

Medical Office | For Lease

CBRE

Pinnacle Professional

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

Up to 13,379 SF Available



Building owned by **HEALTHCARE REALTY**

PINNACLE PROFESSIONAL BUILDING

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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

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

Availabilities

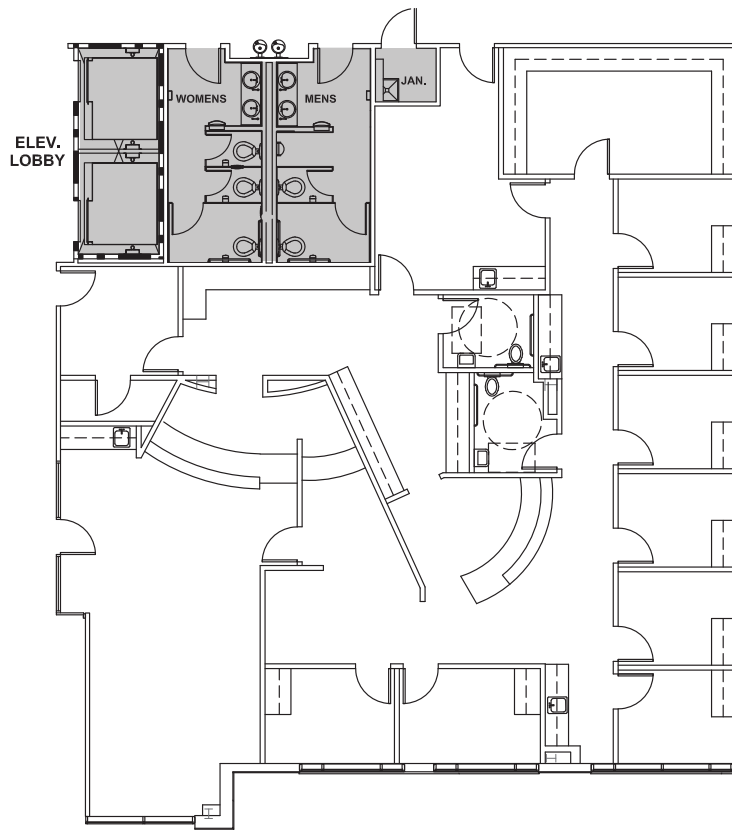
AVAILABLE ON

Suite 109	3,395 RSF	2/1/2027
Suite 110	5,576 RSF	6/1/2027
Suite 204	4,945 RSF	7/1/2027
Suite 211A	4,061 RSF	5/1/2027

AVAILABLE ON

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

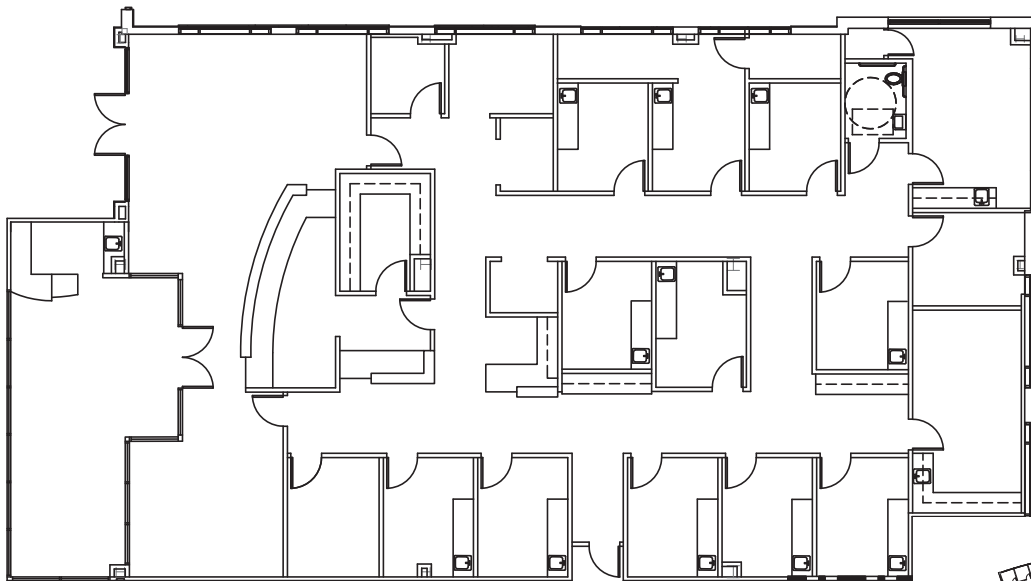
SUITE 109 - 3,395 RSF



1st Floor

Available on 2/1/2027

SUITE 110 - 5,576 RSF

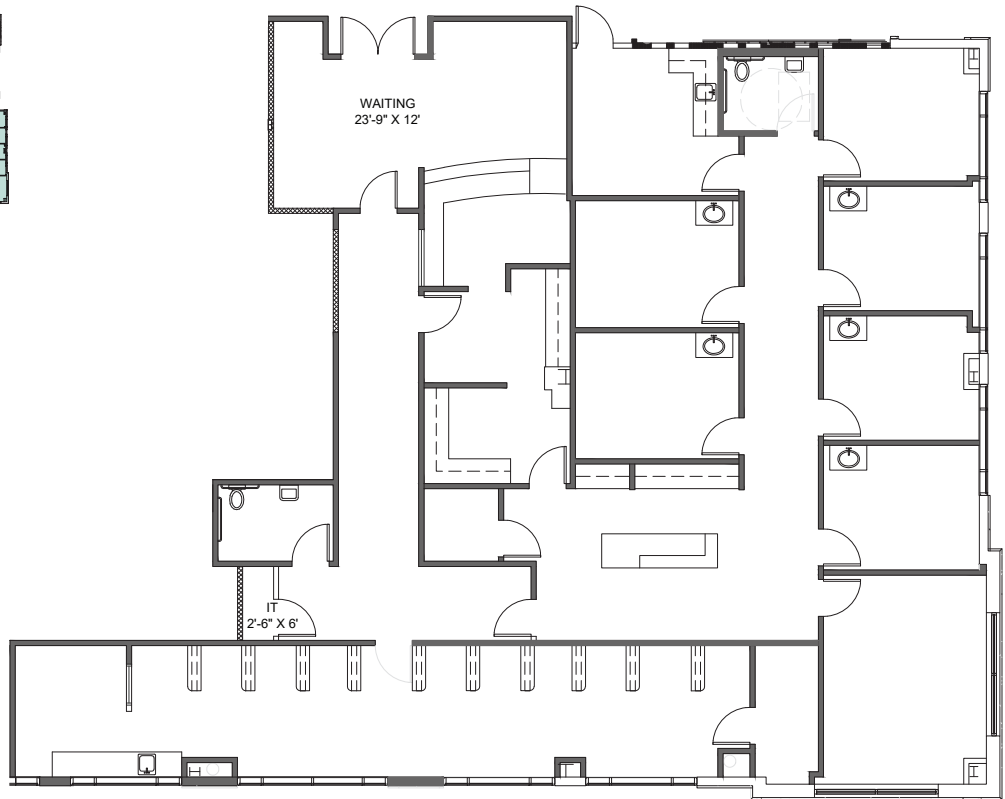
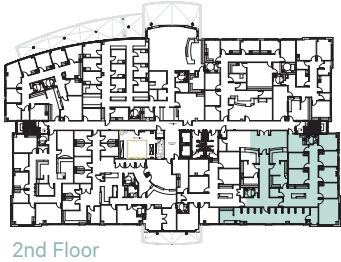


Available on 6/1/2027



1st Floor

SUITE 211A - 4,061 RSF



Available on 5/1/2027

SUITE 204 - 4,945 RSF

Available on 7/1/2027

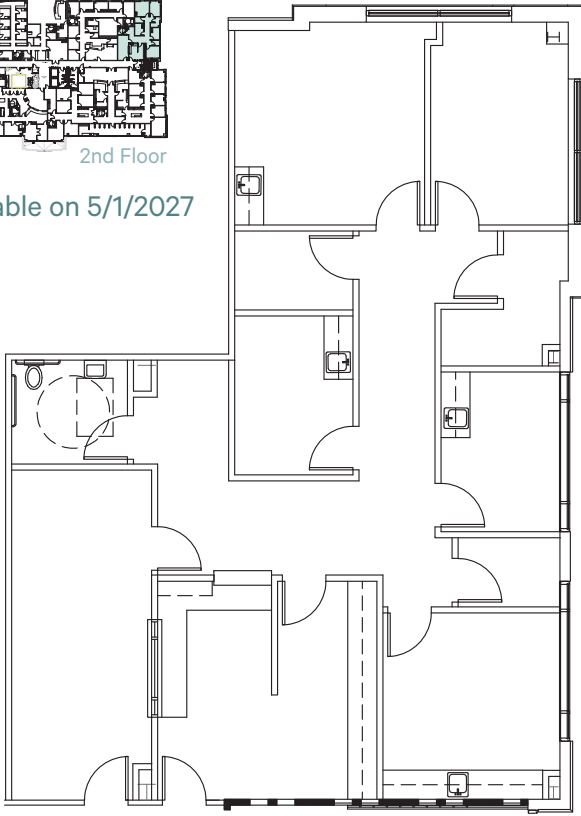


SUITE 212 - 1,905 RSF



2nd Floor

Available on 5/1/2027

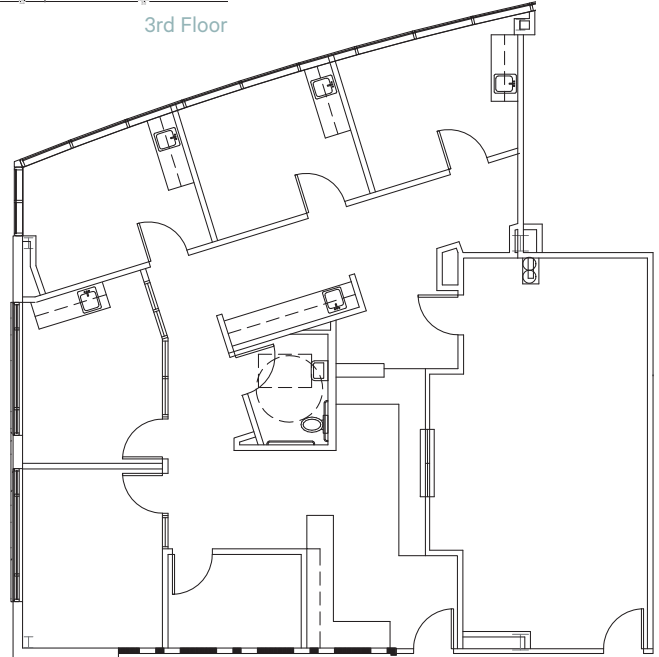


SUITE 300 - 2,119 RSF



3rd Floor

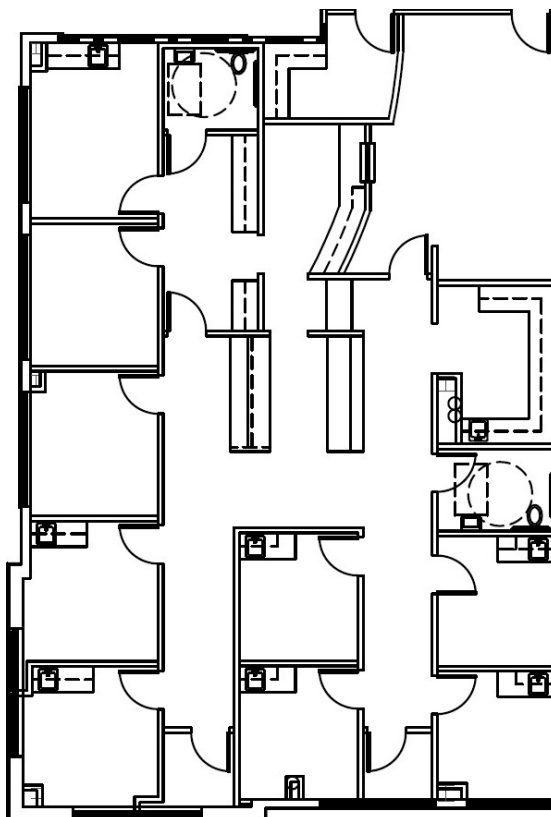
Available on 5/1/2027



SUITE 301 - 2,800 RSF



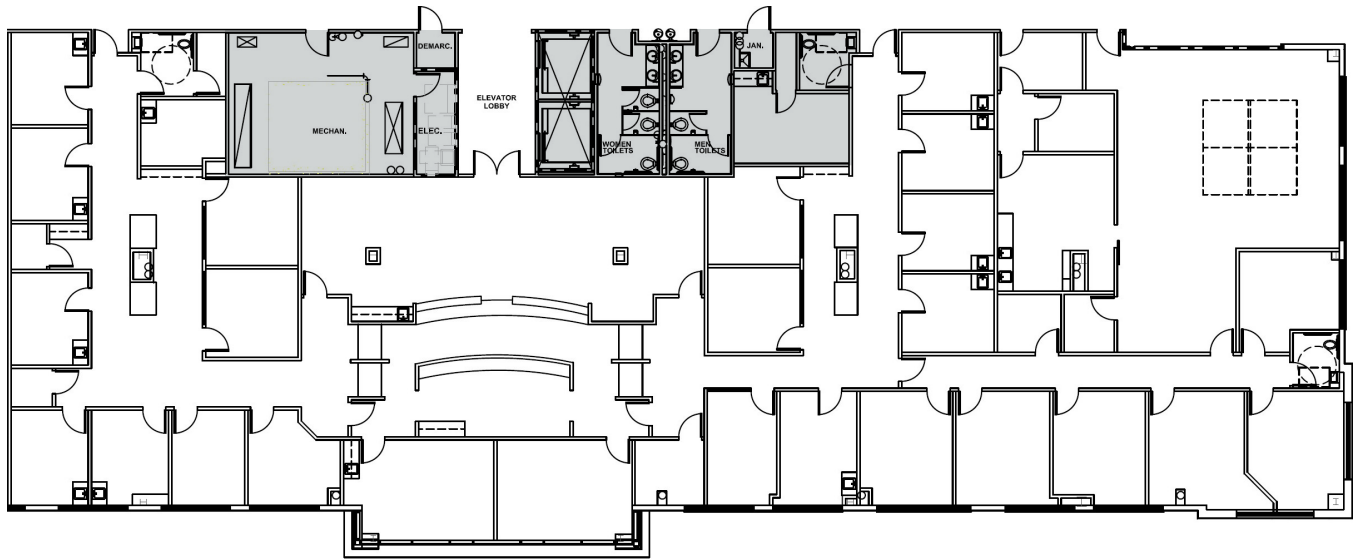
3rd Floor



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

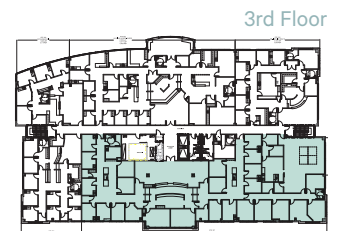
Available on 6/1/2027

SUITE 307 - 10,579 RSF



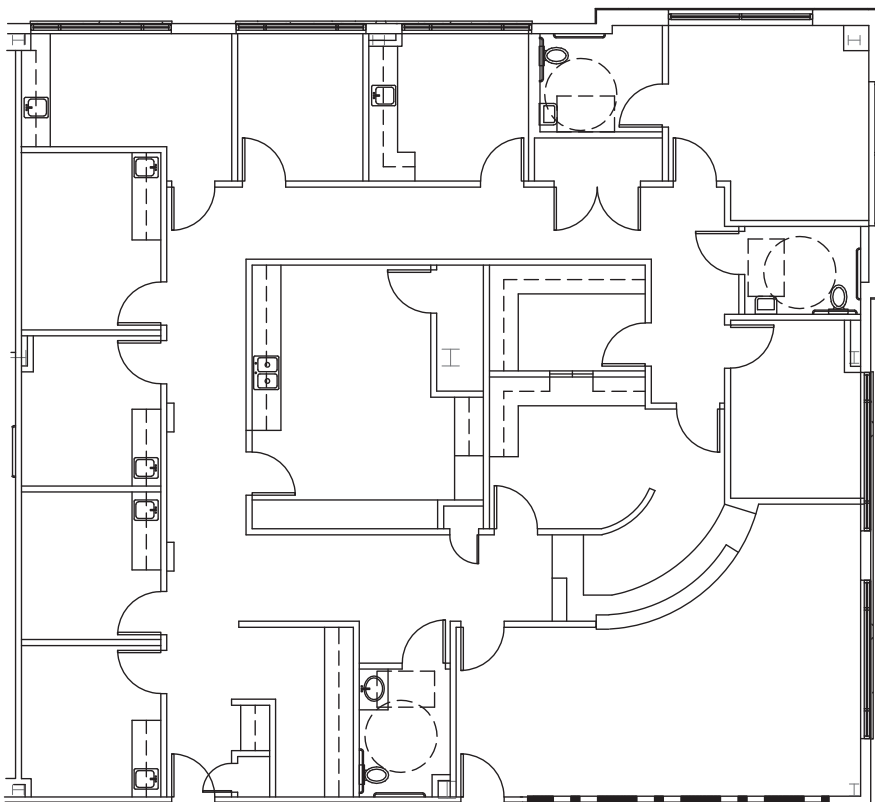
Total contiguous:
Suite 301/307 - 13,379 RSF

Available on 4/1/2027



3rd Floor

SUITE 310 - 3,499 RSF



3rd Floor

Available on 8/1/2027

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For Lease



Contact Us

Brandy Bellow Spinks

Executive Vice President
+1 713 726 6100
brandy.bellow@cbre.com

Pamela Sprouse

Vice President
+1 832 335 0277
pamela.sprouse@cbre.com

Building owned by
HEALTHCARE REALTY

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