

Medical Office | For Lease

CBRE

Pinnacle Professional

129 Vision Park Blvd
The Woodlands, TX 77384
www.cbre.com/properties

Up to 10,579 SF Available



Building owned by **HEALTHCARE REALTY**

PINNACLE PROFESSIONAL BUILDING

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Building owned by **HEALTHCARE REALTY**



Property Highlights

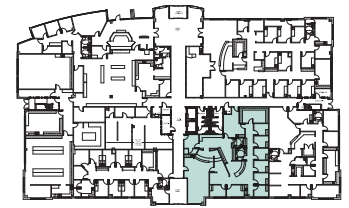
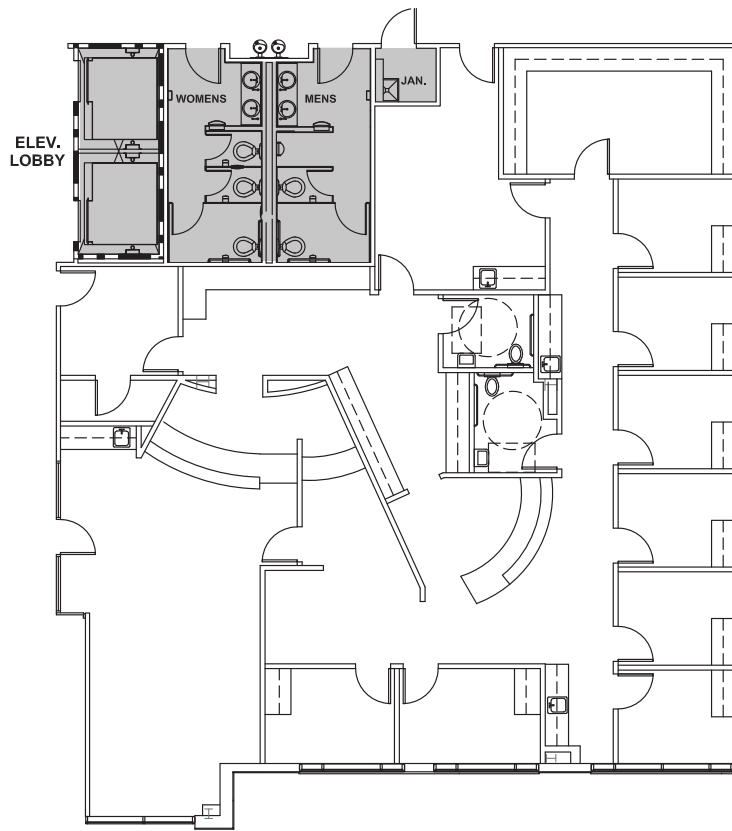
Pinnacle Professional Building, located at 129 Vision Park Blvd in The Woodlands, is a 76,906 RSF, 3-story, Class A, Medical Office Building.

- Easy access to I-45 and close proximity to Memorial Hermann, Houston Methodist, Texas Children's, and CHI/St. Luke's The Woodlands Hospitals
- Abundant free surface parking for visitors
- Great tenant mix and excellent patient demographics
- 2nd generation medical office space available

Availabilities:

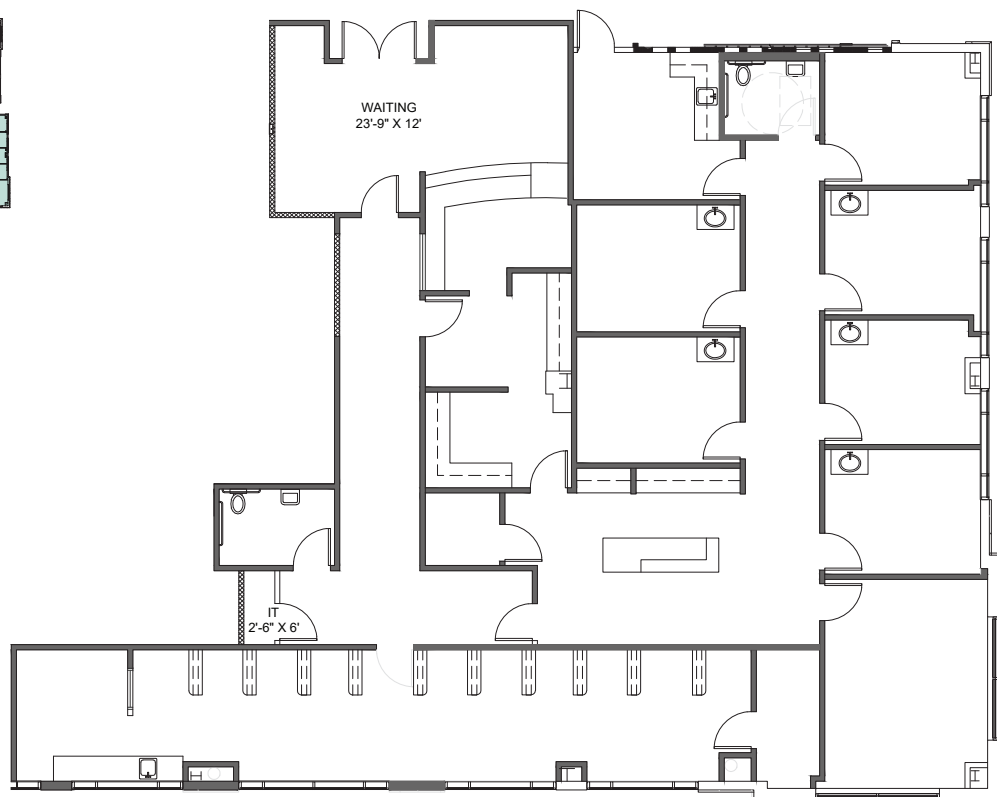
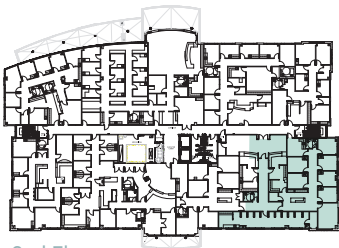
AVAILABLE		
Suite 109	3,395 RSF	2/1/2027
Suite 211A	4,061 RSF	5/1/2027
Suite 212	1,905 RSF	5/1/2027
Suite 300	2,119 RSF	5/1/2027
Suite 301	2,800 RSF	6/1/2027
Suite 307	10,579 RSF	4/1/2027
Suite 310	3,499 RSF	8/1/2027

SUITE 109 - 3,395 RSF



Available on 2/1/2027

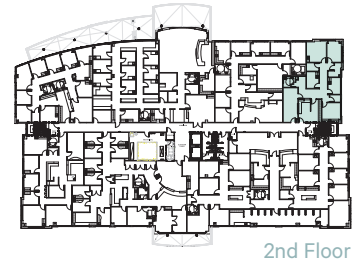
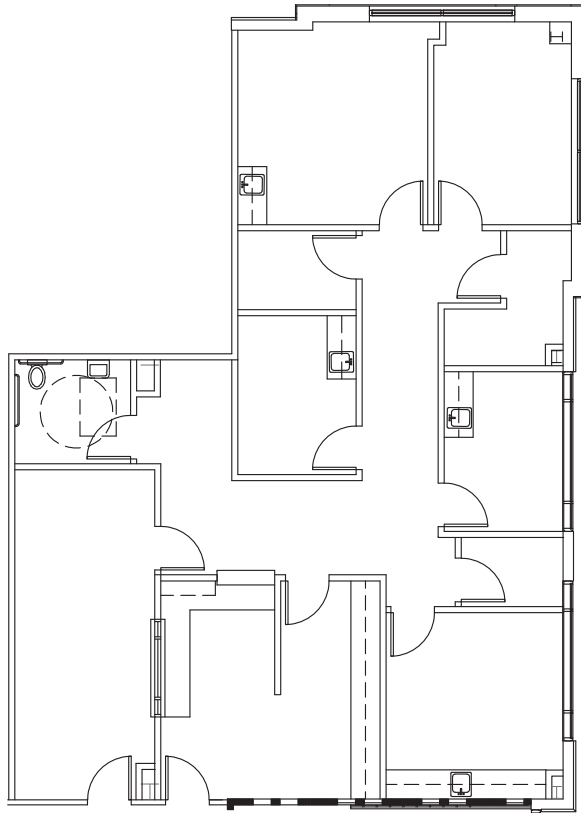
SUITE 211A - 4,061 RSF



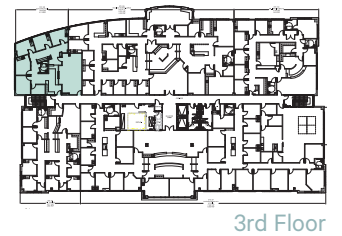
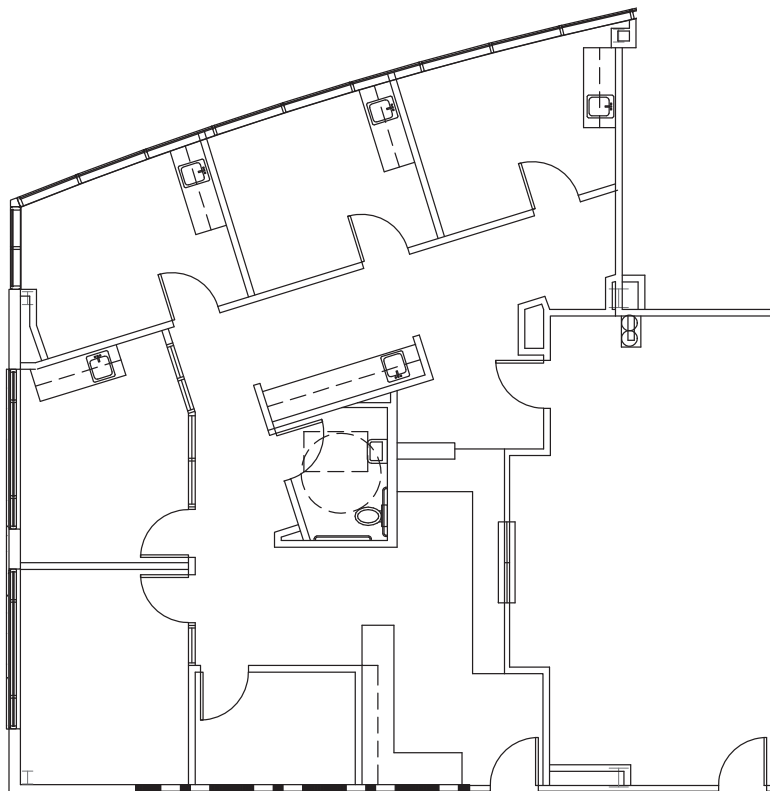
Available on 5/1/2027

SUITE 212 - 1,905 RSF

Available on 5/1/2027

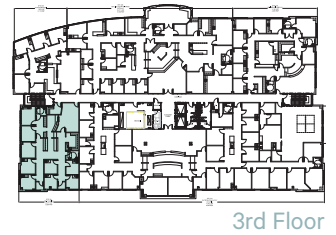
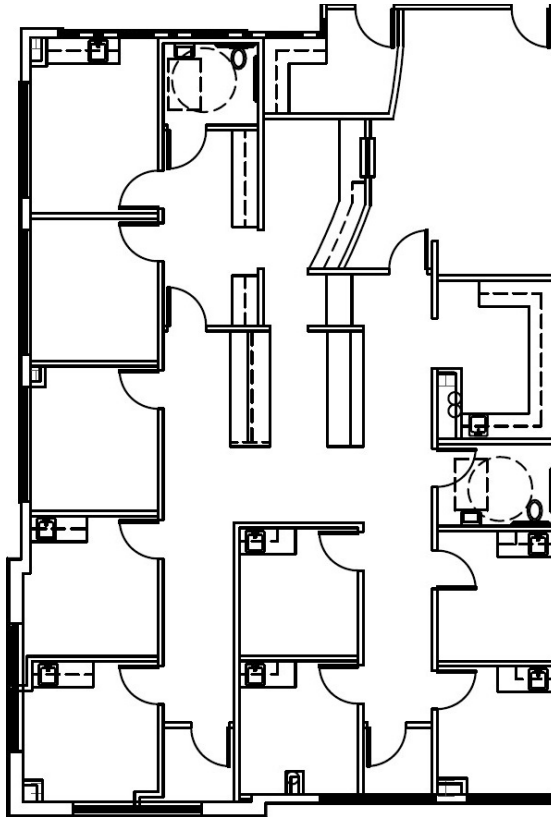


SUITE 300 - 2,119 RSF



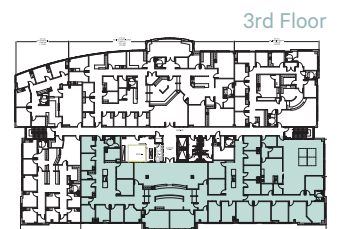
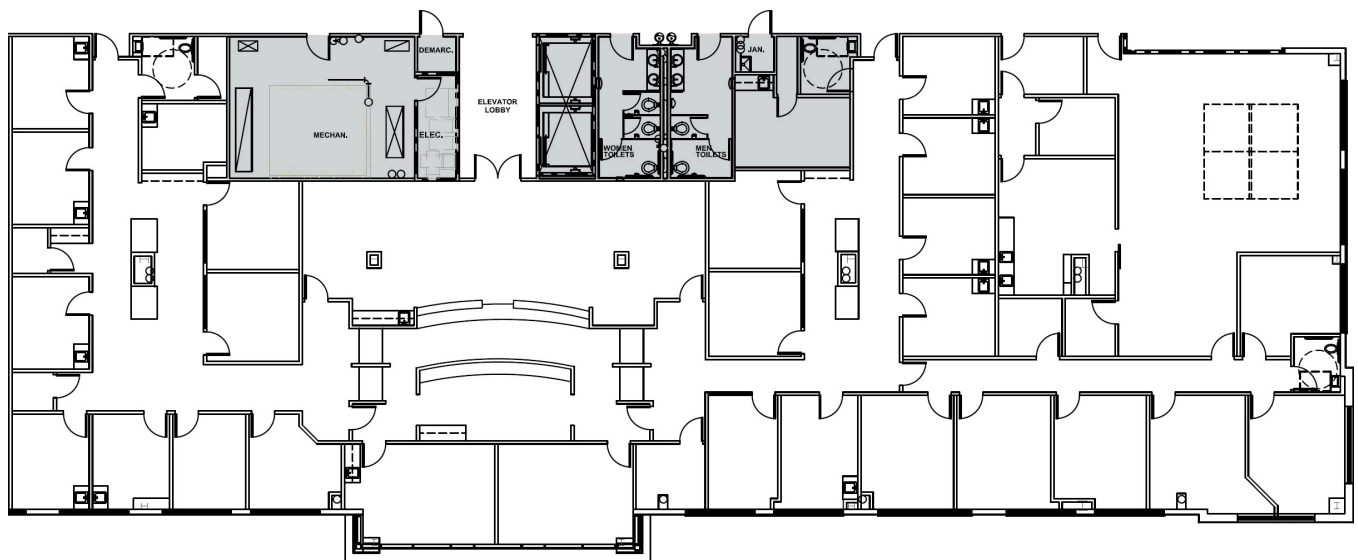
Available on 5/1/2027

SUITE 301 - 2,800 RSF



Available on 6/1/2027

SUITE 307 - 10,579 RSF

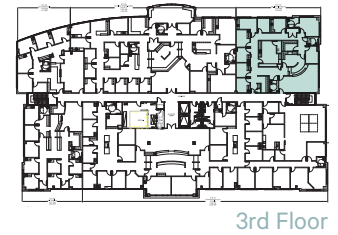
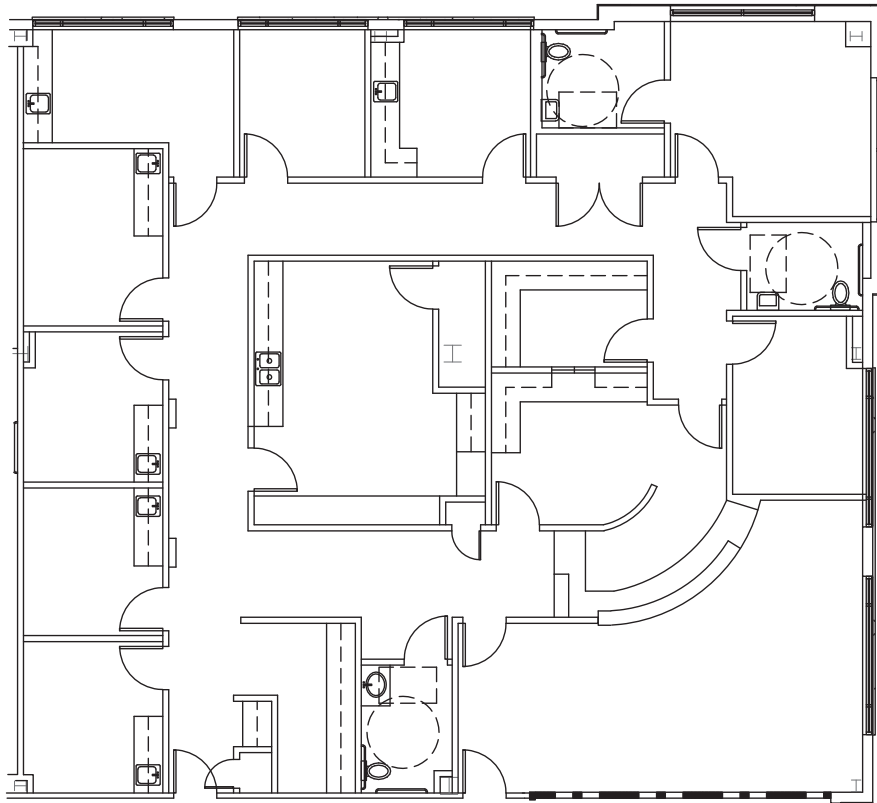


Total contiguous:
Suite 301/307 - 13,379 RSF

Available on 4/1/2027

For Lease

SUITE 310 - 3,499 RSF



Available on 8/1/2027

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	5,172	60,665	158,646
Population - 5-Year Projection	5,576	65,472	171,152
Median Age - Estimated 2025	47.5	41.8	39.8
Average Household Income - Estimated 2025	\$ 153,672	\$150,478	\$148,553

PINNACLE PROFESSIONAL BUILDING

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Building owned by
HEALTHCARE REALTY

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