

Medical Office | For Lease

CBRE

Spring Medical Plaza

Newly Constructed, 3-Story Class A
Medical Office Building

21848 Holzwarth Rd
Spring, TX 77388
www.cbre.com/properties

11,598 RSF Available For Lease - Spaces range from 2,687 to 5,097 RSF



JWC
JACOB WHITE CONSTRUCTION



Highlights

Newly Constructed, 3-Story Class A Medical Office Building

- 55,354 RBA
- Availability: 2,687 RSF to 5,097 RSF
- High-end interior finishes
- High efficiency building systems
- 5 per 1,000 parking ratio; surface parking
- Covered patient drop-off
- Gurney elevators
- Monument signage opportunities
- Easy access to the Grand Parkway and I-45
- Physician investment opportunity

3

Stories

55K

Rentable Building Area (SF)

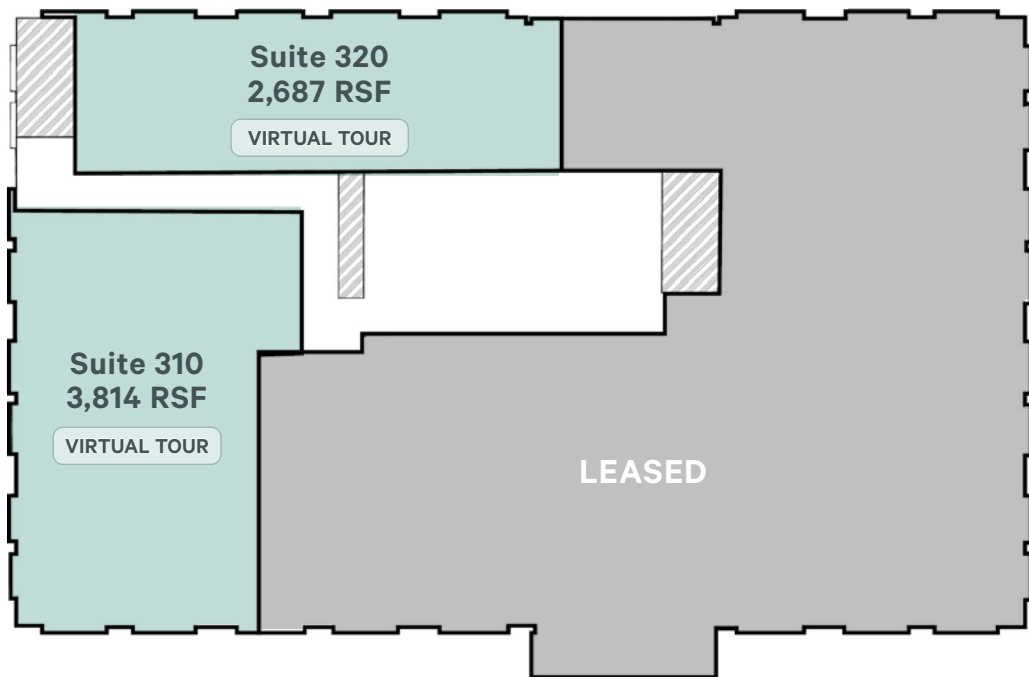
2024

Year Built

2nd Floor



3rd Floor



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DEMOGRAPHICS - 3 MILES



2025 POPULATION

73,035



DAYTIME POPULATION

78,415



AVG HOUSEHOLD INCOME

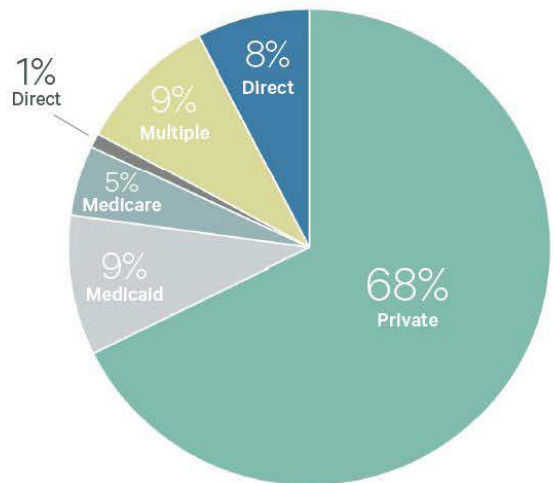
\$121,996



MEDIAN HOME VALUE

\$297,453

INSURANCE MIX - 3 MILES



PRIVATE MEDICAID MEDICARE
MILITARY MULTIPLE DIRECT

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