

Medical Office | For Lease

CBRE

Pinecroft III

9303 Pinecroft Dr
The Woodlands, TX 77380
www.cbre.com/properties

Move-In Ready Suite Available



Building owned by

HEALTHCARE REALTY

NO PARKING



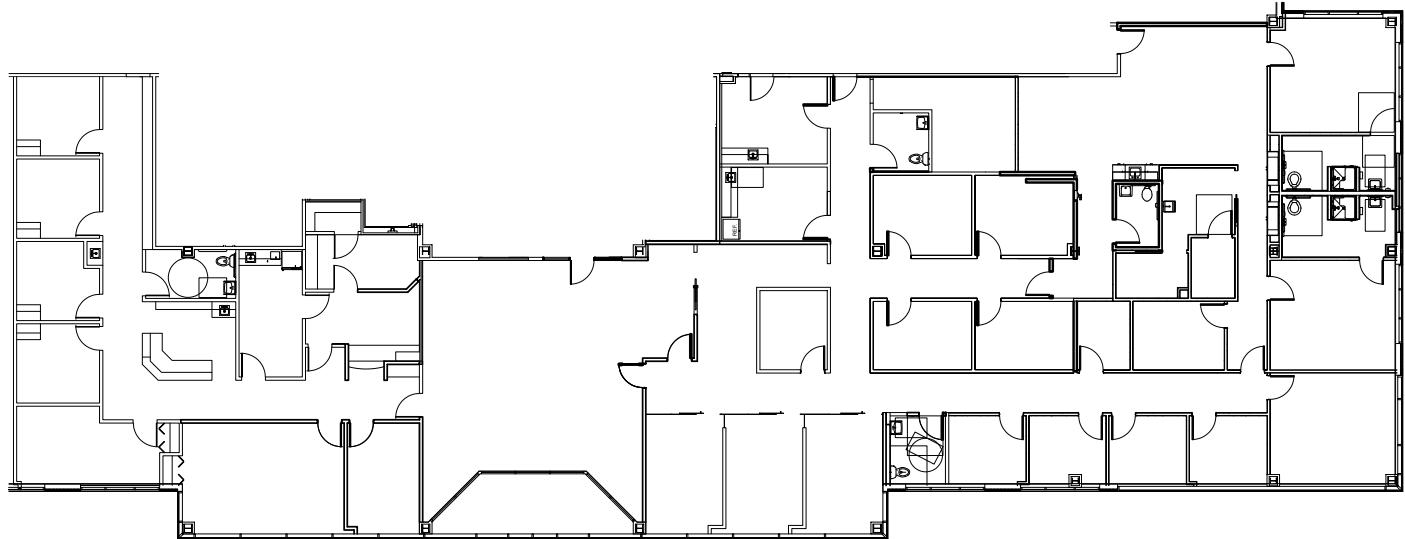
Property Highlights

Pinecroft III is a 56,800 RSF, 3-story, Class A, Medical Office Building located in The Woodlands.

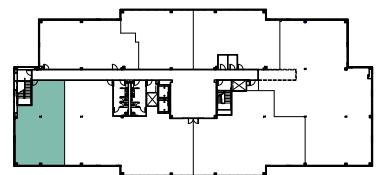
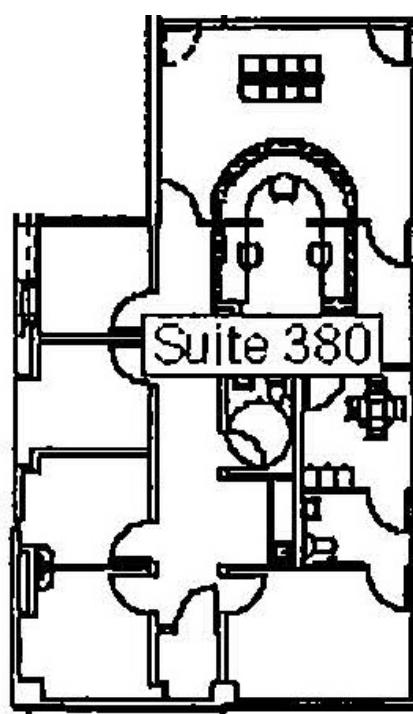
- Excellent location directly across from Memorial Hermann The Woodlands Hospital and less than 4 miles from Houston Methodist, Texas Children's, and CHI/St. Luke's The Woodlands Hospitals
- Convenient access to I-45 with abundant parking including a parking garage, free surface parking for visitors, and covered parking for doctors
- Covered drop-off area provides ease of access for patients and visitors
- 2nd generation medical office space available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	4,651	61,502	166,186
Population – 5-Year Projection	4,657	60,805	165,684
Median Age - Estimated 2024	49.1	41.6	38.5
Average Household Income - Estimated 2024	\$169,315	\$152,117	\$153,971

SUITE 250 - 9,569 RSF



SUITE 380 - 1,662 RSF

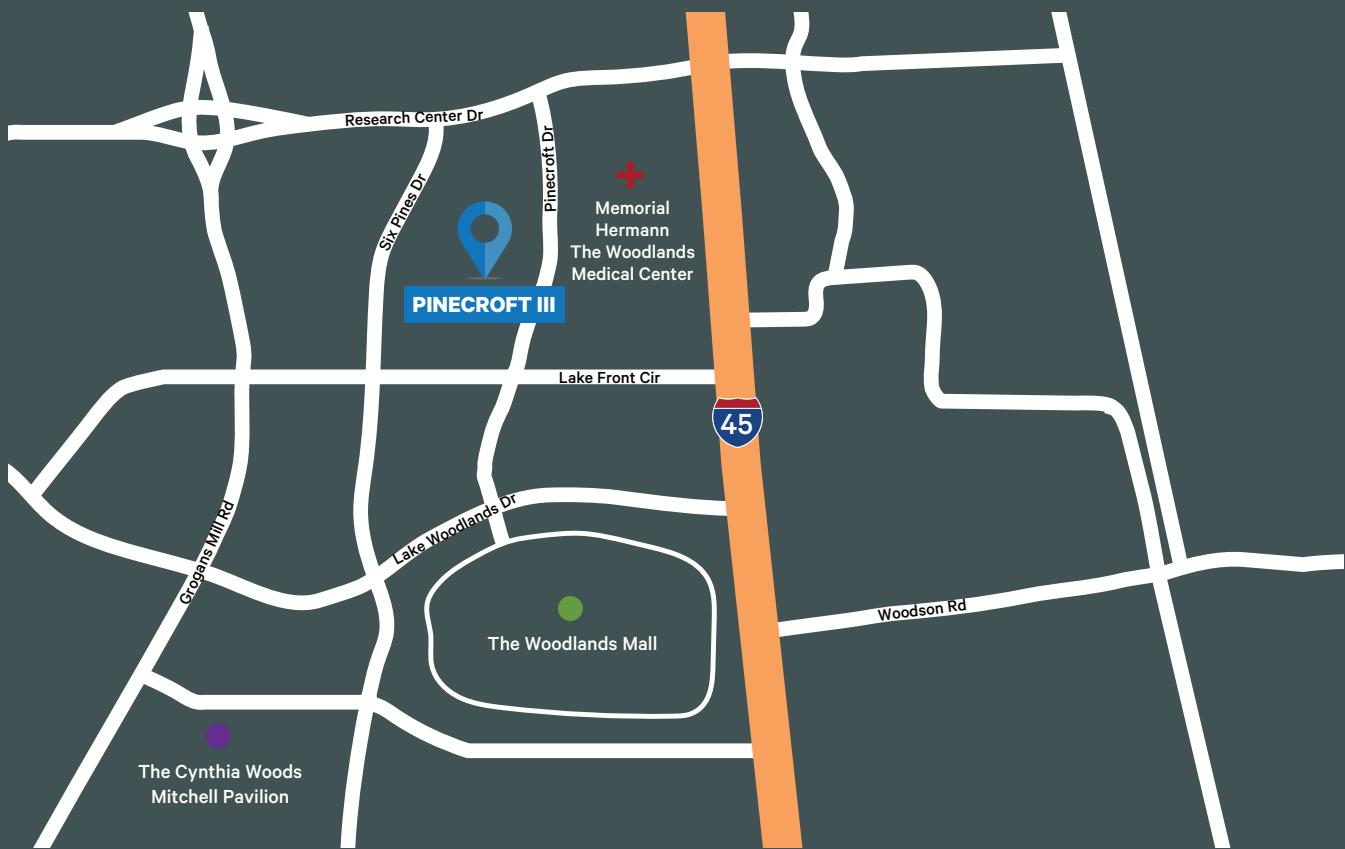


3rd Floor



PINECROFT III

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Contact Us

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