

Medical Office | For Lease

CBRE

# Pinecroft III

9303 Pinecroft Dr  
The Woodlands, TX 77380  
[www.cbre.com/properties](http://www.cbre.com/properties)

Move-In Ready Suite Available



Building owned by  
**HEALTHCARE REALTY**

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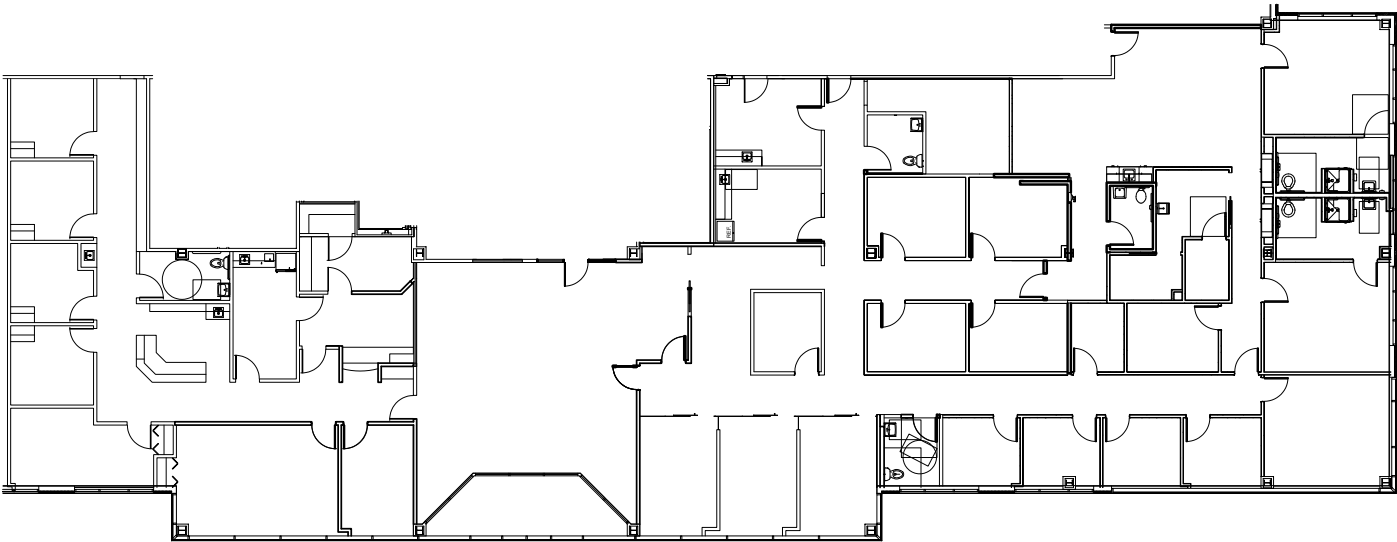
## Property Highlights

**Pinecroft III is a 56,800 RSF, 3-story, Class A, Medical Office Building located in The Woodlands.**

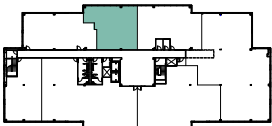
- Excellent location directly across from Memorial Hermann The Woodlands Hospital and less than 4 miles from Houston Methodist, Texas Children's, and CHI/St. Luke's The Woodlands Hospitals
- Convenient access to I-45 with abundant parking including a parking garage, free surface parking for visitors, and covered parking for doctors
- Covered drop-off area provides ease of access for patients and visitors
- 2nd generation medical office space available

| DEMOGRAPHICS                              | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------------------|-----------|-----------|-----------|
| Population - Estimated 2025               | 5,393     | 61,977    | 167,193   |
| Population – 5-Year Projection            | 5,930     | 65,829    | 177,077   |
| Median Age - Estimated 2025               | 48.6      | 42.0      | 38.9      |
| Average Household Income - Estimated 2025 | \$163,143 | \$154,195 | \$161,007 |

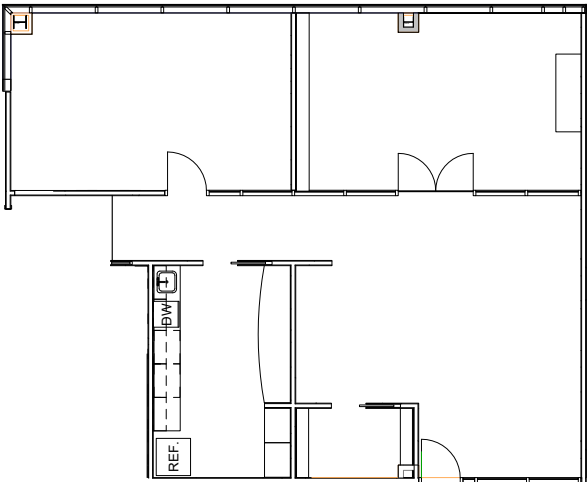
SUITE 250 - 9,569 RSF



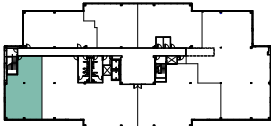
SUITE 300 - 1,610 RSF



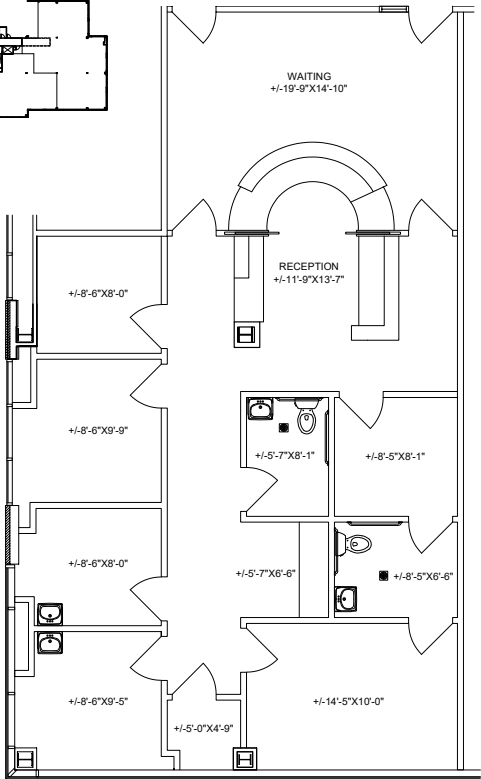
3rd Floor



SUITE 380 - 1,662 RSF

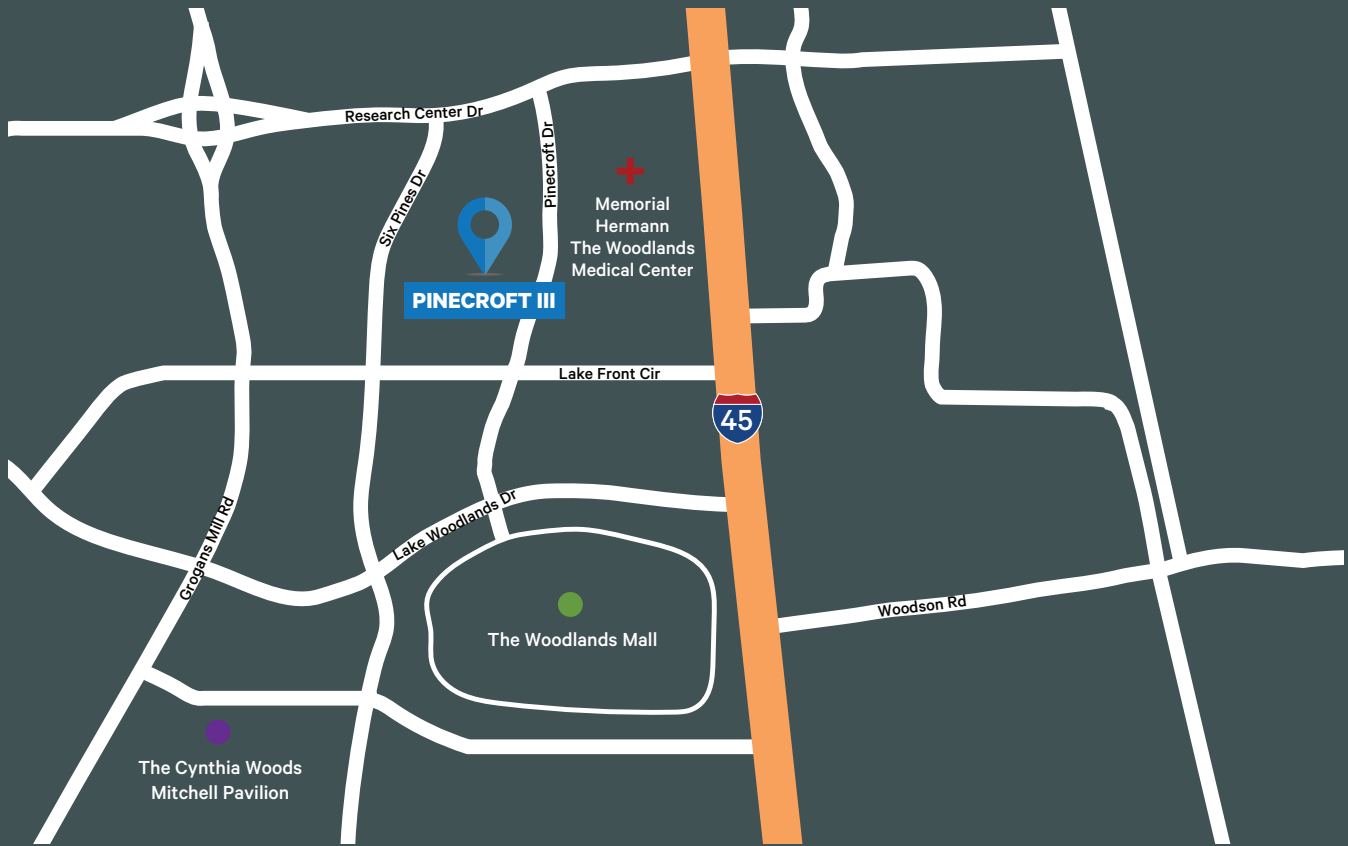


3rd Floor



## PINECROFT III

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## Contact Us

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Building owned by

**HEALTHCARE REALTY**



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