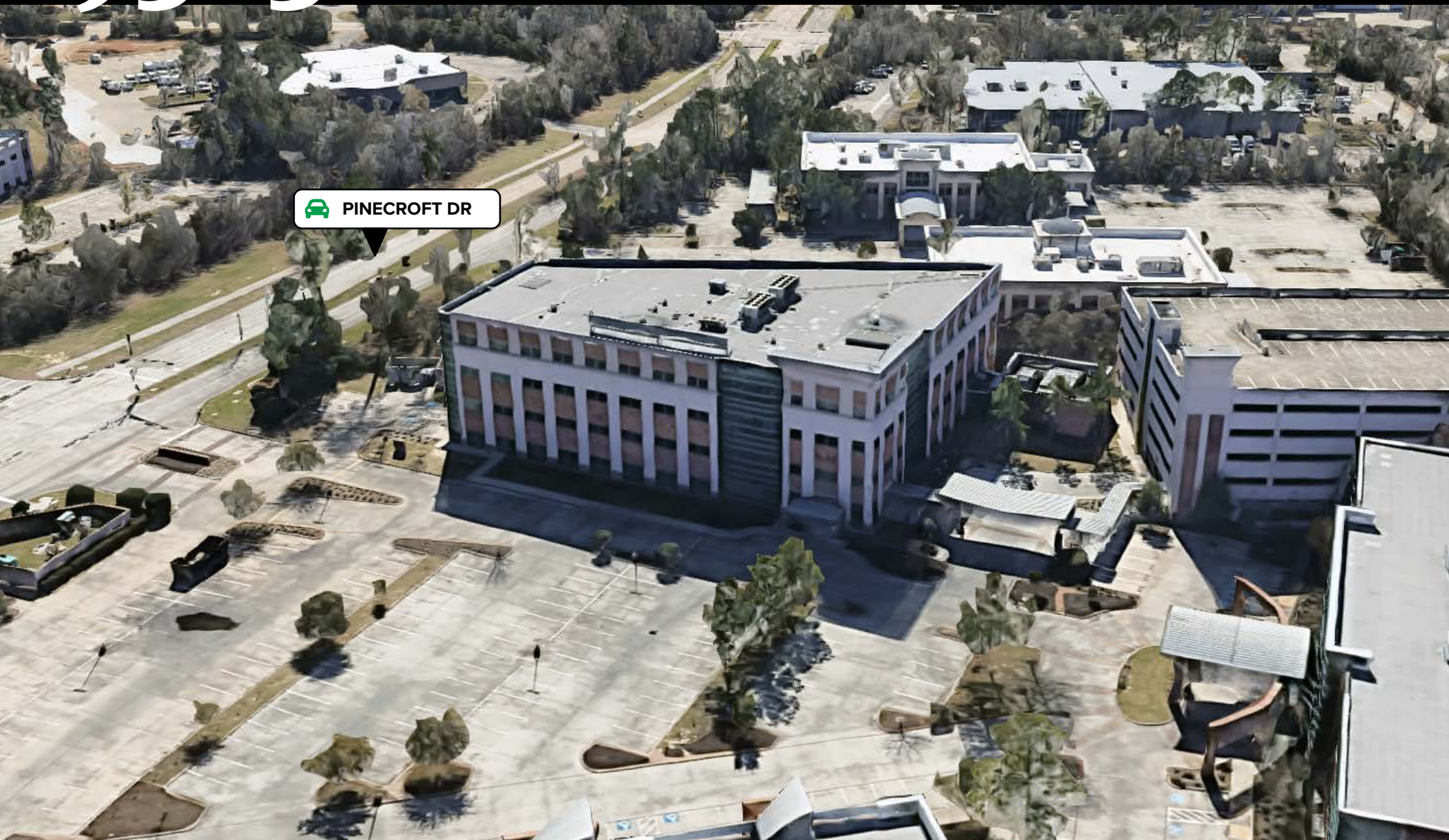


9323 PINECROFT DR

TURNKEY MEDICAL OFFICE IN THE HEART
OF THE WOODLANDS MEDICAL DISTRICT



Aimee Namakarn
aimee@rockspring.com
832.725.2294



9323 EXECUTIVE SUMMARY

Located in the heart of The Woodlands Medical District, 9323 Pinecroft Drive, Suite 202 presents an outstanding opportunity to sublease a well-appointed, move-in-ready medical office suite within one of the most recognized healthcare hubs in the Greater Houston area. This highly functional space has been thoughtfully designed to support clinical operations and patient comfort, featuring two fully equipped exam rooms, a private physician's office with expansive window views, a flexible multipurpose room, an inviting reception and check-in area, a central nurse station, a separate waiting room for patients, a staff break room, and a private physician's restroom. Each area has been planned for efficiency, privacy, and convenience, allowing new occupants to transition seamlessly into a professional medical setting without the need for costly build-out or downtime.

The property is strategically positioned within minutes of Memorial Hermann The Woodlands Medical Center, St. Luke's Health—The Woodlands Hospital, Texas Children's Hospital The Woodlands, and numerous outpatient facilities and specialty practices. This premier location provides direct access to I-45 and Research Forest Drive, connecting the practice to patients across Montgomery County and the greater Houston region. The surrounding area offers a unique blend of healthcare, business, and lifestyle amenities, with nearby destinations such as The Woodlands Mall, Market Street, and Hughes Landing providing convenient access to retail, dining, and hospitality options for both patients and staff.

With its combination of exceptional accessibility, modern layout, and proximity to world-class medical institutions, 9323 Pinecroft Drive offers healthcare professionals a rare opportunity to establish or expand their presence in one of Texas's most active and respected medical corridors.



**ADDRESS:**

9323 PINECROFT DR, STE 202
THE WOODLANDS, TX 77380

**LEASE RATE:**

CALL BROKER

**LEASE TYPE:**

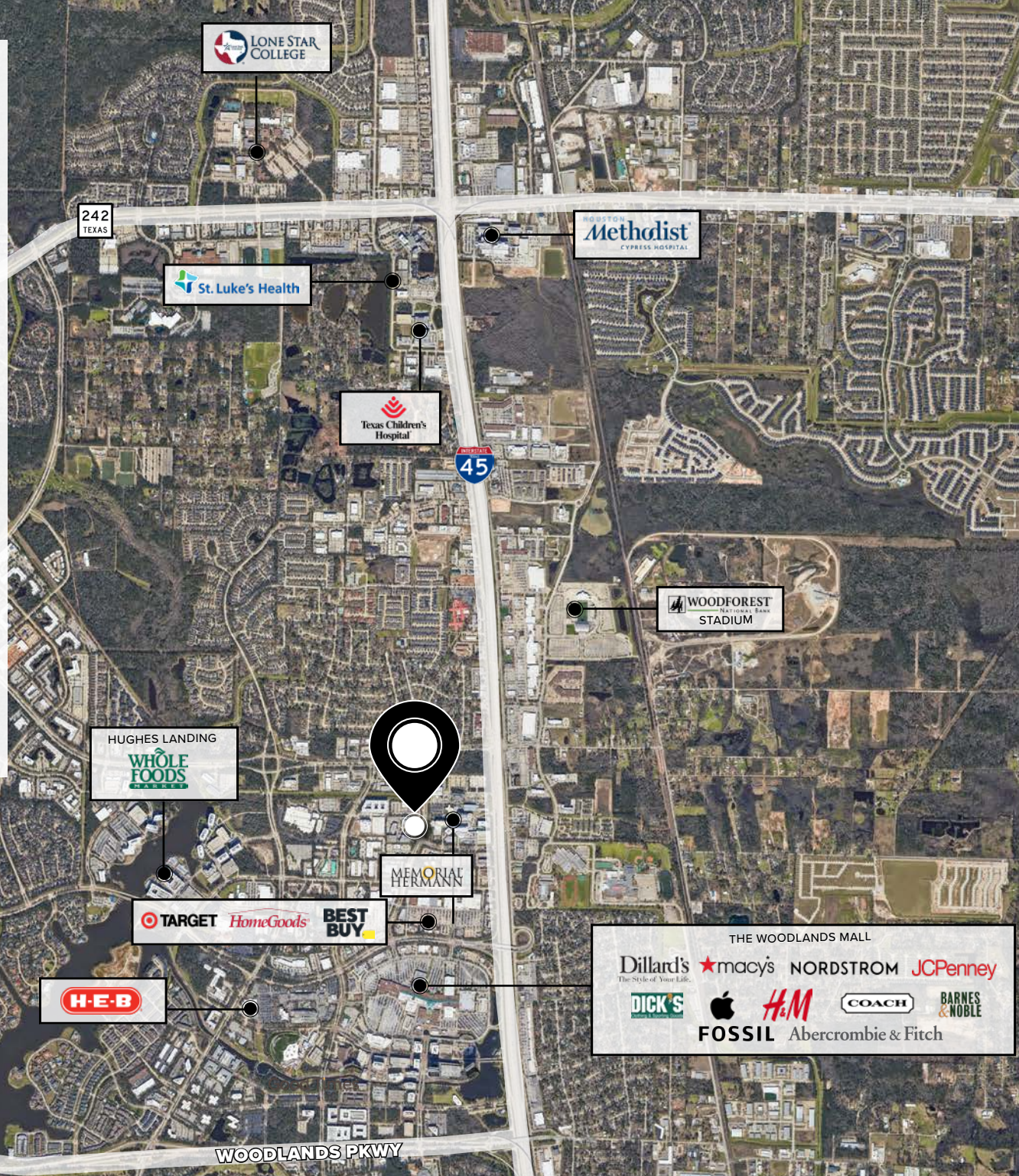
SUBLEASE

**SIZE:**

- SF

**AVAILABILITY:**

IMMEDIATE



SPACE HIGHLIGHTS

- 2 exam/patient rooms
- Private office with window view
- Additional private room (flex space)
- Reception desk with check-in area
- Nurse station
- Separate waiting room for patients
- Staff break room
- Private physician's restroom

MEMORIAL
HERMANN

 I-45 | 25,300 VPD

TARGET

HomeGoods

Academy
SPORTS OUTDOORS

Burlington

 PINECROFT DR

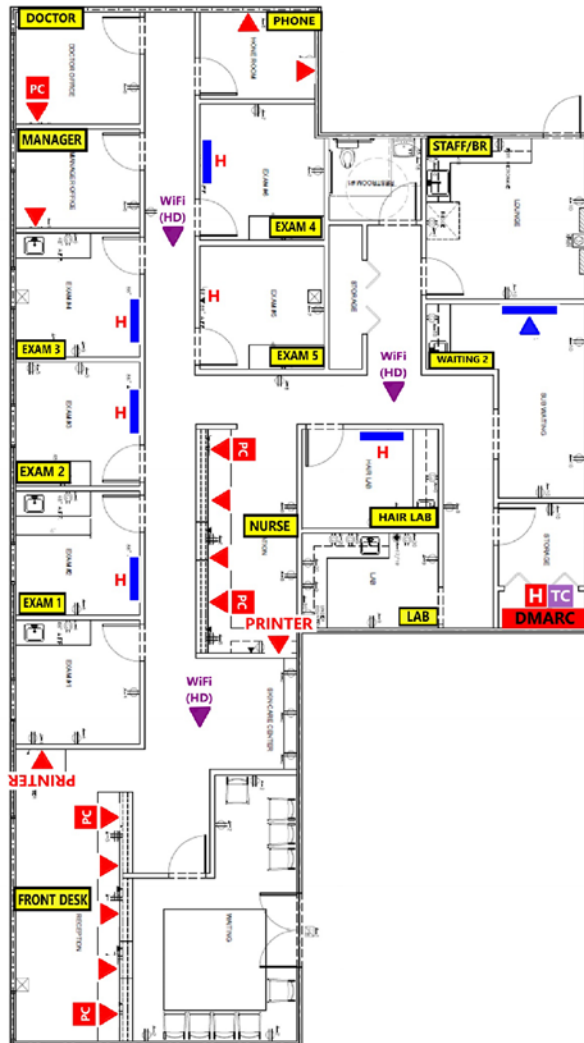
THE WOODLANDS MALL

Dillard's ★macy's NORDSTROM JCPenney
DICK'S Apple H&M COACH BARNES & NOBLE
FOSSIL Abercrombie & Fitch

9323

PROPERTY PHOTOS

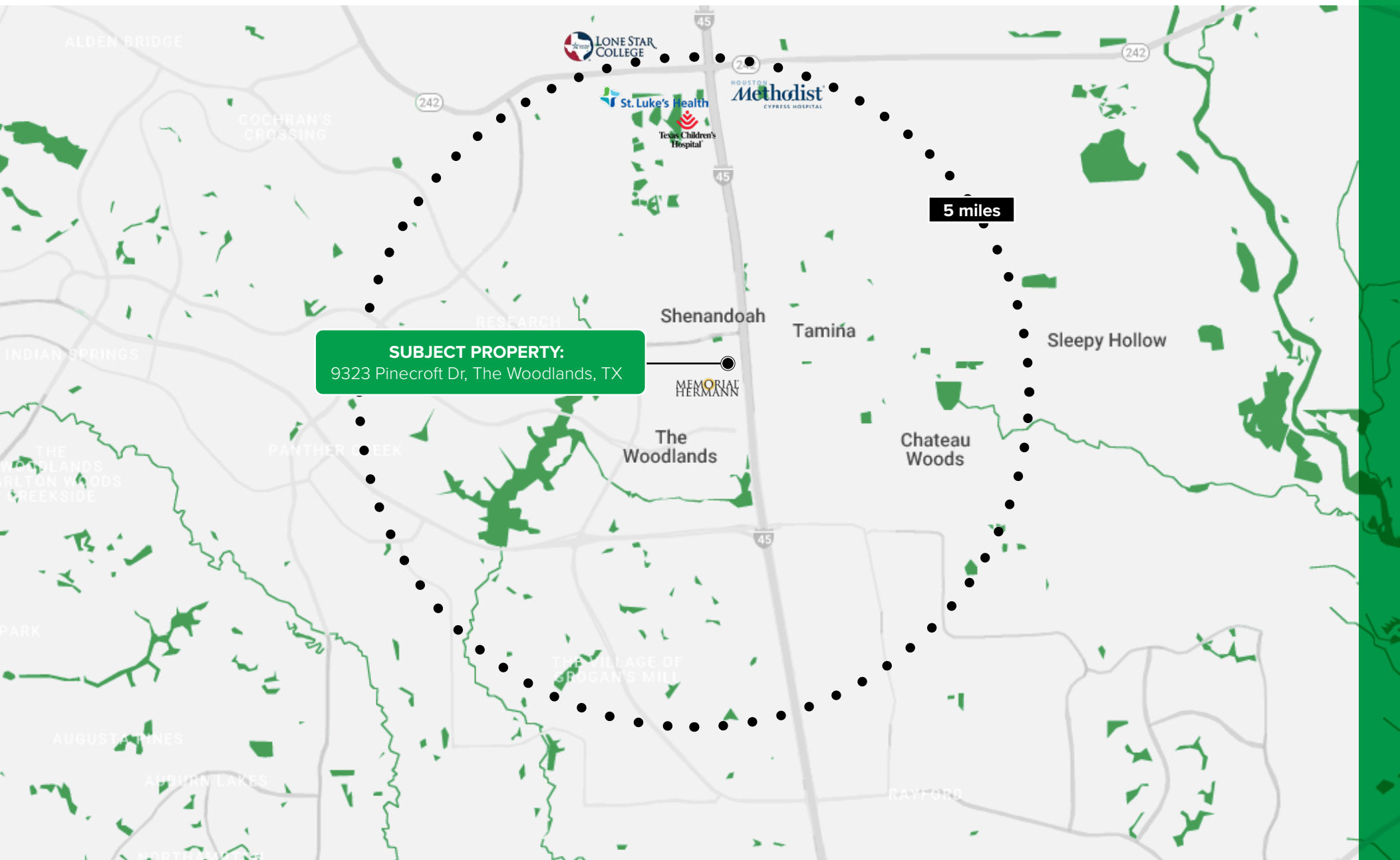




KEY MAP

- DMARC SERVER ROOM WITH 12U WALL MOUNT ENCLOSURE
- ▼ 1 x CAT6 DATA CABLE
- ▼ WIFI (HD) UNIFI ENTERPRISE WIFI AP MOUNTED ON CEILING
- ▼ CABLE DROP BEHIND WALL MOUNTED TV
- FLUSH/TILT MOUNT
- H CAT6 - HDMI EXTENDER
- H CAT6\HDMI TERMINATION LOCATION
- TC LENOVO TINY PC TO CONTROL ALL TVS WITH HDMI SPLITTER
- PC DESKTOP COMPUTER

9323



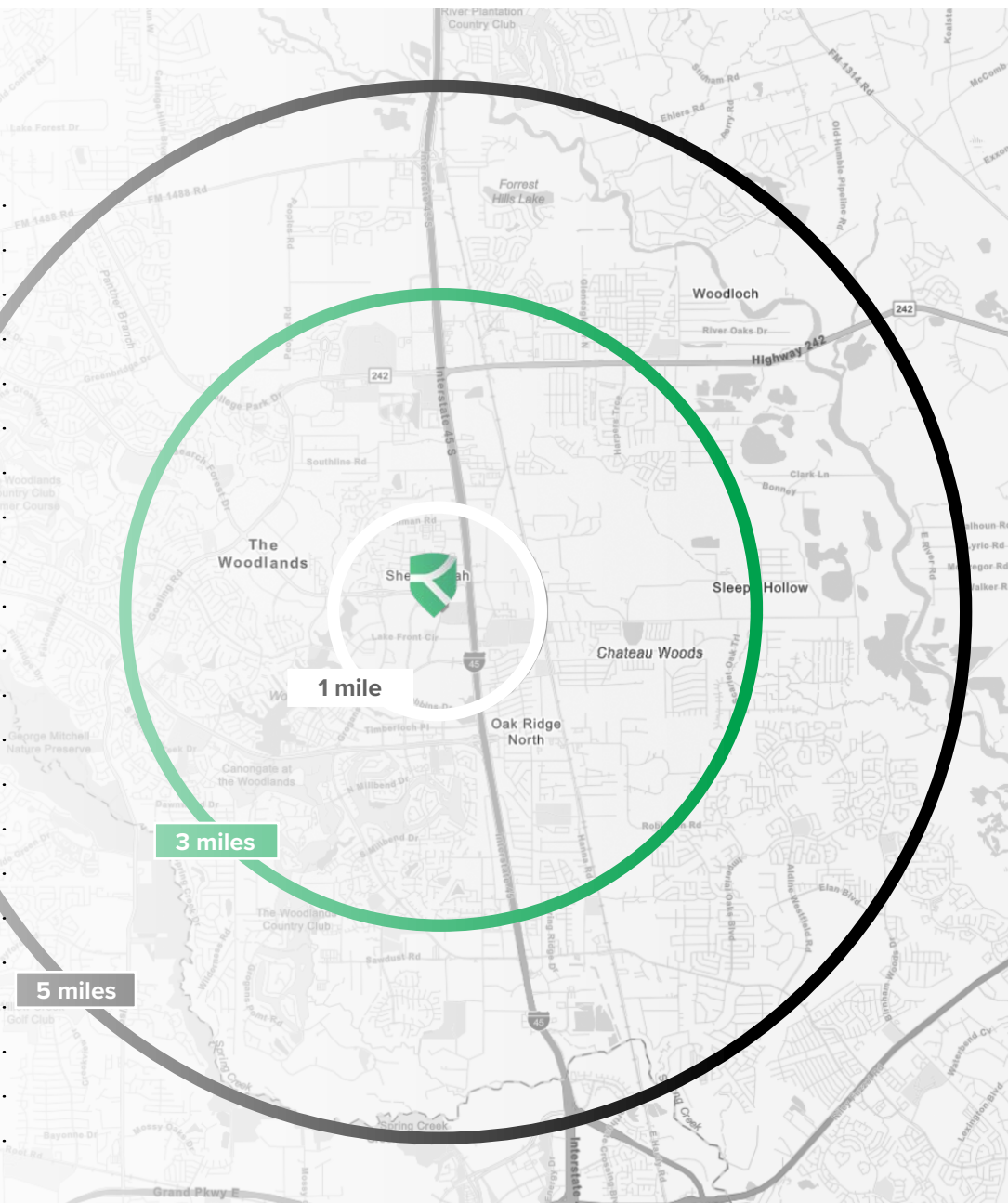
\$144,721 average household income within 5 miles

Employees within 5 miles total **92,361**

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	5,107	60,253	166,886
Households	2,372	25,329	64,847
Families	1,406	16,069	44,446
Average Household Size	2.12	2.35	2.56
Owner Occupied Housing Units	1,271	15,232	40,983
Renter Occupied Housing Units	1,101	10,097	23,864
Median Age	48.9	42.0	38.7
Median Household Income	\$94,103	\$98,920	\$105,261
Average Household Income	\$153,181	\$143,186	\$144,721

2030 Summary	1 Mile	3 Miles	5 Miles
Population	5,568	64,784	179,502
Households	2,653	27,752	70,977
Families	1,545	17,397	48,179
Average Household Size	2.07	2.31	2.52
Owner Occupied Housing Units	1,392	16,921	44,905
Renter Occupied Housing Units	1,261	10,831	26,073
Median Age	49.1	43.0	39.7
Median Household Income	\$100,807	\$106,326	\$114,720
Average Household Income	\$159,645	\$153,255	\$156,628



PRESENTED BY

Aimee Namakarn
aimee@rockspring.com
832.725.2294



3200 Southwest Fwy, Suite 3000
Houston, TX
www.rockspring.com

