

SPACIOUS OFFICE SUITE 104 IN SOUTH LAKE PROFESSIONAL CENTER – 6 OFFICES, KITCHENETTE & TECH ROOM!
123 BLUE HERON DRIVE, MONTGOMERY, TX 77356

PROPERTY SUMMARY | OFFICE BUILDING

FOR LEASE: \$22.00 SF/YR (\$6 NNN/YR.)



PROPERTY HIGHLIGHTS

- Leasing Suite 104: 1,732 sq.ft /total building 8,000 sq. ft.
- 6 offices, kitchenette, tech room - front & back entrance.
- \$22 sq. ft year / \$6 NNN year
- Property is located at a stoplight, ensuring easy and convenient entry to 105.
- Large monument tenant signage on State Highway 105
- Prime location on the south side of Lake Conroe in Montgomery ISD.
- Surrounded by restaurants, retail, office, and hospitality businesses.
- 8,000 square-foot multi-tenant professional office building situated on in the Montgomery / Lake Conroe trade area.
- 45 total parking spaces
- Constructed in 2000

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (\$6 NNN/YR.)
Number of Units:	1
Available SF:	1,732 SF
Building Size:	1,732 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	526	1,315
Total Population	357	1,382	3,429
Average HH Income	\$147,678	\$146,351	\$145,166

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To Schedule A Showing Call 713.538.1638

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LOCATION MAP | OFFICE BUILDING

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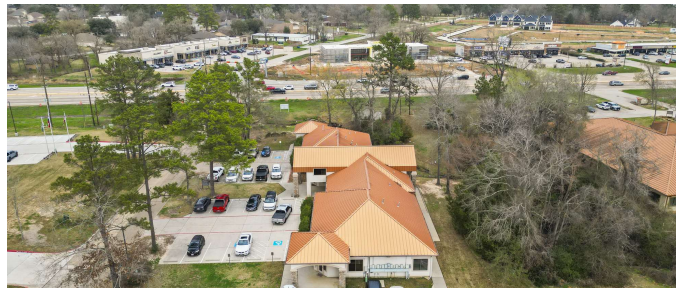
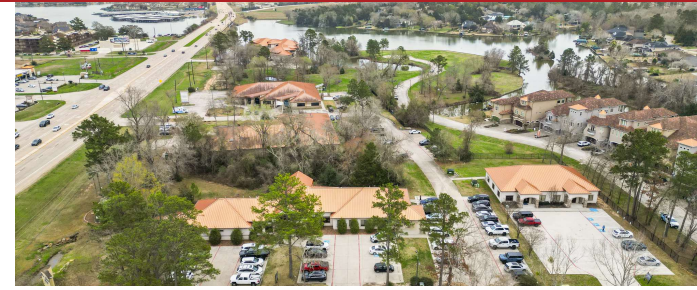
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ADDITIONAL PHOTOS | OFFICE BUILDING

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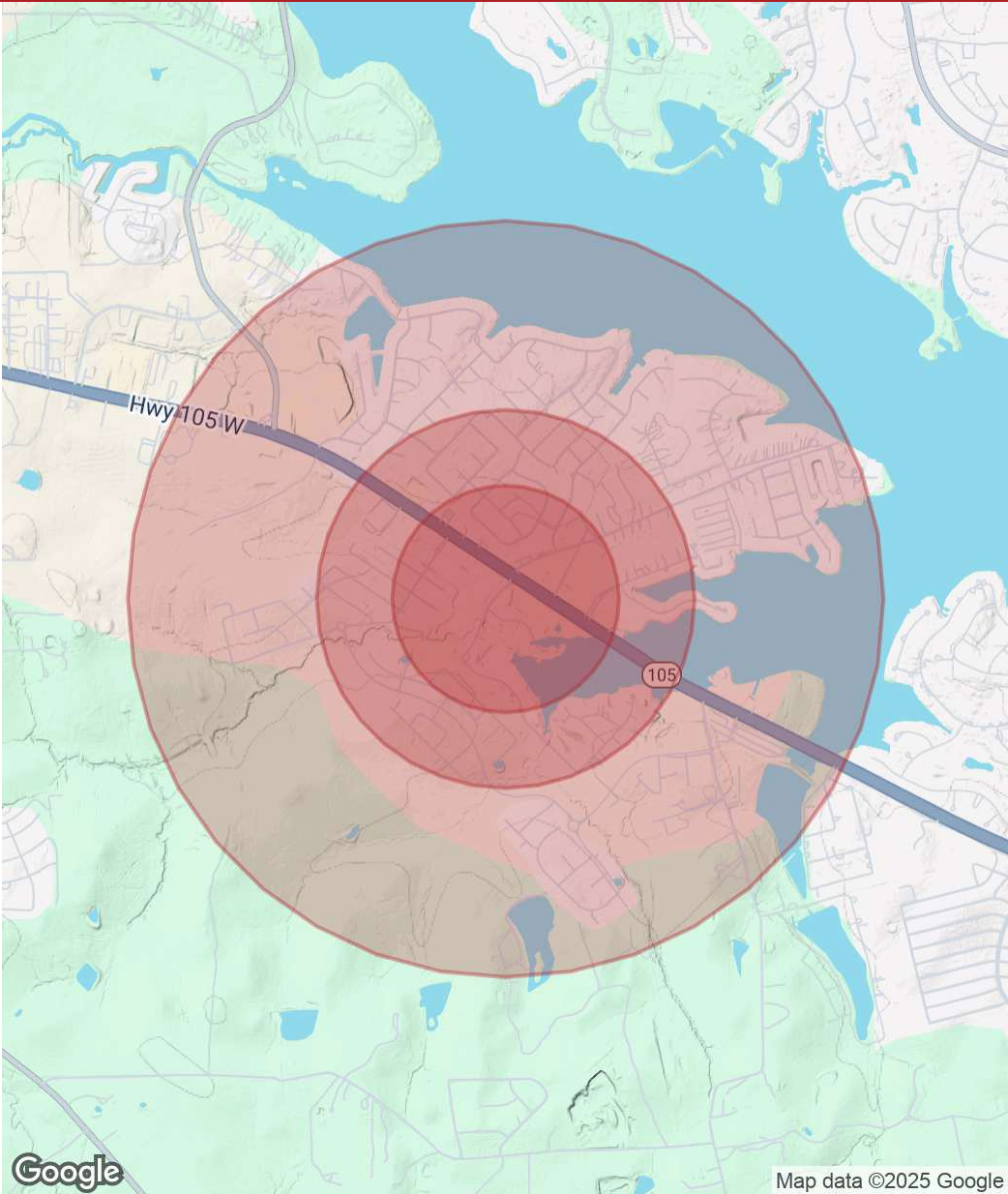
DEMOGRAPHICS MAP & REPORT | OFFICE BUILDING

FOR LEASE: \$22.00 SF/YR (\$6 NNN/YR.)

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	357	1,382	3,429
Average Age	42	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	526	1,315
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$147,678	\$146,351	\$145,166
Average House Value	\$593,799	\$596,564	\$594,647

Demographics data derived from AlphaMap



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