

Sarah Dominguez **Dovile Uzuotaite**
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Property For Lease

1505 WINDING WAY DR
FRIENDSWOOD, TX 77546

7,508 SF CONTIGUOUS
AVAILABLE





About This Property

Property Details

This space offers generous tenant improvement allowances and features convenient first-floor front access, enhancing both visibility and accessibility. It is currently leased to a variety of synergistic tenants, fostering a collaborative and dynamic environment. The property boasts contemporary office styling and is complemented by a range of ancillary amenities in the surrounding area. The total building comprises approximately 27,000 SF.



1505 WINDING WAY DRIVE - FRIENDSWOOD, TX - 77456



Property Details

UP TO 7,508 SF CONTIGUOUS AVAILABLE FOR LEASE

Building Size	27,000 SF
SF Available	7,508 SF Contiguous Available
# of Stories	2
Building Class	A
Type of Business	Medical Office Building
Lease Rate	\$27.00/SF/YR
Annual Increase	3%
Lease Type	NNN
Zoning	Commercial

GRAYCE
PROPERTY CONSULTANTS

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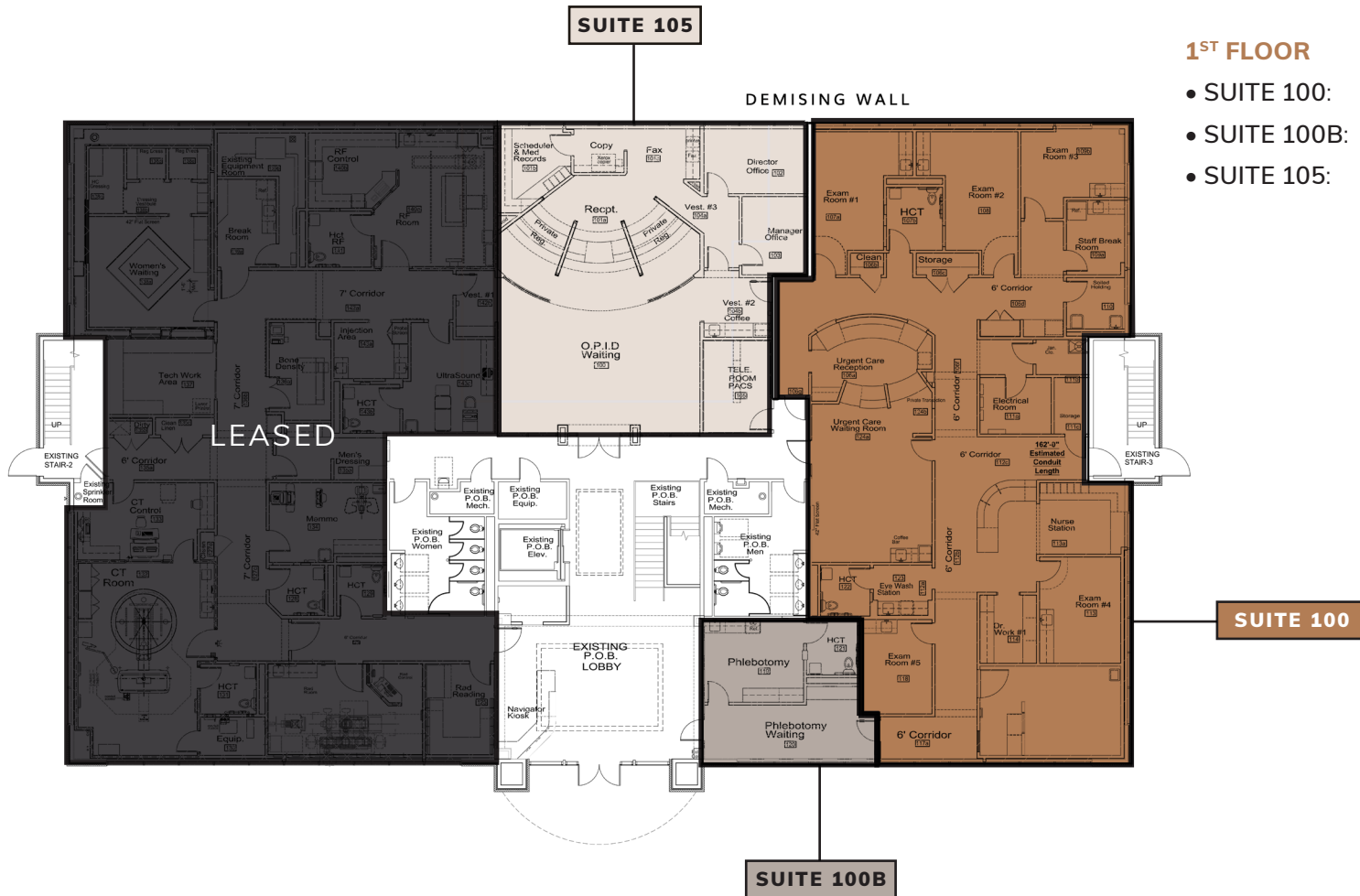
Site Aerial





Space Layout

1ST FLOOR



AVAILABLE SPACES

1ST FLOOR

- SUITE 100: 4,722 RSF
- SUITE 100B: 580 RSF
- SUITE 105: 2,206 RSF

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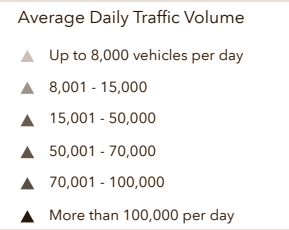
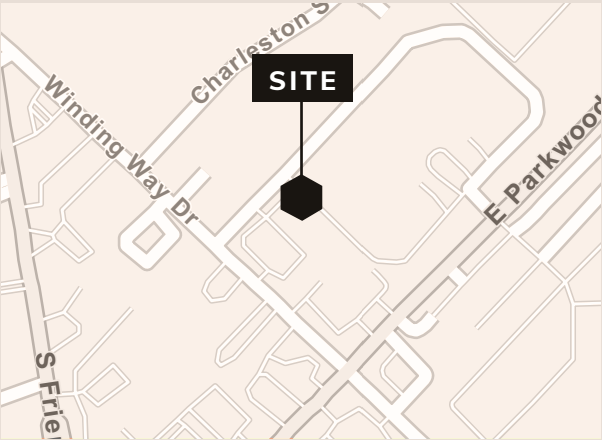
Property Photos





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

Radius	2025	2030
1 mile	6,464	6,439
3 miles	71,739	74,089
5 miles	156,484	160,367



Households

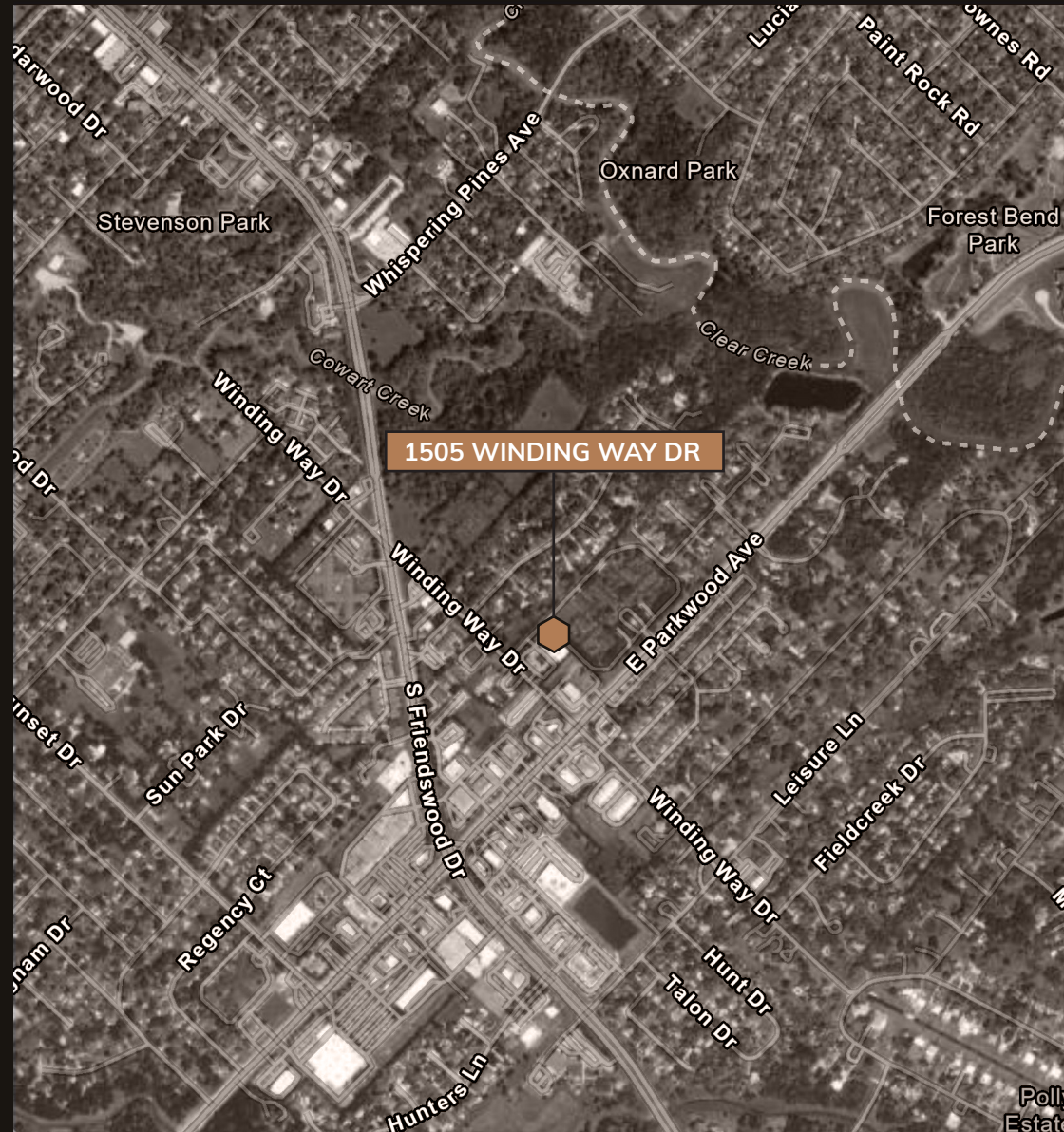
Radius	2025	2030
1 mile	2,474	2,517
3 miles	25,791	27,094
5 miles	57,383	59,944



Median HH Income

Radius	2025	2030
1 mile	\$111,171	\$122,473
3 miles	\$115,380	\$129,254
5 miles	\$105,706	\$116,974

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