

**FOR LEASE**  
**1,250 SF MEDICAL OR GENERAL**  
**OFFICE SPACE**

**150 Pine Forest Dr**  
**Building 5, Unit 501**  
**Shenandoah, TX 77384**



**AVAILABLE:**

1,250 square foot corner medical office suite. Space includes reception, 3 exam rooms, 1 private office, conference room, 1 ADA restroom, break-room, storage/utility closet. Unit located on the left corner space of Bldg 5. See floor plan for location and layout.

**USES:**

Medical or General Office. Currently set up as a traditional medical practice office.

**PRICE:**

\$26/rsf plus \$7.68/rsf for NNN fees

**LOCATION:**

Located in the heart of the medical district., just off Vision Park Dr. Minutes from St. Luke's, Texas Children's & Houston Methodist hospitals. Minutes from I-45, 99 (Grand Parkway) and The Woodlands proper.

**SUMMARY:**

Great location for your small to medium medical or general office. Area housing, abundant retail and multiple amenities create the perfect environment for this prime location. Landlord looking for a 3-5 year lease commitment.



**OFFICE:**

RE/MAX ONE The Woodlands & Spring  
6620 Woodlands Parkway  
The Woodlands, TX 77382  
[www.mwtrealtygroup.com](http://www.mwtrealtygroup.com)

**MATT TRAYLOR, CCIM**

Commercial Real Estate Specialist

936.524.2510 Mobile  
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OFFICE / MEDICAL SPACE FOR LEASE

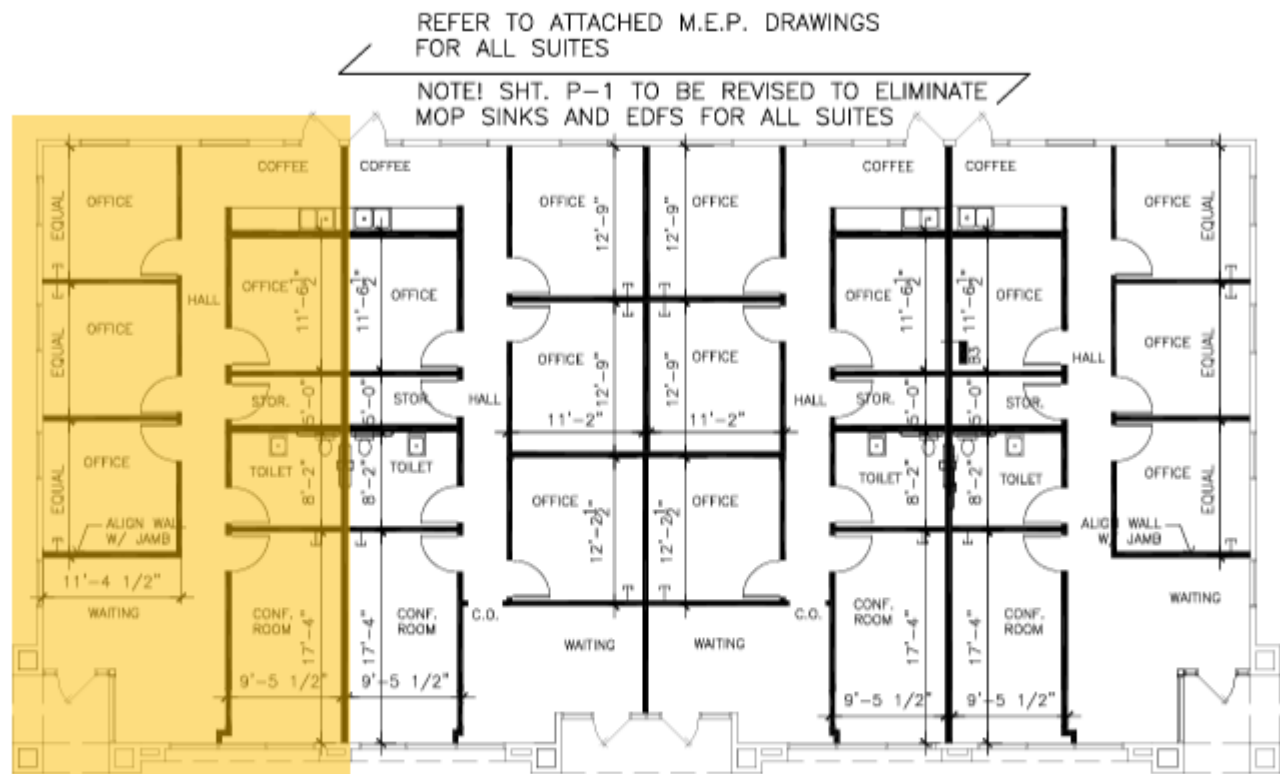
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NOTE! VERIFY PLUMBING STUBOUTS WITH PLUMBING DRAWINGS  
FOR LOCATIONS. IN THE EVENT OF A DISCREPANCY, THE PLUMBING  
DRAWINGS SHALL GOVERN



## BUILDING NO. 5 FLOOR PLAN

$$\overline{1/\theta'} = 1' - 0'$$

REFER TO ATTACHED M F P DRAWINGS



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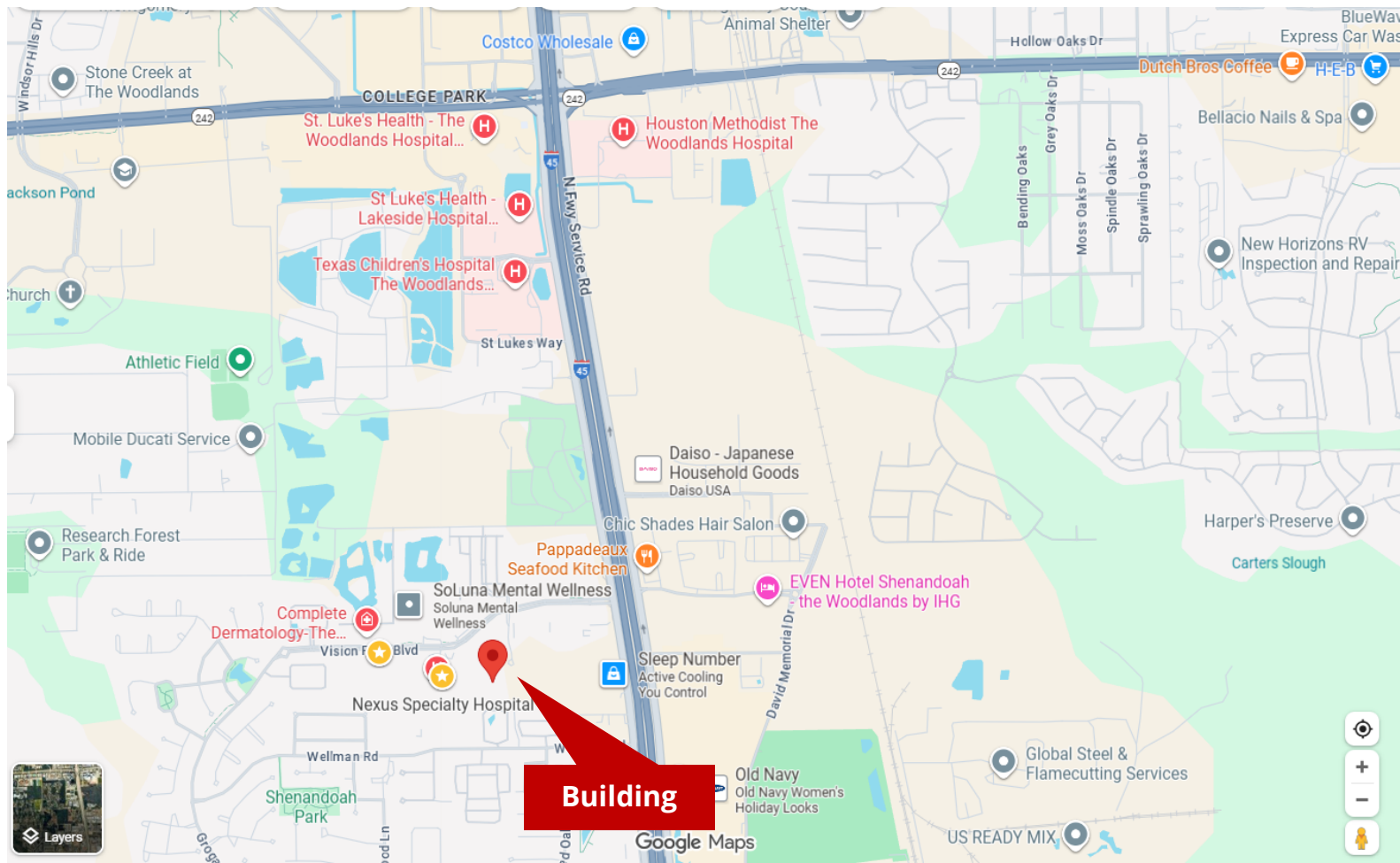
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### SATELITE MAP



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