

Property For Lease

1505 WINDING WAY DR
FRIENDSWOOD, TX 77546

7,508 SF CONTIGUOUS
AVAILABLE



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GRAYCE
PROPERTY CONSULTANTS



1505 WINDING WAY DRIVE - FRIENDSWOOD, TX - 77456

About This Property

Property Details

This space offers generous tenant improvement allowances and features convenient first-floor front access, enhancing both visibility and accessibility. It is currently leased to a variety of synergistic tenants, fostering a collaborative and dynamic environment. The property boasts contemporary office styling and is complemented by a range of ancillary amenities in the surrounding area. The total building comprises approximately 27,000 SF.



Property Details

UP TO 7,508 SF CONTIGUOUS AVAILABLE FOR LEASE



Building Size	27,000 SF
SF Available	7,508 SF Contiguous Available
# of Stories	2
Building Class	A
Type of Business	Medical Office Building
Lease Rate	\$27.00/SF/YR
Annual Increase	3%
Lease Type	NNN
Zoning	Commercial

Site Aerial





Space Layout

1ST FLOOR



AVAILABLE SPACES

1ST FLOOR

- SUITE 100: 4,722 RSF
- SUITE 100B: 580 RSF
- SUITE 105: 2,206 RSF



Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

	2024	2029
1 mile	6,550	6,343
3 miles	70,913	71,107
5 miles	155,949	157,697



Households

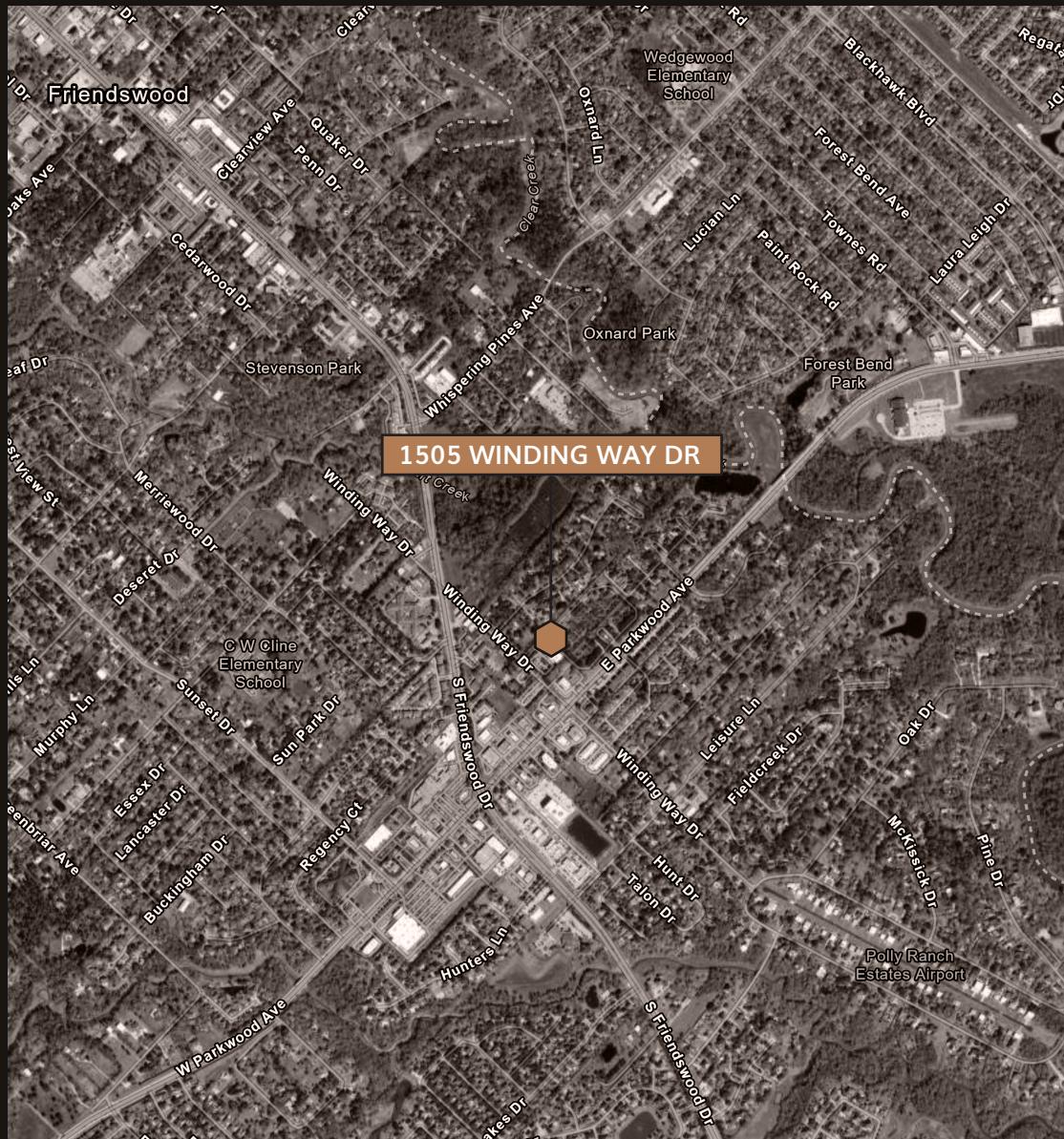
	2024	2029
1 mile	2,458	2,417
3 miles	25,008	25,396
5 miles	55,980	57,516



Median HH Income

	2024	2029
1 mile	\$108,739	\$120,545
3 miles	\$107,658	\$121,609
5 miles	\$99,317	\$109,599

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