

CLASS A MEDICAL OFFICE SPACE FOR LEASE

CREEKSIDE PARK

THE WOODLANDS, TEXAS








NOW
PRE-LEASING

Property Features

- Two, two-story craftsman style architecture 33,600 SF medical office buildings Phase I and Phase II
- Located next to Creekside Park Village Green anchored by H-E-B and Walgreens
- Village Green focal point with a large tree-lined park with lush perennial plantings, walkways and prominent water feature
- Retailers/restaurants include Fielding's Local, Crust Pizza, Shogun, Levure Bakery, AT&T, The Reserve Salon, Hand & Stone Massage & Facial Spa, to name a few
- The only medical office buildings in the area serving the Village of Creekside Park

Location Features

-  **THE WOODLANDS**
Award-winning master planned community
-  **116,000** residents
-  **EASY ACCESS**
From Creekside Park Village and Liberty Branch residential neighborhood
-  **SCHOOLS WITH IN 1 MILE**
Timber Creek Elementary School
Creekview Elementary School
Creekside Forest Elementary
Creekside Park Jr. HS
Lone Star College Campus
-  **25,308** vehicles per day at Kuykendahl and Creekside Forest Drive

Area Demographics

POPULATION	3-MILE
2019	49,054
2024 Projected	57,566
NUMBER OF HOUSEHOLDS	
2019	16,835
2024 Projected	19,545
AVERAGE HOUSEHOLD INCOME	
2019	\$155,556
2024 Projected	\$172,230
% INCOME OVER \$100K	
2019	60.9%
2024 Projected	65.2%

THE VILLAGE OF CREEKSIDE PARK



Amenities

1 Crossroads Square at Creekside Park

- CHI St. Luke's Primary Care Facility
- F45 Training
- The Refuge Steakhouse & Bourbon Bar
- The Hub Restaurant & Bar
- Fuddruckers

2 Creekside Park Village Green

- Hand & Stone Massage
- AT&T
- Crust Pizza Co
- Levure Bakery & Patisserie
- Nails of America
- The Reserve Salon
- Fielding's Local Kitchen Bar
- U-Swirl Frozen Yogurt
- Shogun Japanese Grill & Sushi Bar
- Subway
- Cycle Bar

3 Lone Star College - Creekside Center

4 Primrose School of The Woodlands

The Village of Creekside Park

Creekside Park is the ninth residential village in The Woodlands, one of the top master planned communities in the state and nation.

+/- 5,400

Current Single-Family Homes

292

Multifamily Residences

+/- 200

Carlton Woods Creekside Homes