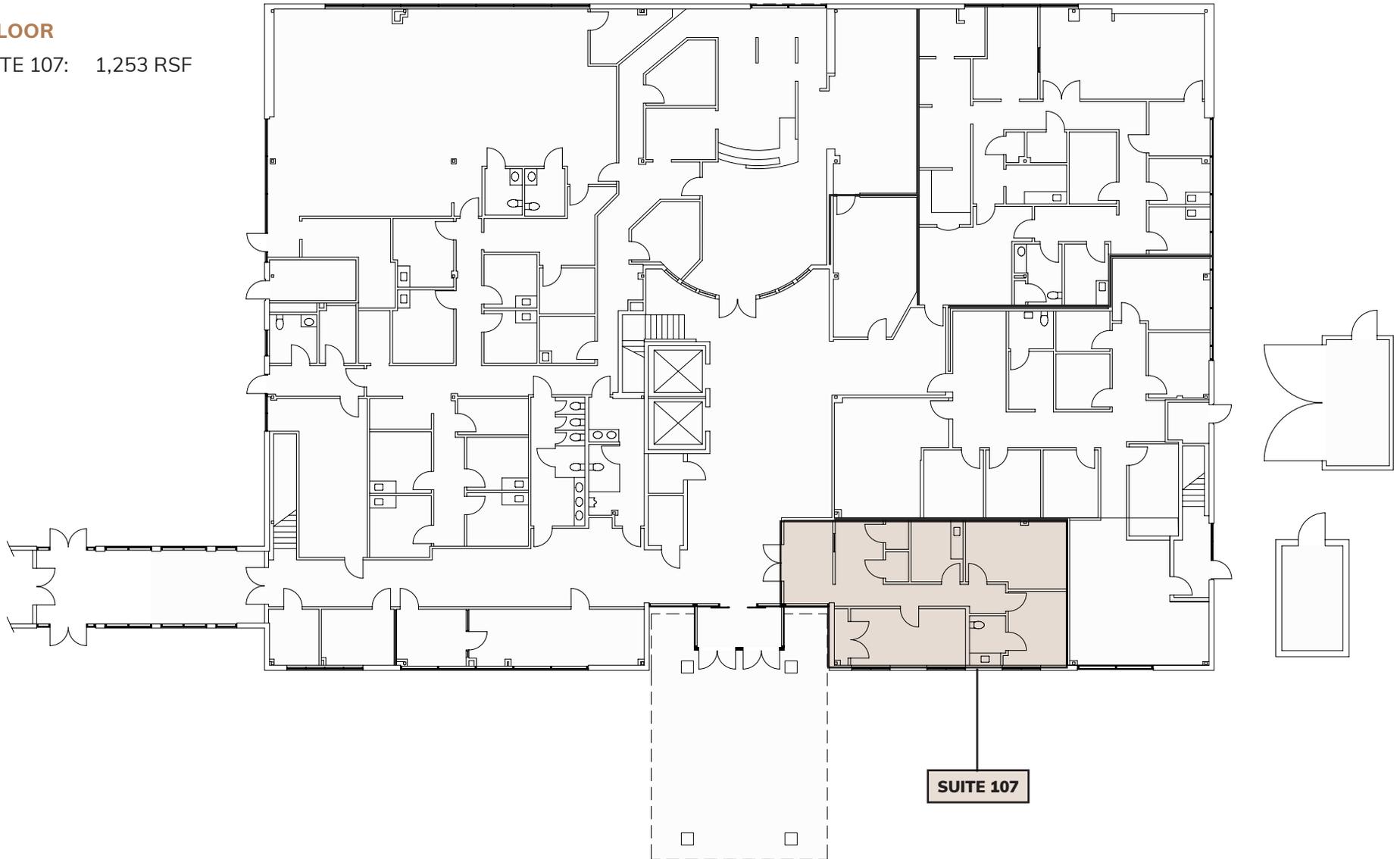


# Space Layout

## AVAILABLE SPACES

### 1<sup>ST</sup> FLOOR

- SUITE 107: 1,253 RSF



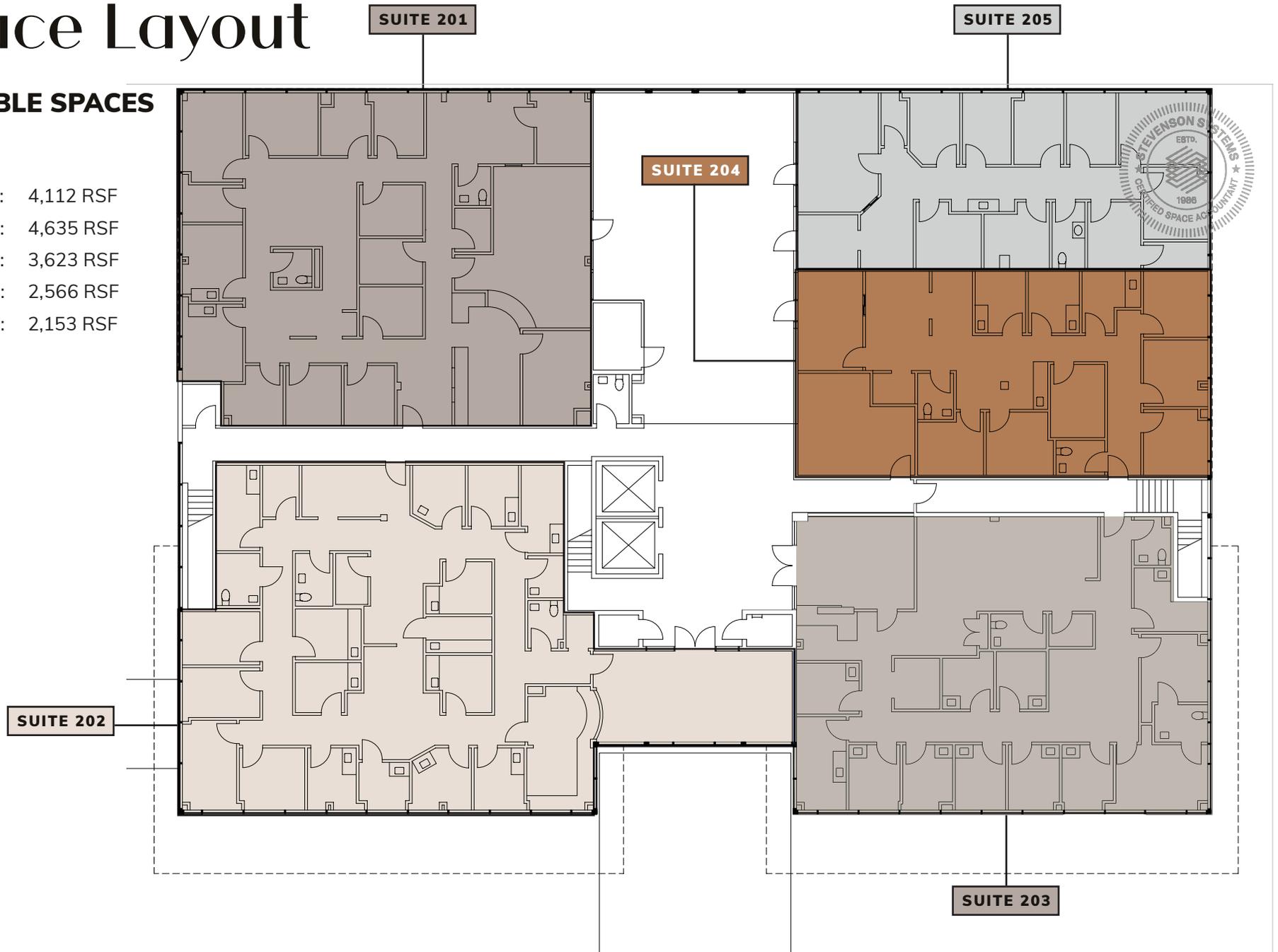


# Space Layout

## AVAILABLE SPACES

### 2<sup>ND</sup> FLOOR

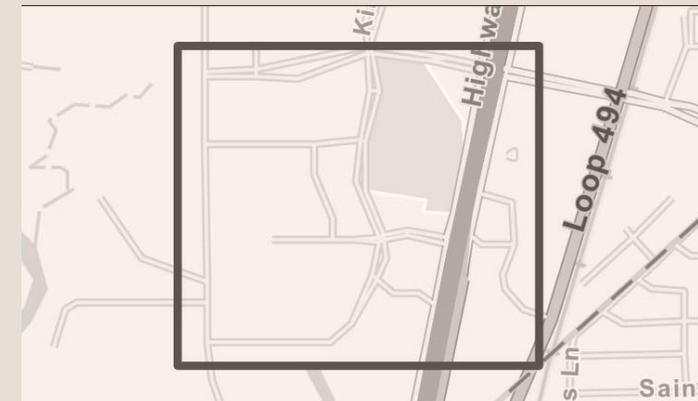
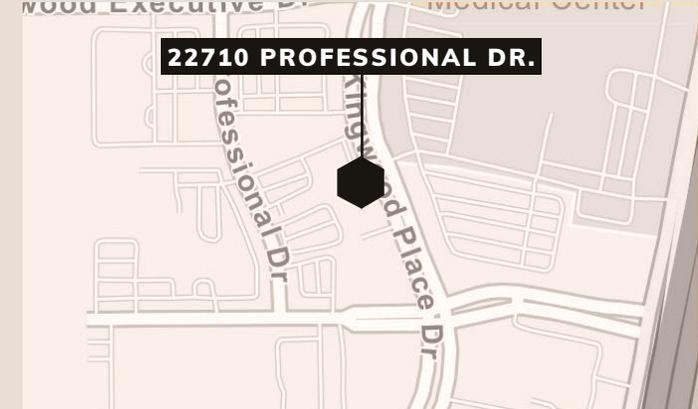
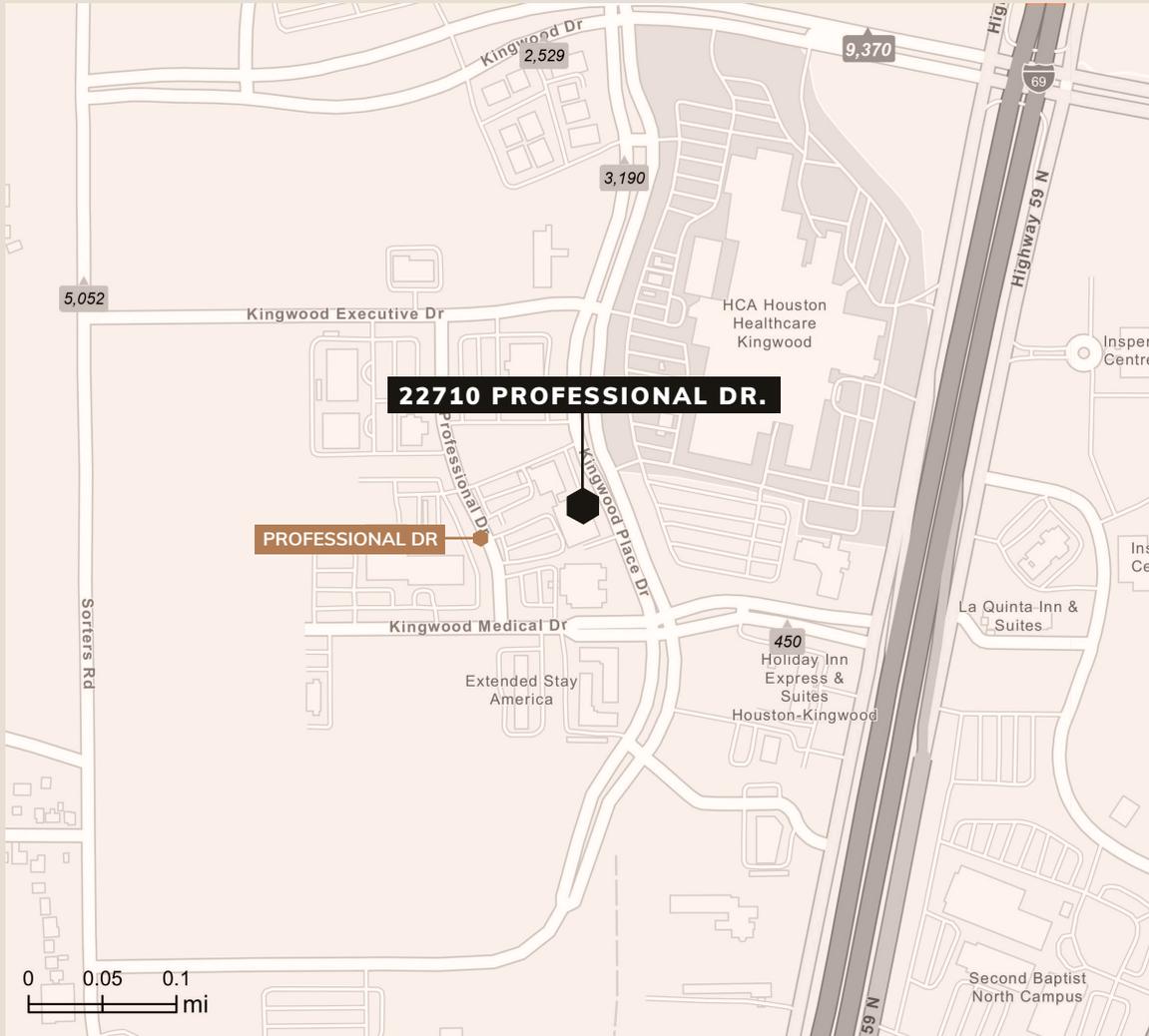
- SUITE 201: 4,112 RSF
- SUITE 202: 4,635 RSF
- SUITE 203: 3,623 RSF
- SUITE 204: 2,566 RSF
- SUITE 205: 2,153 RSF





# Traffic Volume

IMMEDIATE AREA



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



# Demographics

## 1,3,5 Mile Radius, 2024 & 2029



### Population

1 mile	5,037	5,518
3 miles	43,573	47,428
5 miles	133,906	141,530



### Households

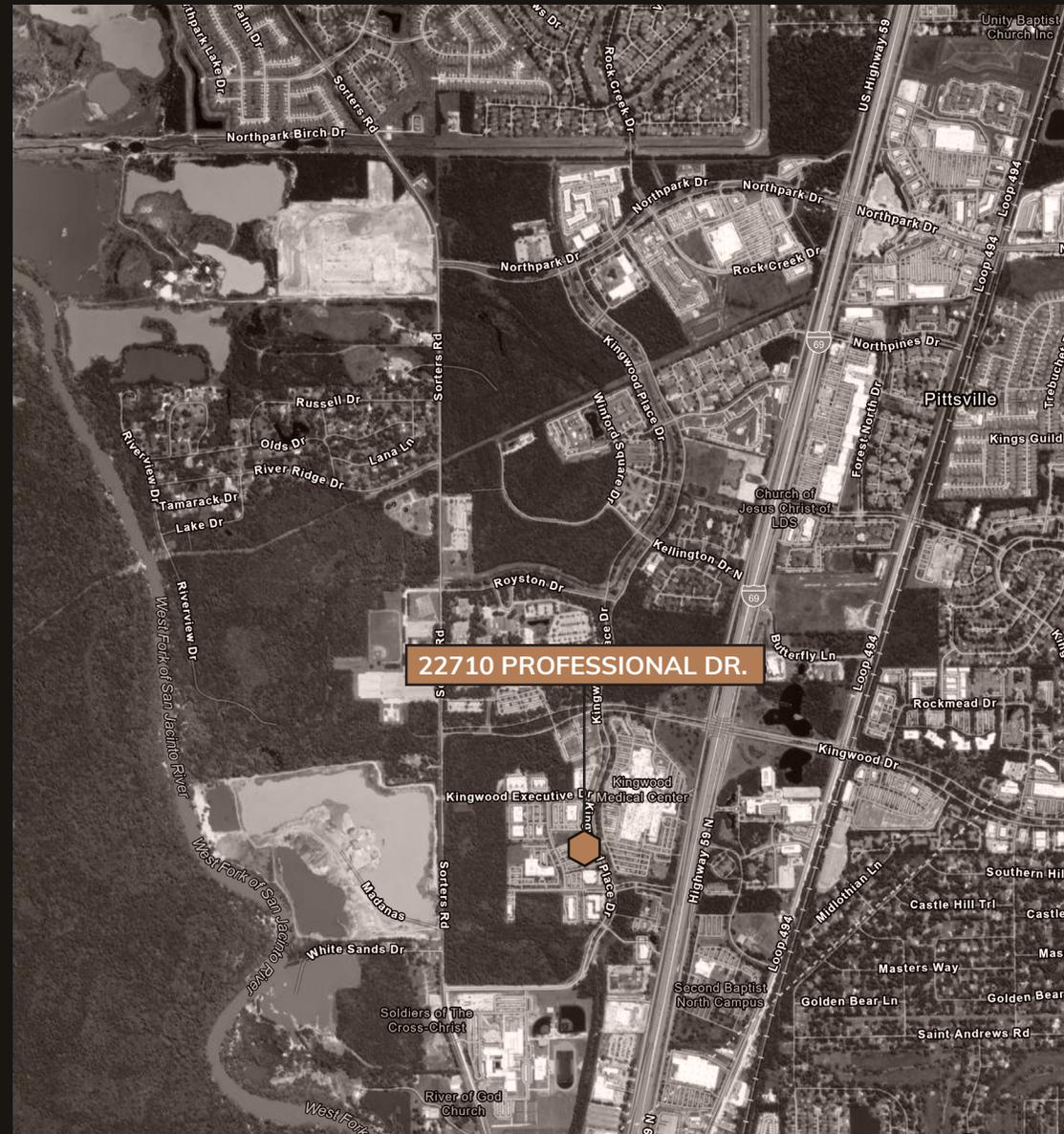
1 mile	2,555	2,849
3 miles	17,131	18,954
5 miles	49,033	52,714



### Median HH Income

1 mile	\$68,588	\$72,802
3 miles	\$89,983	\$99,012
5 miles	\$85,388	\$94,801

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