

# FOR LEASE: SPACIOUS, HIGH-TRAFFIC OFFICE SPACE OFF HIGHWAY 105

18001 HIGHWAY 105 W SUITE #212, MONTGOMERY, TX 77356

FOR LEASE: \$25.00 SF/YR (NNN)

PROPERTY SUMMARY | OFFICE BUILDING



## PROPERTY HIGHLIGHTS

- Ample Parking
- Upstairs Office (2nd floor)
- Signage on the building and Monument signage
- Elevator service
- Prime lakeside location on Lake Conroe
- Convenient access to retail, medical facilities, restaurants, and shopping
- Distinctive architectural features including stucco finishes, stacked stone accents, and custom ironwork
- Charming breezeways and breathtaking lakeside views
- Office space: 1 main room, 2 back offices
- Just 4 miles from Margaritaville Resort

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,000 SF
Lot Size:	128,008 SF
Building Size:	31,021 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	548	1,396
Total Population	512	1,438	3,605
Average HH Income	\$147,072	\$146,321	\$143,371

**ADAM OLSEN, CCIM**

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To Schedule A Showing Call 713.538.1638

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LOCATION MAP | OFFICE BUILDING



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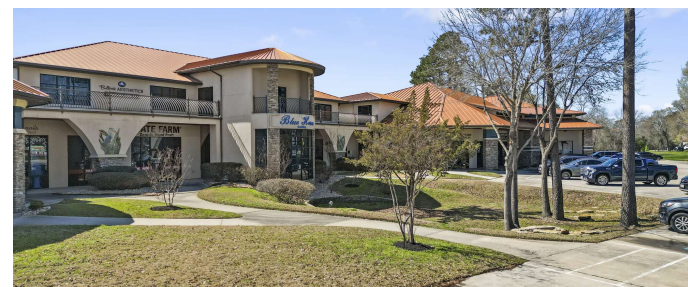
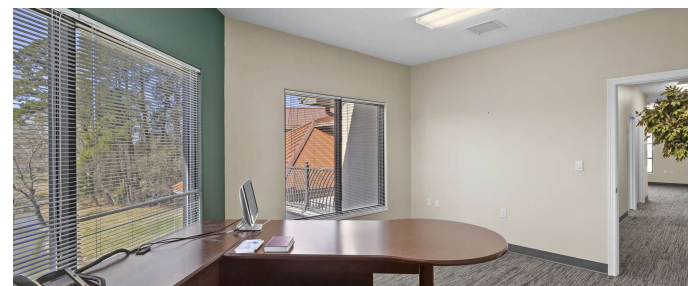
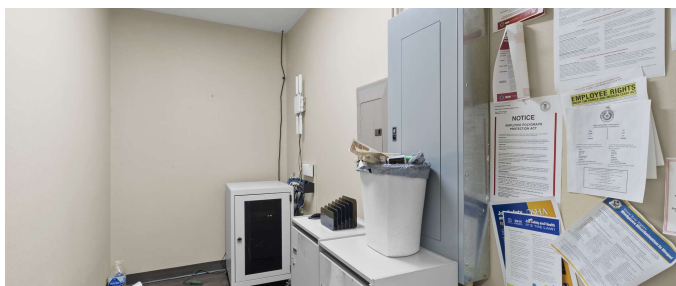


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ADDITIONAL PHOTOS | OFFICE BUILDING



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