

Medical Office | For Lease

**CBRE**

# Pinecroft Medical Plaza

9191 Pinecroft Dr  
The Woodlands, TX 77380  
[www.cbre.com/properties](http://www.cbre.com/properties)

Move-In Ready Space Available



Building owned by **HEALTHCARE REALTY**



## Property Highlights

Pinecroft Medical Plaza is a 29,423 RSF, 2-story Medical Office Building located in The Woodlands.

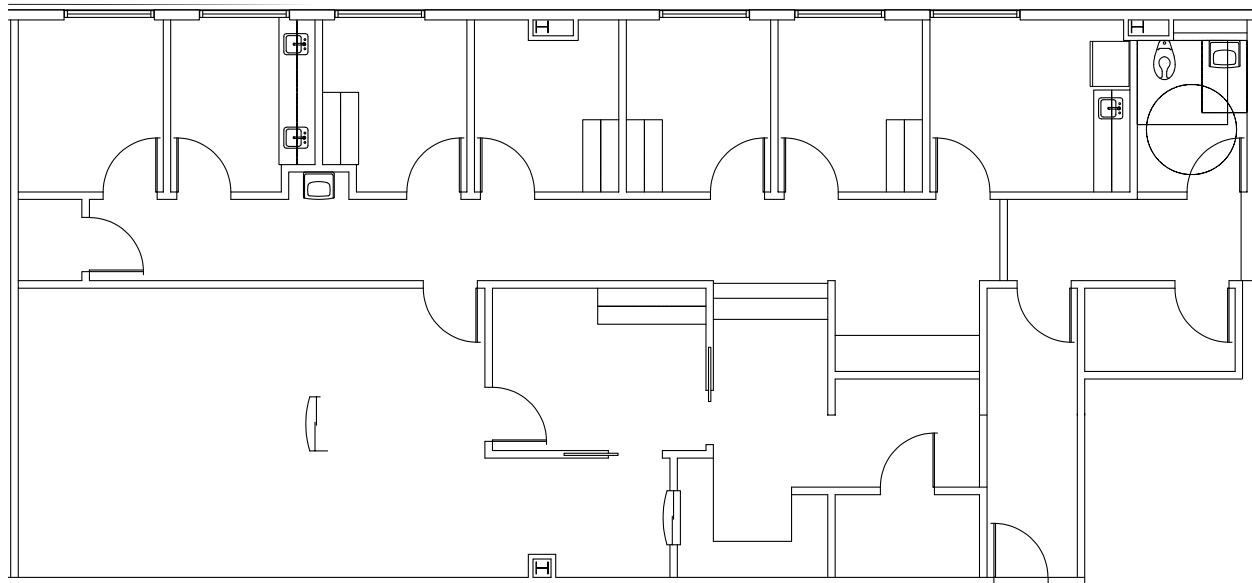
- Excellent location directly across from Memorial Hermann The Woodlands Hospital and less than 4 miles from Houston Methodist, Texas Children's, and CHI/St. Luke's The Woodlands Hospitals
- 2nd generation medical office space available
- Convenient access to I-45 with abundant parking including free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

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

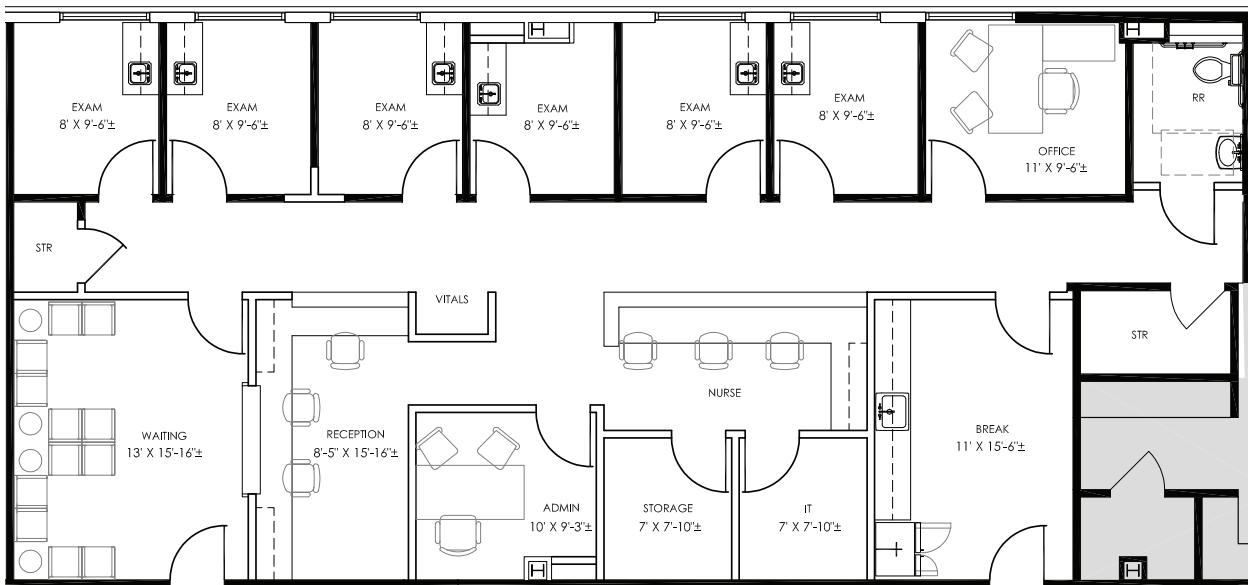
**SUITE 275 - 2,403 RSF**

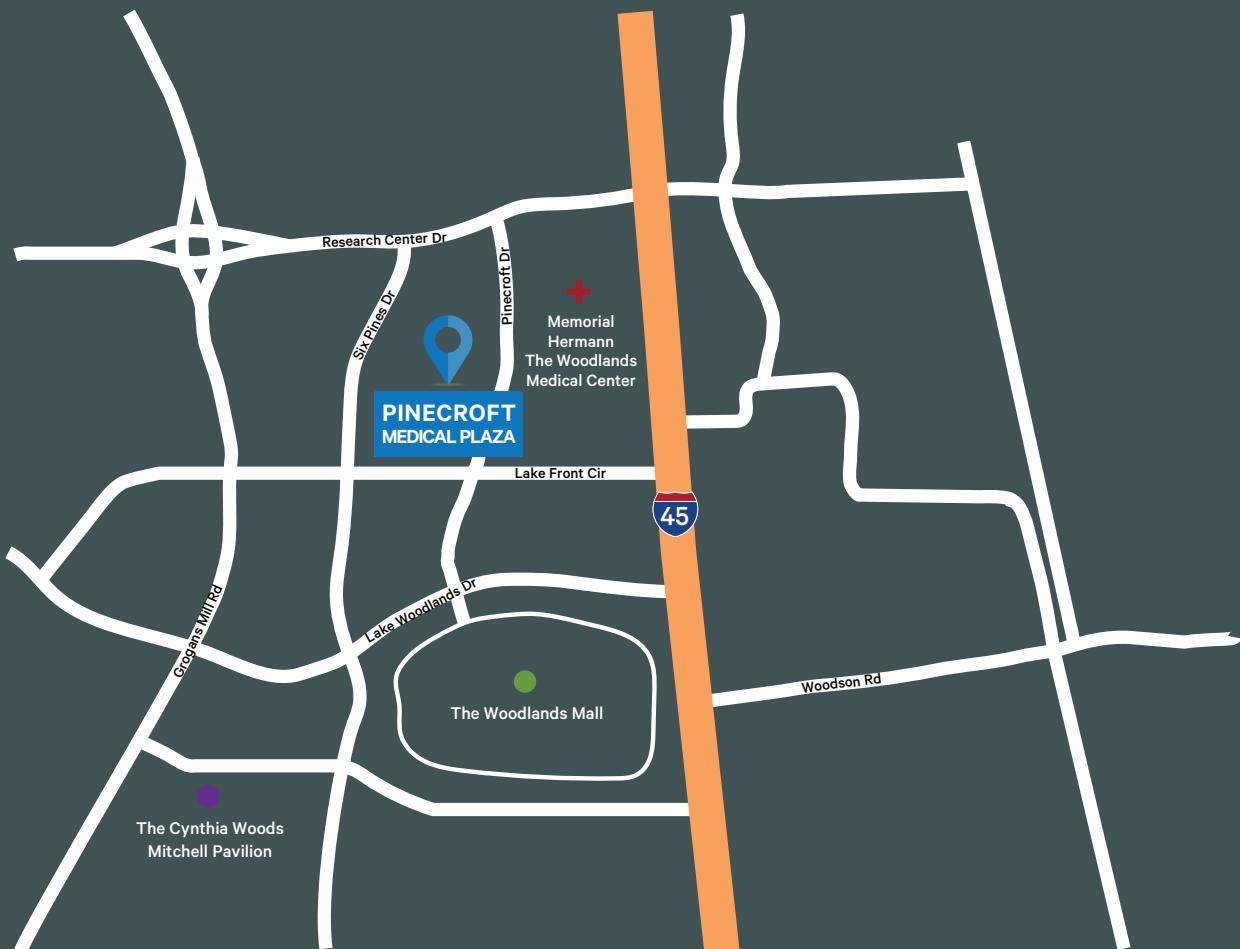


**CURRENT LAYOUT**



**CONCEPTUAL LAYOUT**





## Contact Us

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