



**17521 ST. LUKE'S WAY**  
**The Woodlands, Texas 77384**

## SLEHWAY MEDICAL PLAZA For Sublease



### PROPERTY HIGHLIGHTS

#### LOCATION

Off of 242 in the Woodlands  
Easy access to and from I-45

#### AVAILABILITY

Suite 170 - 2,163 SF

#### BUILDING HIGHLIGHTS

Built in 2011  
Across the street from Texas Children's  
Hospital  
50 parking spaces  
Built with professional practices in mind

#### PROPERTY DESCRIPTION

23,543 SF One-Story Retail Center

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Total Population	3,469	49,136	137,335
2027 Projected Population	4,236	59,153	163,602
Population Growth 2022-2027	22.11%	20.39%	19.13%
2022 Total Households	1,432	19,804	53,481
2022 Average HH Income	\$130,407	\$140,461	\$136,968



brokerage@pinecroftrealty.com



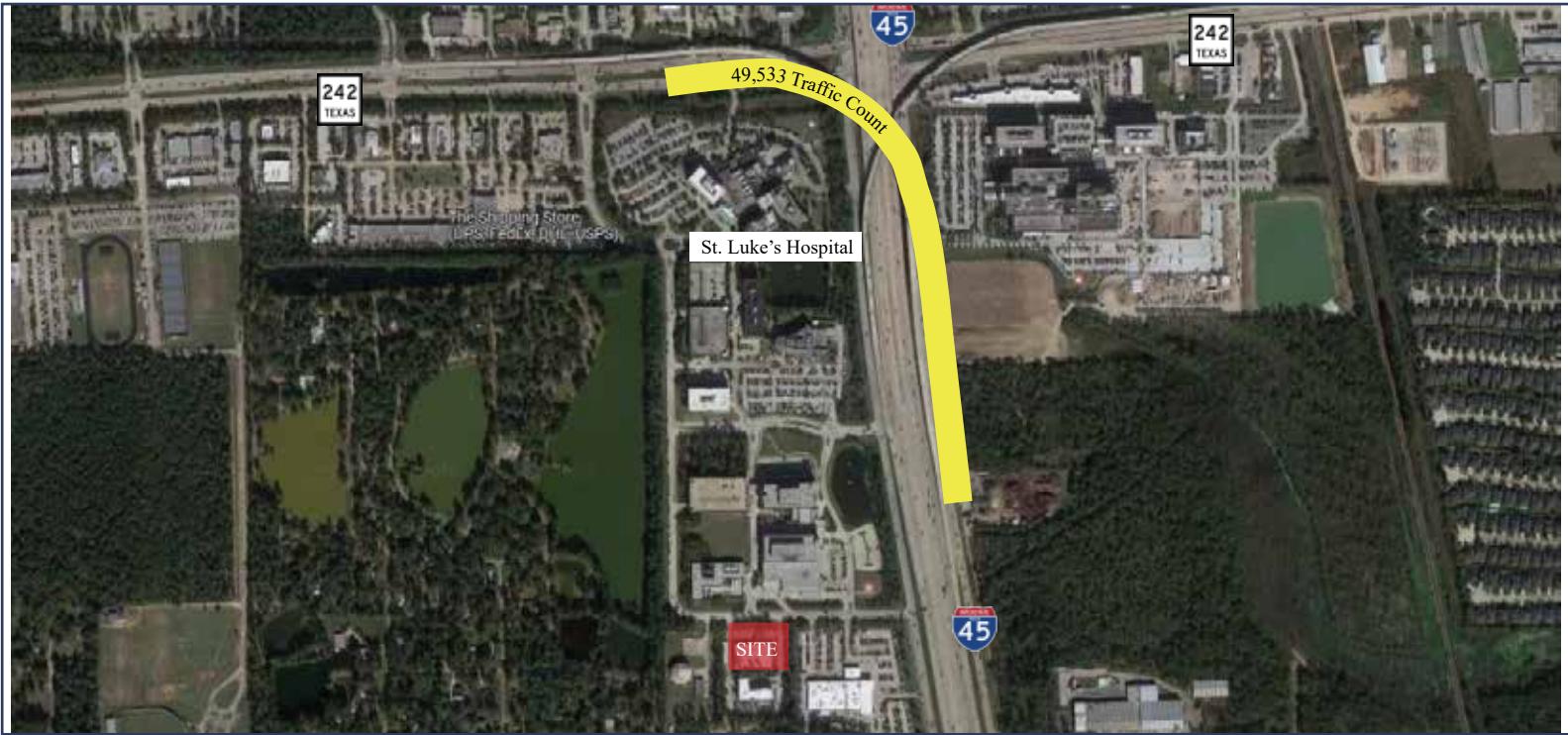
10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382



www.PinecroftRealty.com



832-299-6404

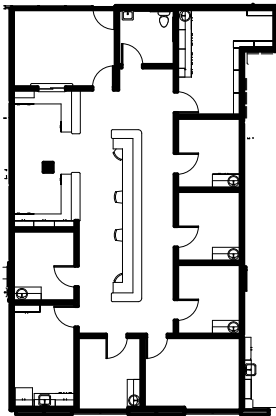


## Rates

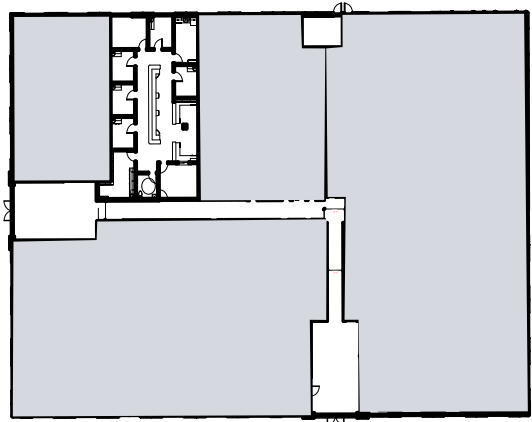
Rate: \$21.34  
Op Ex: \$13.20

### Suite layout

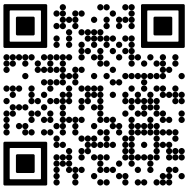
Suite 170 - 2,163 SF



### Building Floor Plan



Scan to take  
a Virtual Tour



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**PINECROFT**  
R E A L T Y



