

Ponderosa Square

PROFESSIONAL PARK FOR LEASE

17020 Beaver Springs Drive at Cypress Creek Parkway, Houston, TX 77090



Available

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vantagepoint
real estate group

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PROPERTY HIGHLIGHTS:

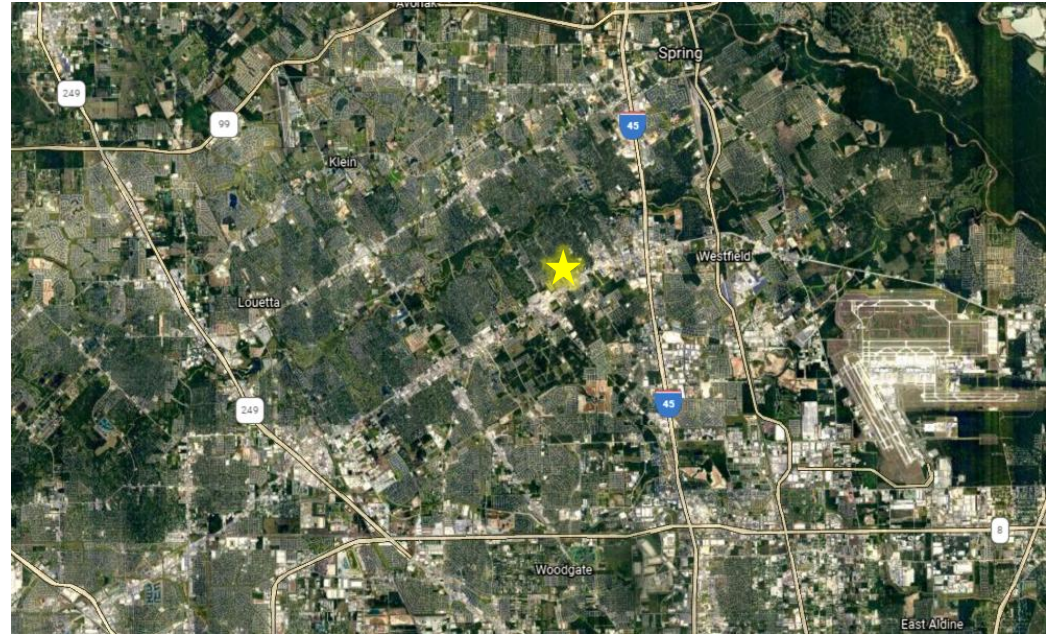
- Intersection of Cypress Creek Parkway & Beaver Spring Dr
- Newly Remodeled Professional Park
- 4/1,000 Parking Ratio
- Pylon Sign Available
- Individualized Storefront Designs Enhancing Tenant's Presence
- Easy Access to North Fwy, SH 249, and Beltway 8
- Located 11.5 miles from IAH

FM 1960 RD WEST OF JONES TRAFFIC COUNTS:

- 71,329 (average daily traffic counts)

REPRESENTATIVE MEDICAL WITHIN ONE MILE:

- HCA Houston Healthcare Northwest
- Red Oak Medical Offices
- St. Luke's @ Cypress Woods Medical Offices
- Kelsey-Seybold Clinic



DEMOGRAPHICS:

• Population	18,180 (1 mi)	129,139 (3 mi)	312,495 (5 mi)
• Employees	9,802 (1 mi)	35,190 (3 mi)	103,068 (5 mi)
• Households	7,014 (1 mi)	48,240 (3 mi)	110,172 (5 mi)
• Average HH Income	\$70,016 (1 mi)	\$72,364 (3 mi)	\$77,915 (5 mi)

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

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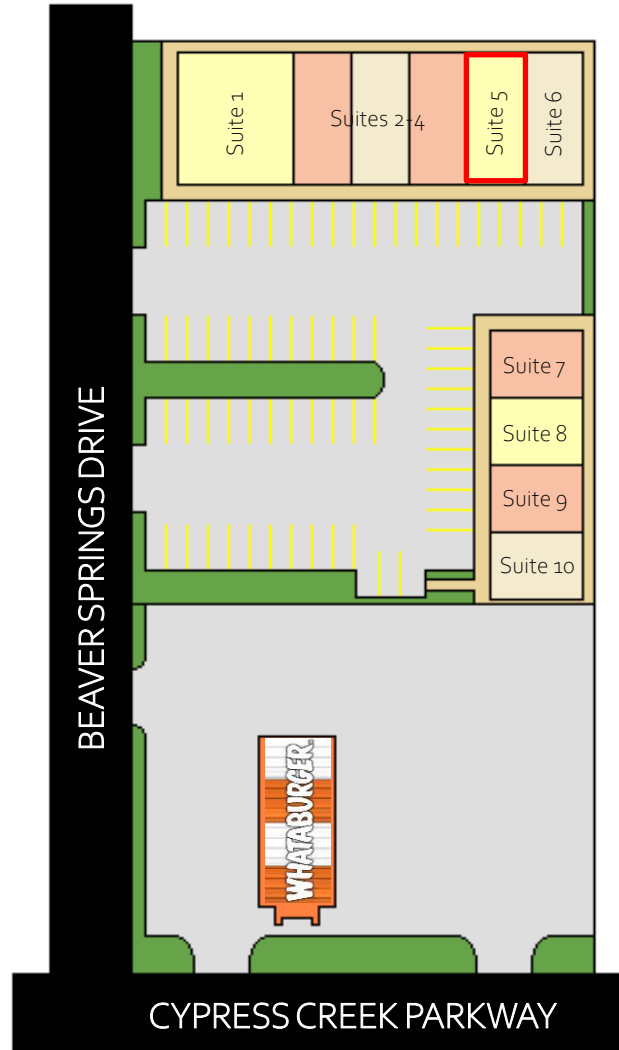
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CO-TENANTS:

- Cancun Restaurant
- Clinica Hispana Ponderosa
- RxAssist Pharmacy
- 121 Banquet Hall
- Hair Salon
- Above and Beyond Meals

AVAILABLE SUITE IN RED:

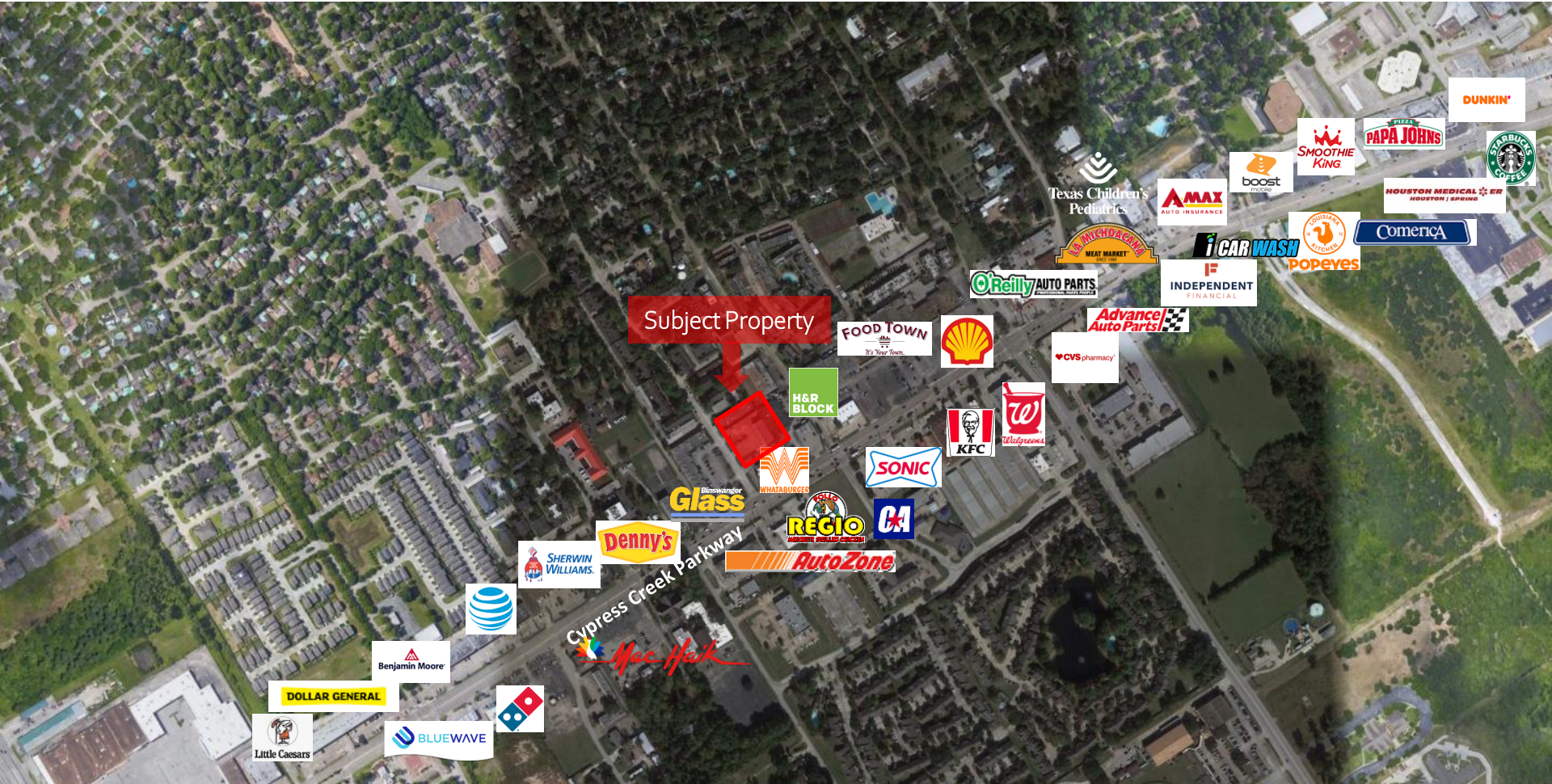
- Suite 5 – 1,440 SF
 - 2nd Generation Open Plan



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