

Where Location Meets Opportunity 2,000 SF Office



Property Overview

Position your practice for success in this highly visible, move-in-ready medical office located along the I-45 corridor in North Houston. This modern 2,000 SF suite offers excellent freeway exposure, convenient access, and a professional environment designed to support a wide range of healthcare and wellness users.

The space features a welcoming reception and waiting area, multiple private exam or treatment rooms, dedicated provider offices, a spacious nurses' station/work area, built-in cabinetry and workstations, a break room with kitchenette, storage areas, and private restrooms. Large windows throughout provide abundant natural light, creating a bright and comfortable atmosphere for both patients and staff.

Recently updated with contemporary finishes, polished concrete flooring, stone accents, and modern fixtures, the suite delivers a clean, professional appearance while minimizing tenant improvement costs. Ample on-site parking and easy ingress/egress enhance accessibility for patients and employees alike.

Property Highlights

- Medical Practice
- Primary Care
- Specialist Physicians
- Physical Therapy
- Chiropractic Care
- Behavioral Health
- Wellness & Aesthetic Services
- Personal Care

Property Details

Building SF:	6,736
Price:	Undisclosed
Rentable SF:	2,000
Floors:	1
Year Built:	2014
Renovated:	2026
Building Class:	A
Zoning:	None

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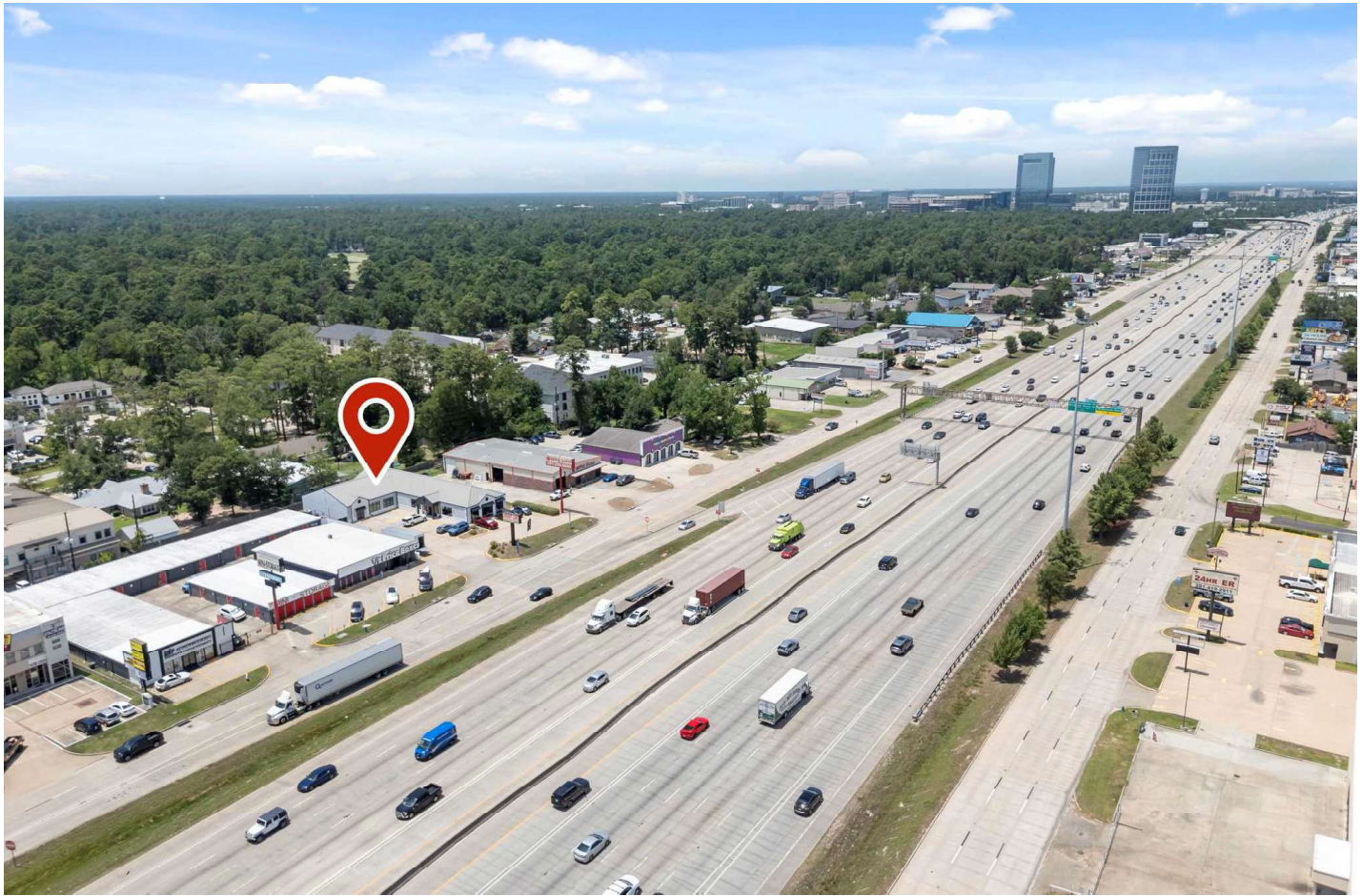
KW COMMERCIAL | THE WOODLANDS

10055 Grogans Mill
The Woodlands, TX 77380

Each Office is Independently
Owned and Operated



Area Description



Prime I-45 Location

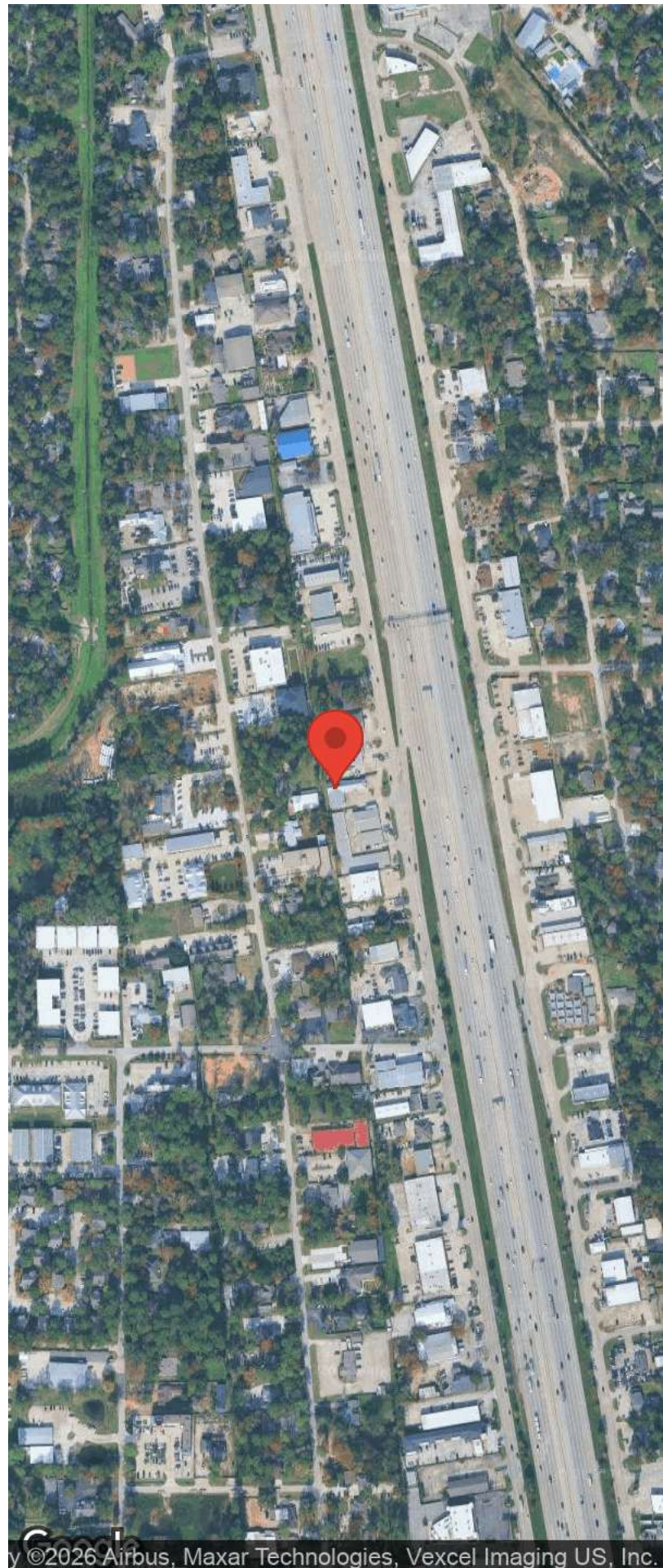
Strategically positioned along Interstate 45 in one of North Houston's most established commercial corridors, 26211 I-45 offers exceptional visibility and accessibility between The Woodlands and Spring. The property benefits from direct frontage on I-45, exposing businesses to more than 200,000 vehicles per day and providing outstanding signage opportunities for maximum brand exposure.

Located just minutes south of The Woodlands Town Center and ExxonMobil's Houston Campus, the property is surrounded by a dense population base, major employment centers, retail destinations, medical facilities, and professional office developments. Nearby amenities include restaurants, hotels, shopping centers, banks, and healthcare providers, creating a convenient environment for both employees and clients.

Property Photos



Location Maps



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Exclusively Listed by

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