



**600 S. CONROE MEDICAL DR.
Conroe, Texas 77304**

SPECTRUM MEDICAL

Medical Office Space For Lease



PROPERTY HIGHLIGHTS

LOCATION

Less than a half mile from HCA Houston Healthcare-Conroe

AVAILABILITY

Suite 104 - 2,615 SF

BUILDING HIGHLIGHTS

Glass and metal exterior provide a modern design
Controlled access, hardwood floors, high ceilings
2nd Generation Dental Space
Less than a mile from I-45

PROPERTY DESCRIPTION

13,321 SF One-Story, Class B medical building

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	9,638	47,007	115,555
2026 Projected Population	11,007	53,357	131,860
Population Growth 2021-2026	14.20%	13.51%	14.11%
2021 Total Households	3,829	16,846	40,877
2021 Average HH Income	\$83,537	\$89,349	\$104,042



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



www.PinecroftRealty.com

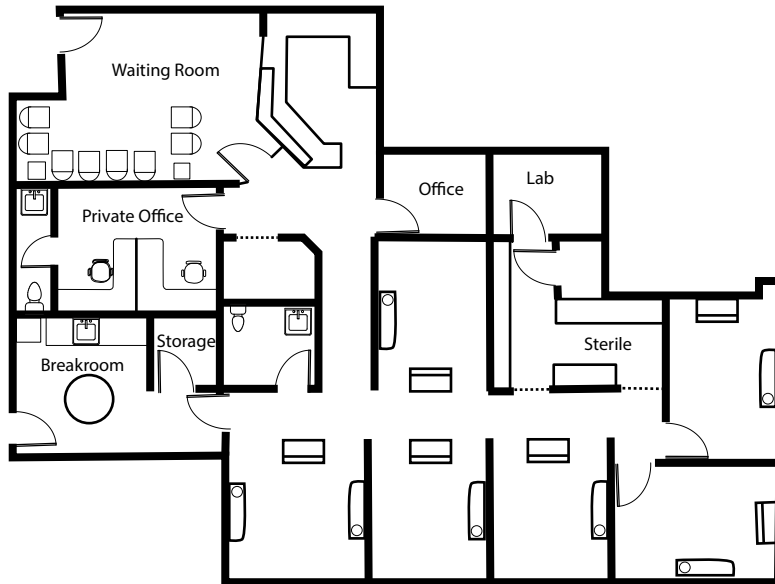


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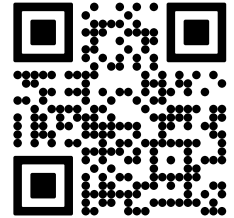
SUITE LAYOUT

Suite 104
2,615 SF



Base Rate: \$22.00
Op Ex: \$11.61

2nd Generation Dental Space
Move-in ready



Scan or click to
take a virtual tour

TJ Fry
Director of Leasing
tj.fry@pincroftrealty.com
832-721-6501

Rachael Mann
Leasing Agent
rachael.mann@pincroftrealty.com
832-729-8240



