

19701 KINGWOOD DRIVE

FOR SALE

19701 KINGWOOD DRIVE, BUILDING 2, KINGWOOD, TX 77339

4,449 SF

Available (Full Building Size)

6.5%

Cap Rate

4.5

Years Remaining on Lease



Newly Renovated Medical Office Condo in Kingwood

Located in north Houston, 19701 Kingwood Drive is an office condo building in close proximity to numerous other healthcare providers. There is an existing tenant with 4.5 years of term remaining on their lease, with two renewal options.

PROPERTY FEATURES

- Office condo located 2 minutes from HCA Kingwood Hospital
- Full building generator
- Renovated late 2025
- Stable tenant (Local Lab Company)

Asking Price

\$1.975 Million

Lease Structure

NNN

Renewal Rights

Two, Five-Year Options

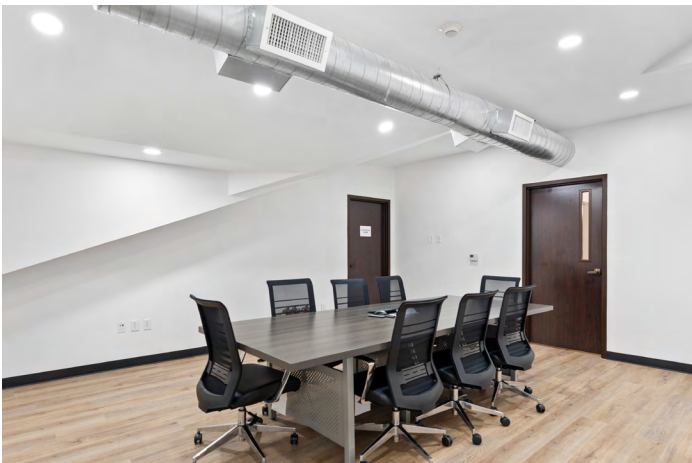
Property Gallery



LOBBY



RECEPTION



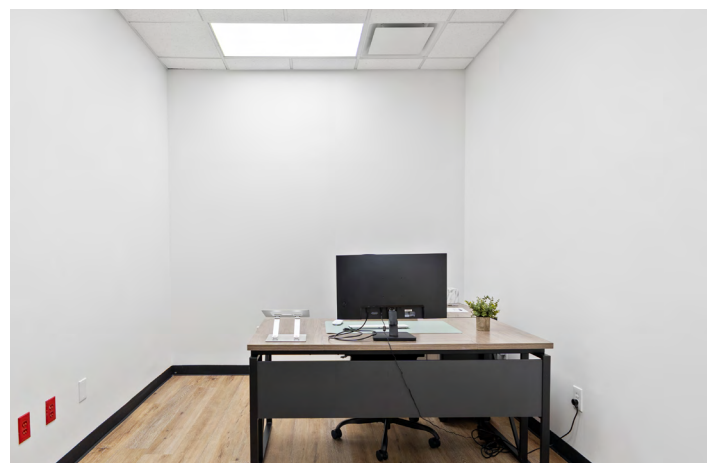
TRAINING ROOM



BREAK ROOM / KITCHEN



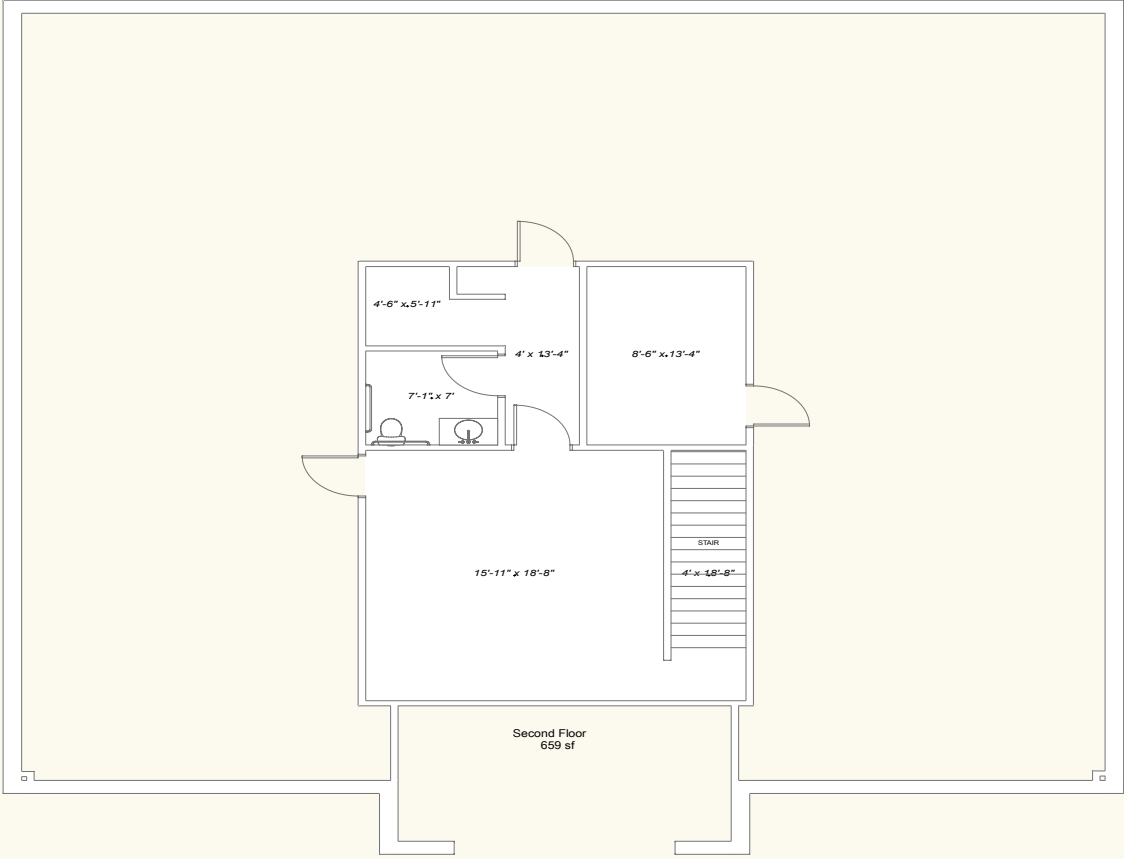
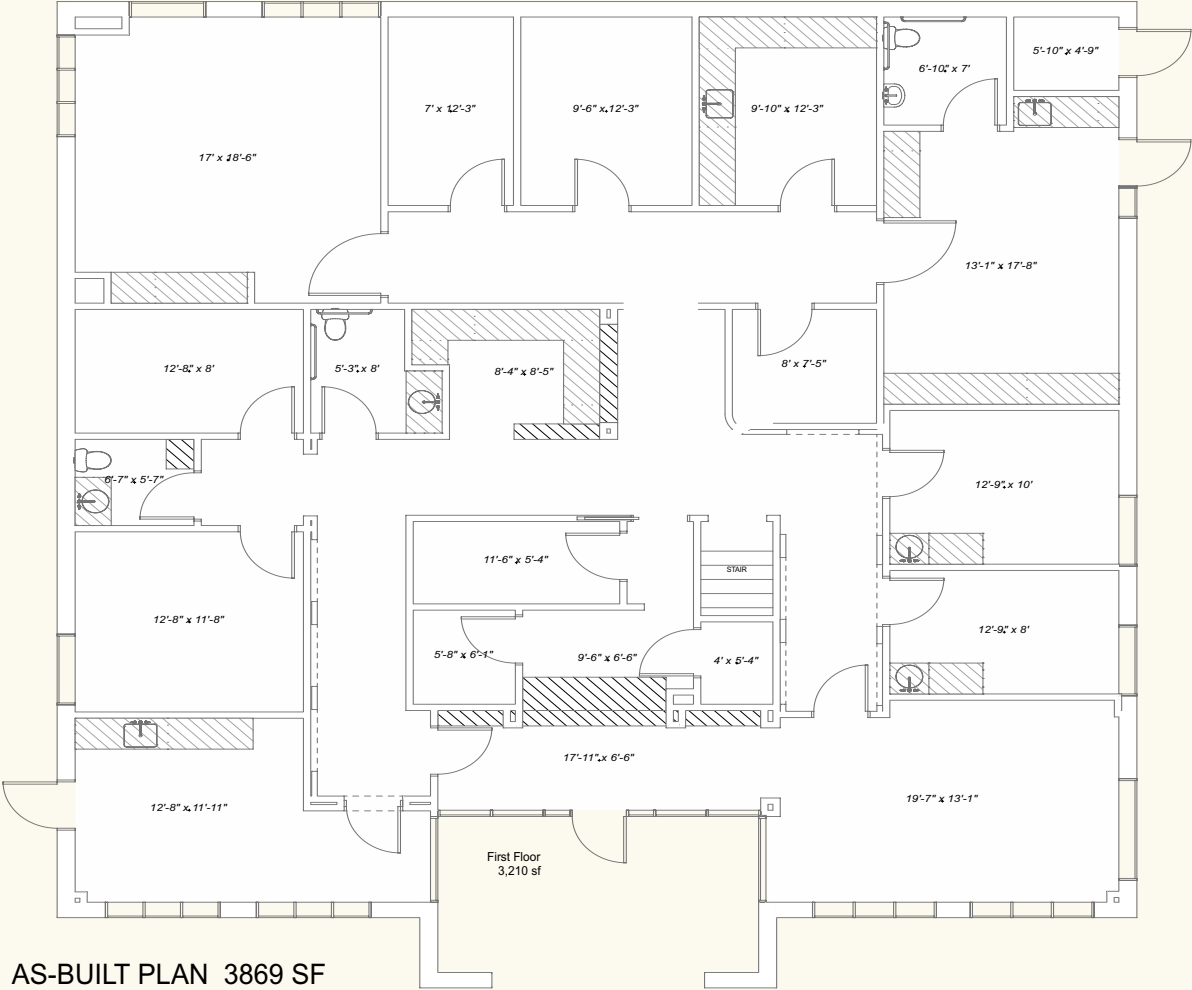
EXAM ROOM



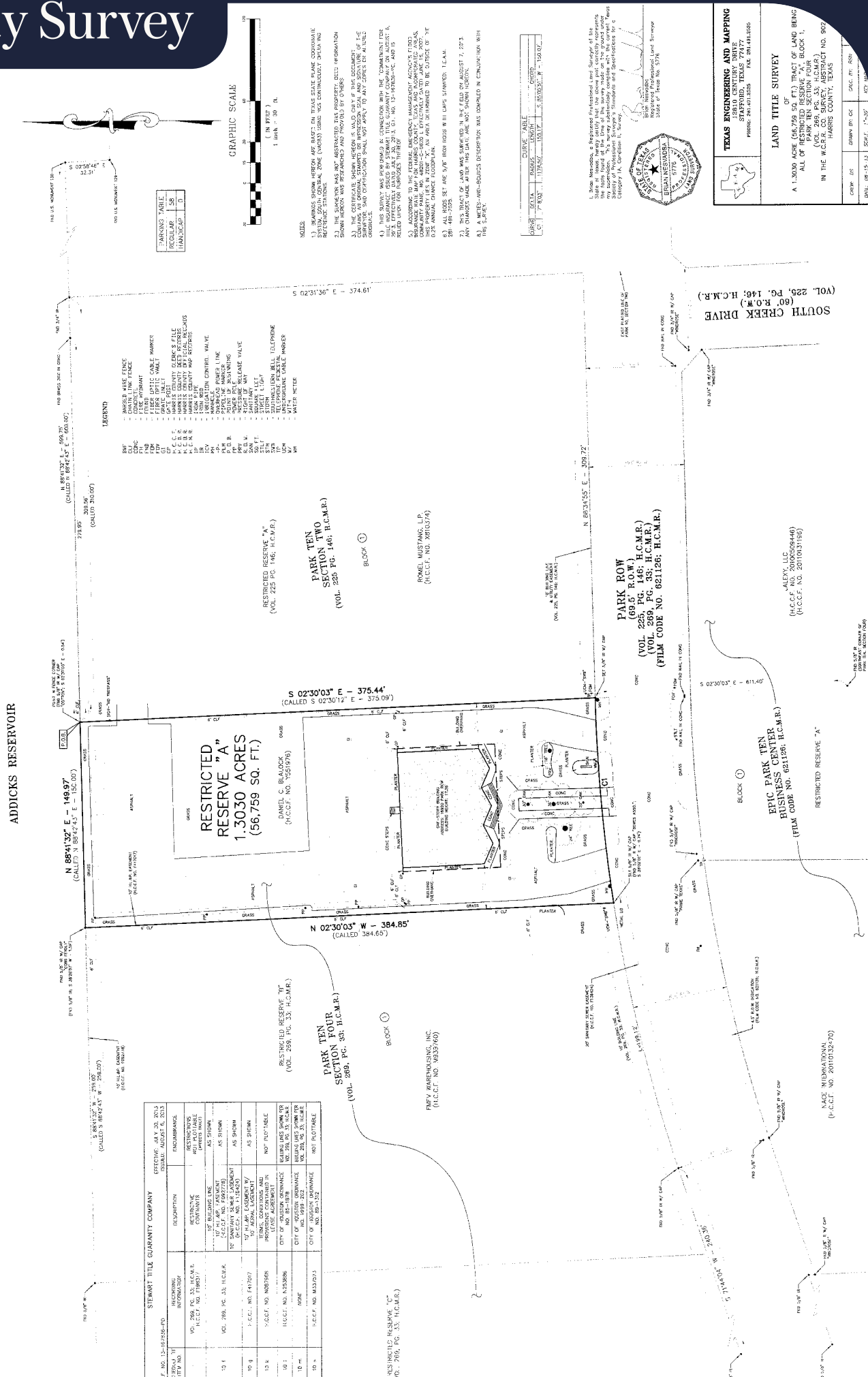
PRIVATE OFFICES

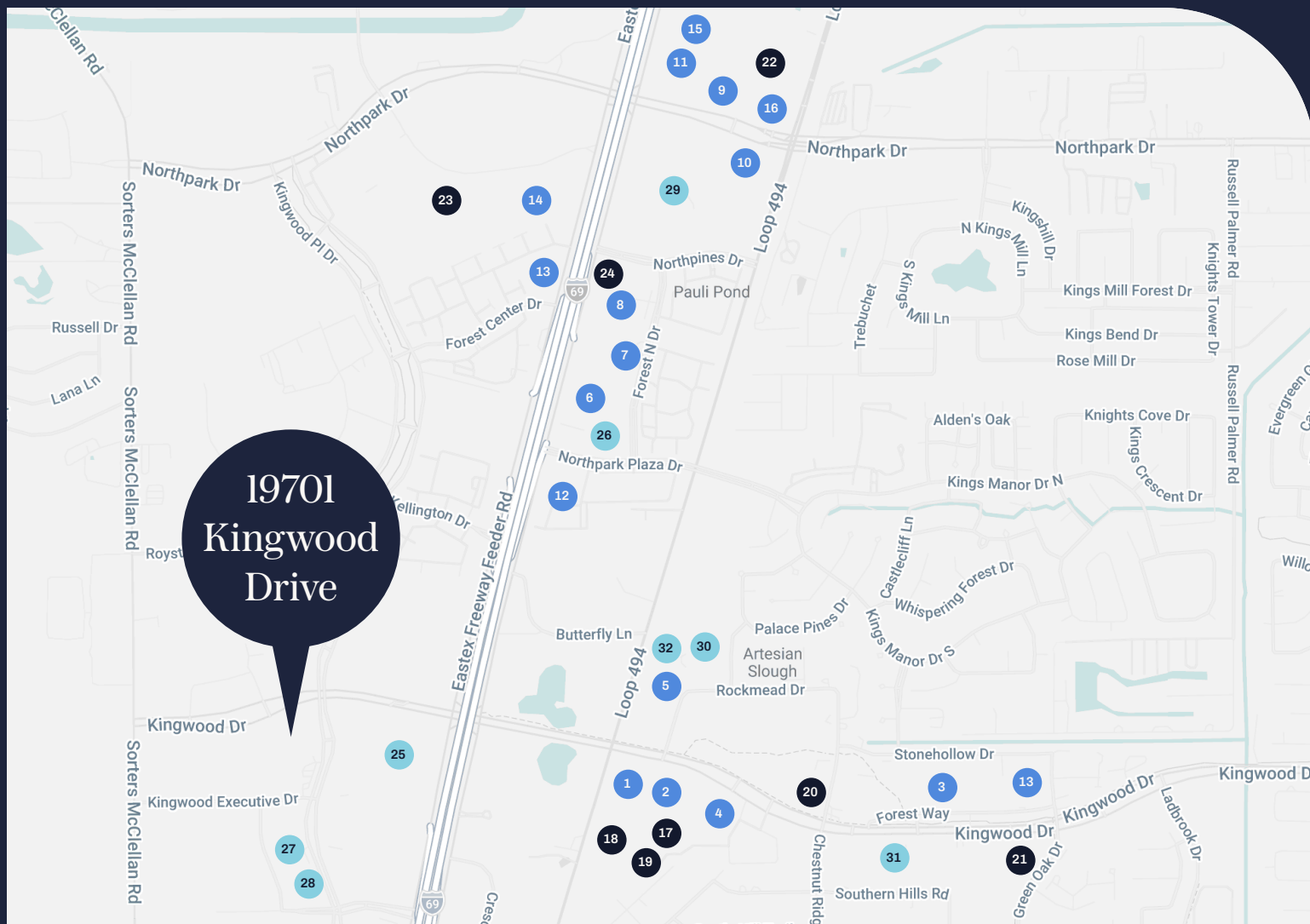
Floor Plan

Download
Floor Plan



Download Survey





EAT & DRINK

- | | |
|------------------------------|-------------------------|
| 1 Wendy's | 9 Chick -Fil-A |
| 2 Pei Wei | 10 Whataburger |
| 3 Jason's Deli | 11 Panera Bread |
| 4 Carrabba's Italian Kitchen | 12 The Draft - Kingwood |
| 5 Fire Craft BBQ | 13 Starbucks |
| 6 Los Cucos Mexican Cafe | 14 Jersey Mike's Subs |
| 7 The Union Kitchen | 15 Smashburger |
| 8 Texas Roadhouse | 16 Culver's |

LIFESTYLE

- | |
|-------------------|
| 17 Trader Joe's |
| 18 The UPS Store |
| 19 Planet Fitness |
| 20 Chase Bank |
| 21 CVS Pharmacy |
| 22 Kroger |
| 23 H-E-B |
| 24 Comerica Bank |

HEALTHCARE COMMUNITY

- | |
|--|
| 25 HCA Kingwood |
| 26 Quest Diagnostics |
| 27 Memorial Hermann Surgery Hospital |
| 28 Labcorp |
| 29 Care for Kids Pediatric Dentistry |
| 30 Texas Children's Pediatrics Humble |
| 31 Neighbord Emergency Center |
| 32 Advanced Orthopaedics & Sports Medicine |



Evelyn Ward, CCIM, SIOR

LIC: #525464
Executive Vice President, Transwestern
(713) 270-3352
evelyn.ward@transwestern.com

Paula Musa

LIC: #652576
Vice President, Transwestern
(713) 231-1630
paula.musa@transwestern.com