

Sarah Dominguez **Dovile Uzuotaite**
President **Commercial Agent**
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Property For Lease

1505 WINDING WAY DR
FRIENDSWOOD, TX 77546

7,508 SF CONTIGUOUS
AVAILABLE





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.



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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

GRAYCE
PROPERTY CONSULTANTS

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Site Aerial





Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume	
▲	Up to 6,000 vehicles per day
▲	6,001 - 15,000
▲	15,001 - 30,000
▲	30,001 - 50,000
▲	50,001 - 100,000
▲	More than 100,000 per day



Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

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



Households

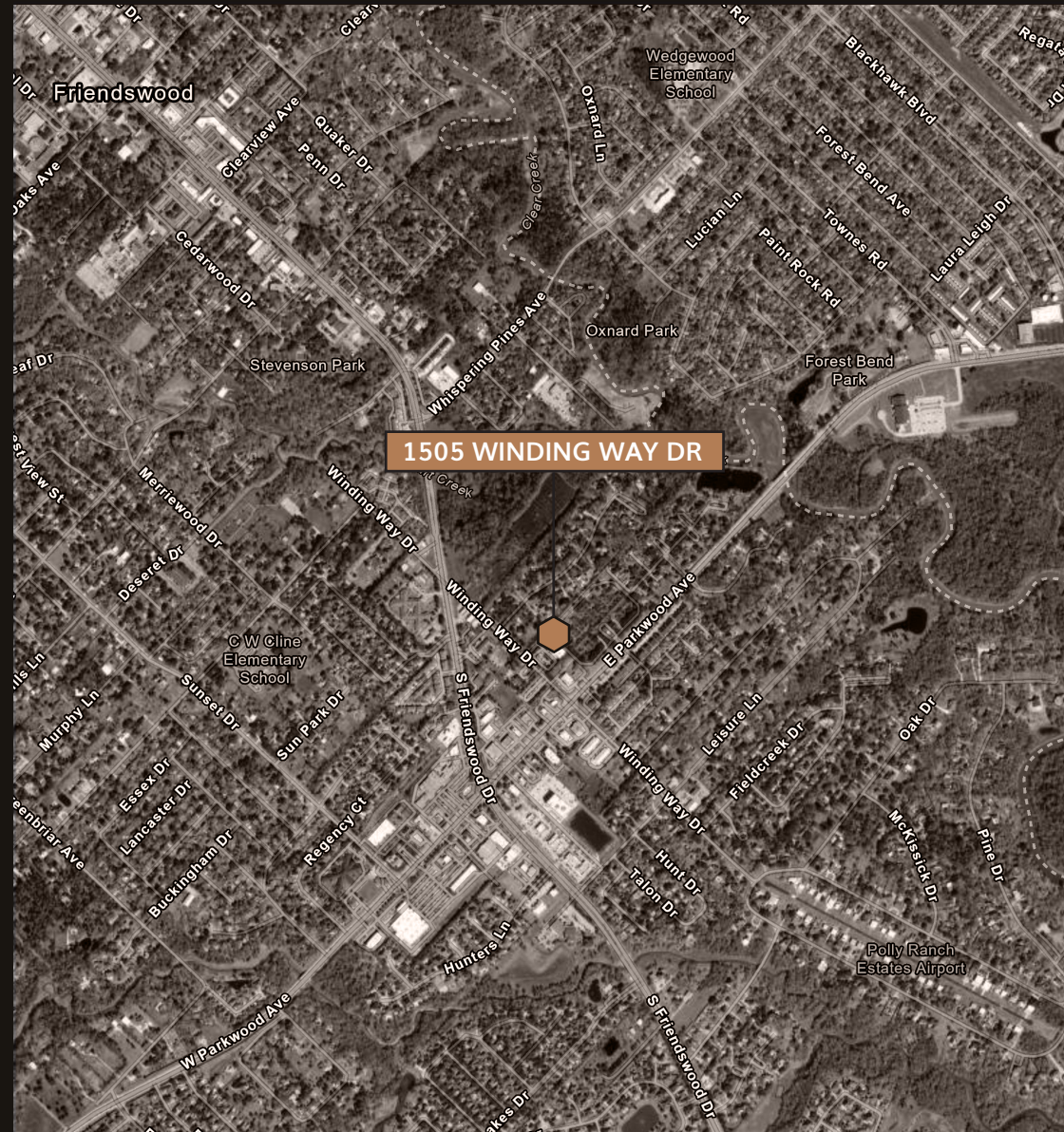
1 mile	2,458	2,417
3 miles	25,008	25,396
5 miles	55,980	57,516



Median HH Income

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

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