

**FOR LEASE 1,225 SF
PROFESSIONAL
OFFICE SUITE**

**625 Regal Row
Suite 602
Montgomery, TX 77316**



AVAILABLE:

1,225 square foot professional office suite in a multi-tenant building. Space includes a welcoming reception area, multiple private offices, 1 Admin area, a spacious employee Kitchen/break room and Restroom, 2 storage/utility closets.

USES:

Professional Office, Medical Office, Wellness Professional, Consulting Firm, MedSpa, etc. Perfect for your small to medium business structure. Currently laid out as a professional/wellness office.

PRICE:

Please call for pricing and CAM fees.
(936) 524-2510 - Matt Traylor

LOCATION:

Located within a master-planned community, the Woodforest Medical Office Center sits in a prime, highly populated area of NW Montgomery Co.

SUMMARY:

Great location for your small to medium business (4-10 employees). Area housing, abundant retail and multiple amenities create the perfect environment for this prime location. Ample parking for employees and clientele.

Contact the listing agent, Matt Traylor for a private tour.



REALTY GROUP

OFFICE:

RE/MAX ONE The Woodlands & Spring
6620 Woodlands Parkway
The Woodlands, TX 77382
www.mwtrealtygroup.com

MATT TRAYLOR, CCIM

Commercial Real Estate Specialist

936.524.2510 Mobile
281.367.7770 Office
matt@mwtrealty.com

PROFESSIONAL OFFICE SUITE FOR LEASE

PROFESSIONAL OFFICE SUITE for Lease - 1,225 SF



Welcoming, spacious reception area highlighted by an elegant tray ceiling and a convenient reception window for seamless visitor management.

Beyond the reception area lies a well-appointed layout featuring an administrative zone, a private office, a storage closet, the restroom and hallway leading to additional private offices/exam rooms.



The administrative zone also accommodates space for clientele private interaction or additional employee space.

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A private office situated at the rear of the unit, featuring a window for natural light. Ideally suited for medical professionals, business owners, or executive use.

Spacious rear-facing employee lounge and kitchenette, featuring abundant natural light, built-in storage, and room for a dining setup.



Equipped with a spacious, ADA-compliant restroom conveniently positioned at the center of the unit for easy access.



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HIGHLIGHTS

- Positioned within the growing Woodforest master-planned community.
- Suitable for professional office, wellness, counseling, medical-adjacent, and owner-user needs.
- Single-story office format with rear private with natural light.
- Employee and client convenient parking.
- Includes private offices, conference area, reception, kitchenette, and restroom.
- Located in a high-income, rapidly growing Montgomery County trade area.
- Accessible to Fish Creek Thoroughfare, Woodforest Parkway, TX-249, TX-99, and I-45.

Fully Built-Out as Professional Services Office including:

4 Private Offices OR

1 Private Doctor's Office and 3 Exam Rooms

Reception Area

Administrative Zone

Restroom

Kitchenette/Employee Lounge

Storage

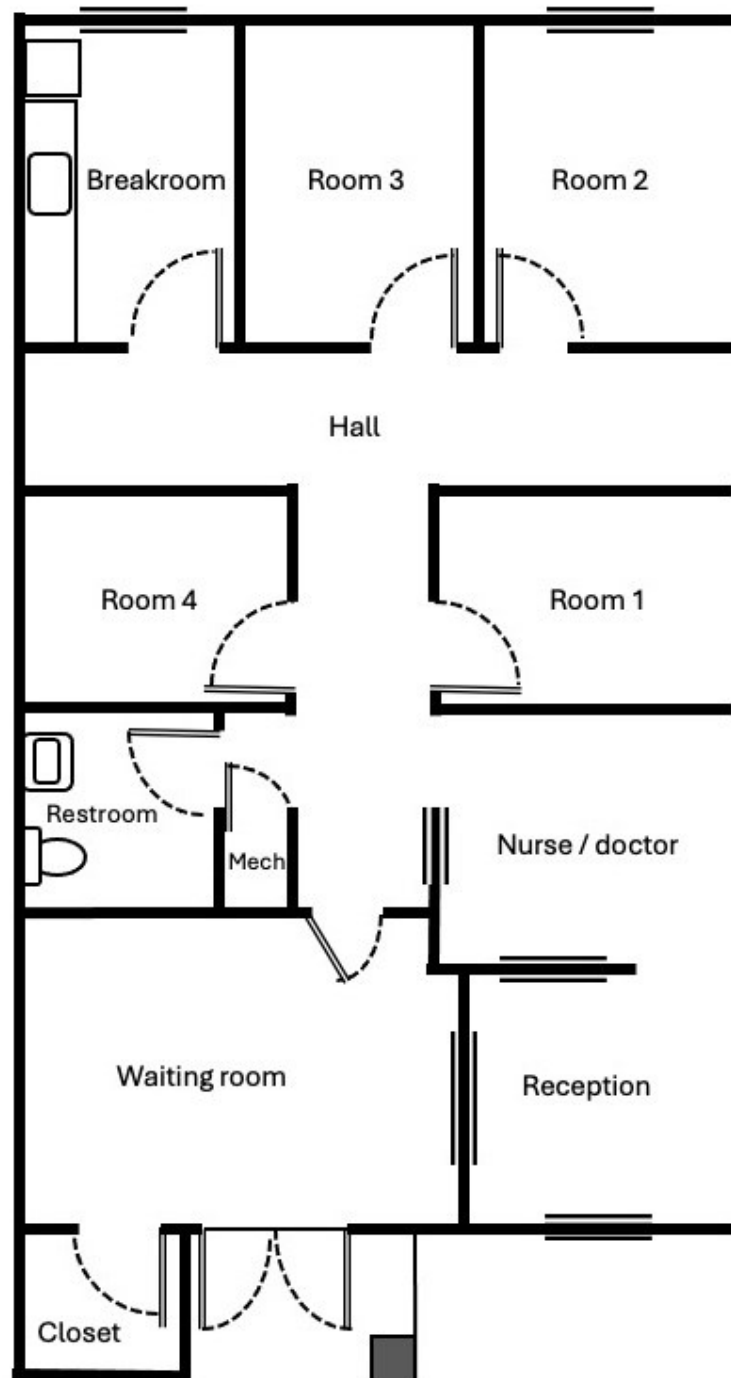


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PROFESSIONAL OFFICE SUITE for Lease - 1,225 SF

FLOOR PLAN



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AERIAL MAP



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