

Medical Office | For Lease

CBRE

Medical Arts Center III

17450 St. Luke's Way
The Woodlands, TX 77384
www.cbre.com/properties

Move-In Ready Suite Available



Building owned by **HEALTHCARE REALTY**

Property Highlights

Medical Arts Center III, located at 17450 St. Luke's Way in The Woodlands, is a 96,853 RSF, 4-story, Class A, Medical Office Building.

- Located on the CHI St. Luke's Health - The Woodlands Medical Campus
- Abundant free surface and garage parking for visitors
- Great tenant mix and excellent patient demographics
- Easy access to I-45 and close proximity to Houston Methodist The Woodland's Hospital, Memorial Hermann The Woodlands Hospital, and Texas Children's Hospital The Woodlands
- Move-in ready SPEC suite available



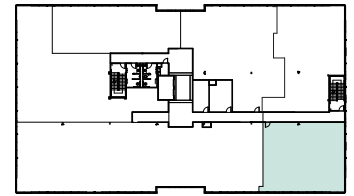
Newly renovated common areas



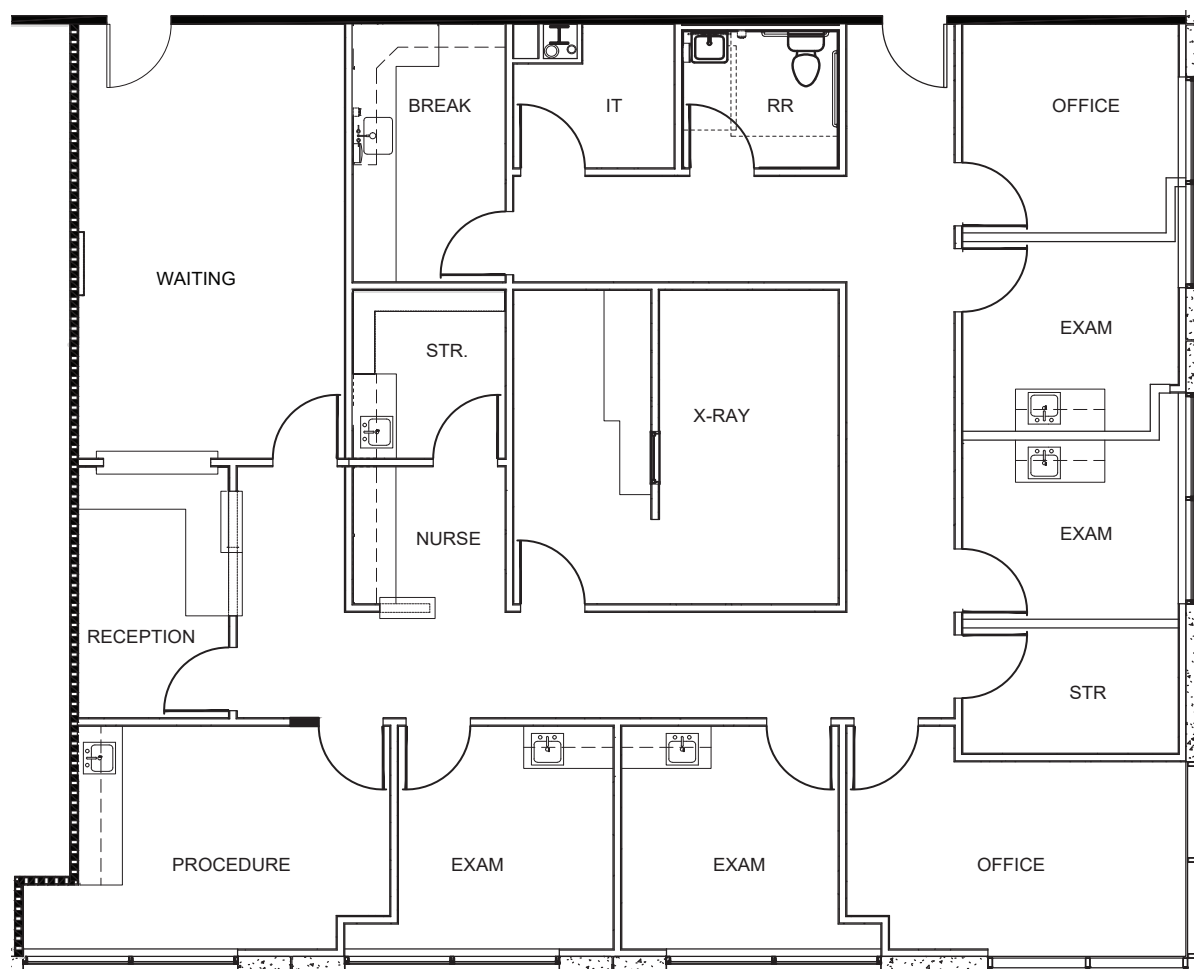
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	4,514	50,904	137,262
Population – 5-Year Projection	4,924	55,212	149,151
Median Age - Estimated 2025	45.8	39.4	40.9
Average Household Income - Estimated 2025	\$114,751	\$148,710	\$150,513

SUITE 340 - 2,653 RSF

SPEC SUITE



3rd Floor



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Contact Us

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HEALTHCARE REALTY



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