

Medical Office | For Lease

**CBRE**

# Pinecroft Medical Plaza

9191 Pinecroft Dr  
The Woodlands, TX 77380  
[www.cbre.com/properties](http://www.cbre.com/properties)

Last Space Remaining - 2,403 SF Available



Building owned by **HEALTHCARE REALTY**

# PINECROFT MEDICAL PLAZA

9191 Pincroft Dr | The Woodlands, TX 77380

Building owned by  
**HEALTHCARE REALTY**



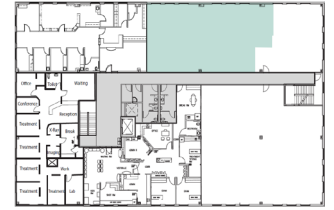
## Property Highlights

Pincroft Medical Plaza is a 29,423 RSF, 2-story 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 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

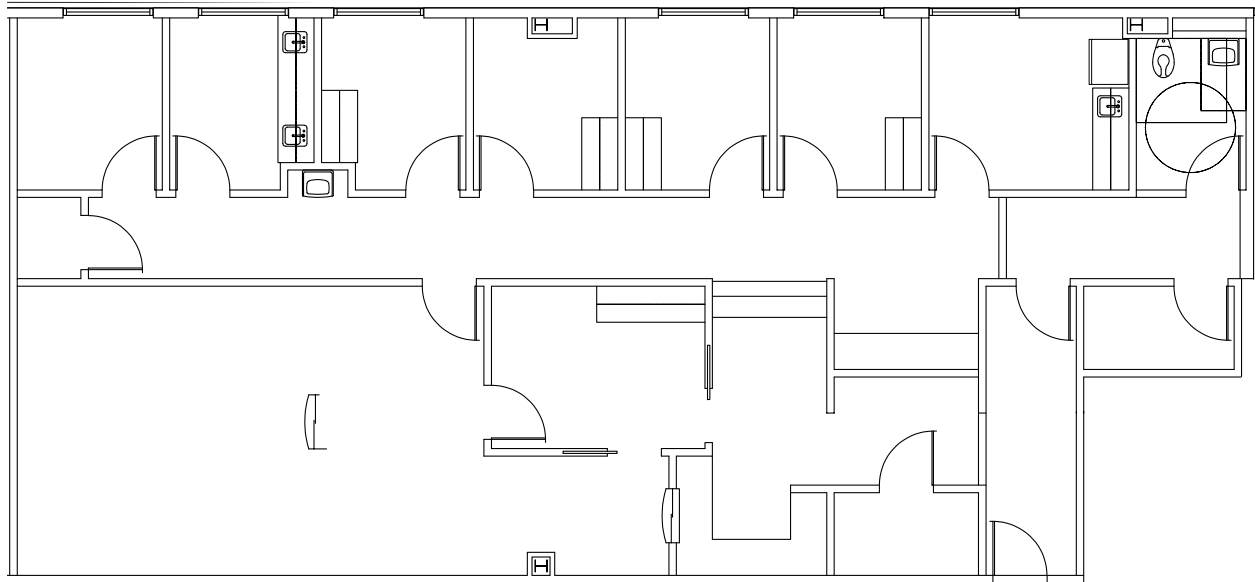
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	4,651	61,502	166,186
Population - 5-Year Projection	4,657	60,805	165,684
Median Age - Estimated 2024	49.1	41.6	38.5
Average Household Income - Estimated 2024	\$169,315	\$152,117	\$153,971

SUITE 275 - 2,403 RSF

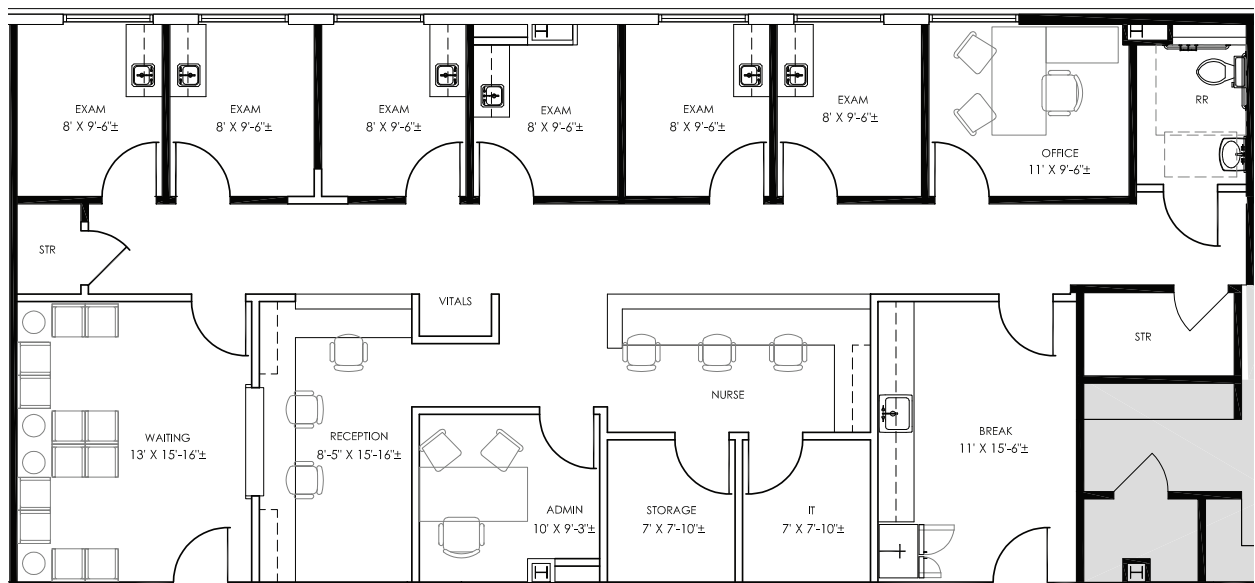


2nd Floor

CURRENT LAYOUT



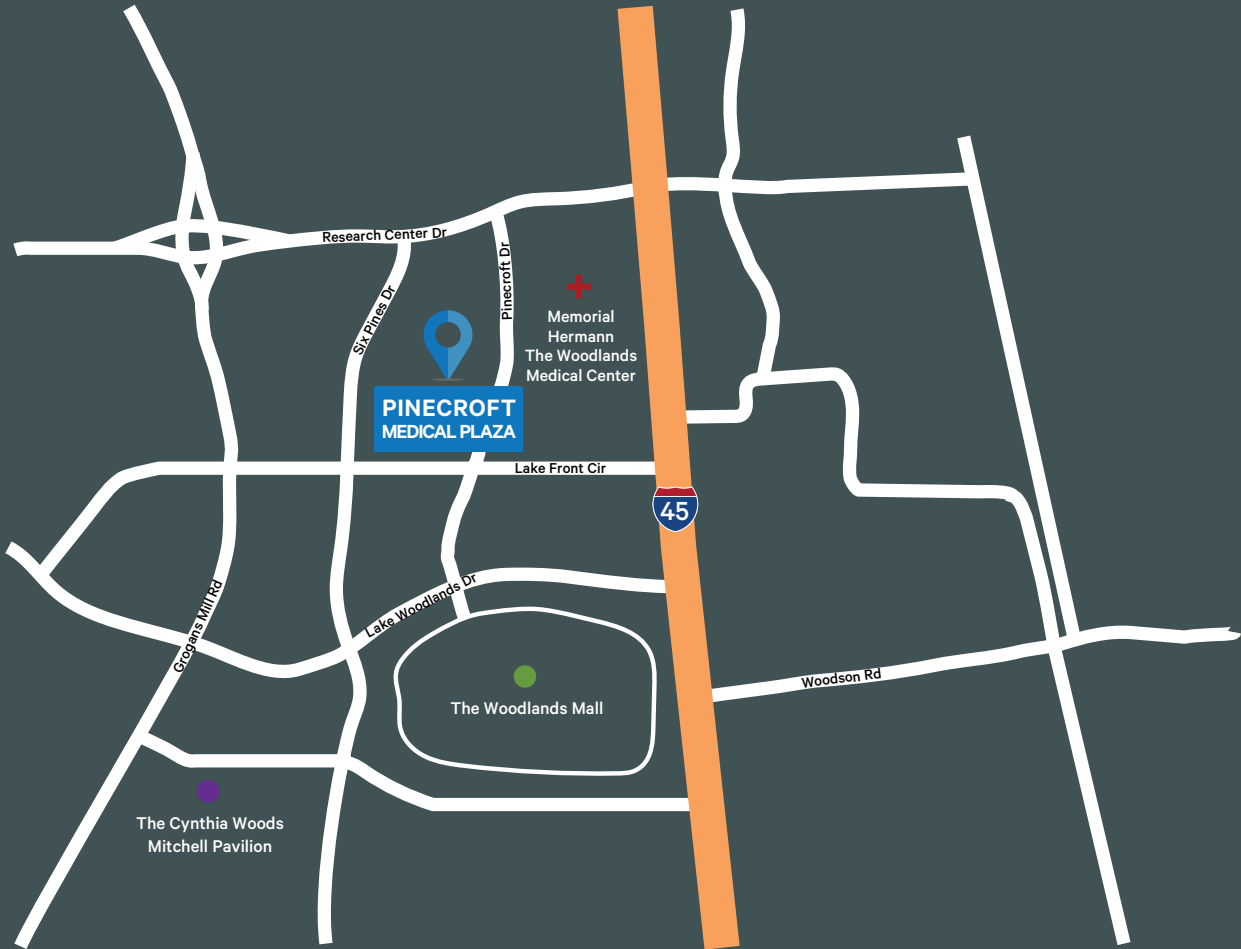
CONCEPTUAL LAYOUT



# PINECROFT MEDICAL PLAZA

9191 Pineroft Dr | The Woodlands, TX 77380

For Lease



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**HEALTHCARE REALTY**



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