

CLASS A MEDICAL OFFICE SPACE FOR LEASE

# LAKELAND VILLAGE CENTER

BRIDGELAND AWARD-WINNING MASTER PLANNED COMMUNITY  
CYPRESS, TEXAS



**BUILD-TO-SUIT  
UP TO  
21,000 SF**

## Property Features

- 20-acre village center with 84,000 RSF of mixed-use development and a ±1.96-acre pad site
- Up to 21,000 SF build-to-suit medical & professional space available
- Surface parking 4.65/1,000
- Monument signage opportunity
- Three schools are located directly across the street from Lakeland Village Center with the total enrollment of 4,933 students
- Bridgeland High School, a multi-educational village with nearly 1 million square-feet of learning space for ±5,912 students, is in close proximity
- Bridgeland is the leading master planned community in northwest Houston with 11,400 acres, approximately 9,600 current residents and 65,000 residents upon completion
- Medical tenants include Active Life Dentistry, Cypress Endodontics, Cypress Ranch Vision and Select Physical Therapy. Center is anchored by CVS Pharmacy

## Location Features



**CLOSE ACCESS**  
to Grand Parkway and  
Highway 290



**PEDESTRIAN ACCESS**  
From Lakeland Heights  
neighborhood



**SCHOOLS WITHIN 3 MILES**

Cypress Ranch HS	2,716 students
Smith Middle School	1,051 students
Warner Elementary	1,166 students
Bridgeland HS	5,912 students



**9,600** residents  
**65,000** estimated residents  
upon completion

## Area Demographics

POPULATION	3-MILE
2019	47,483
2024 Projected	57,745

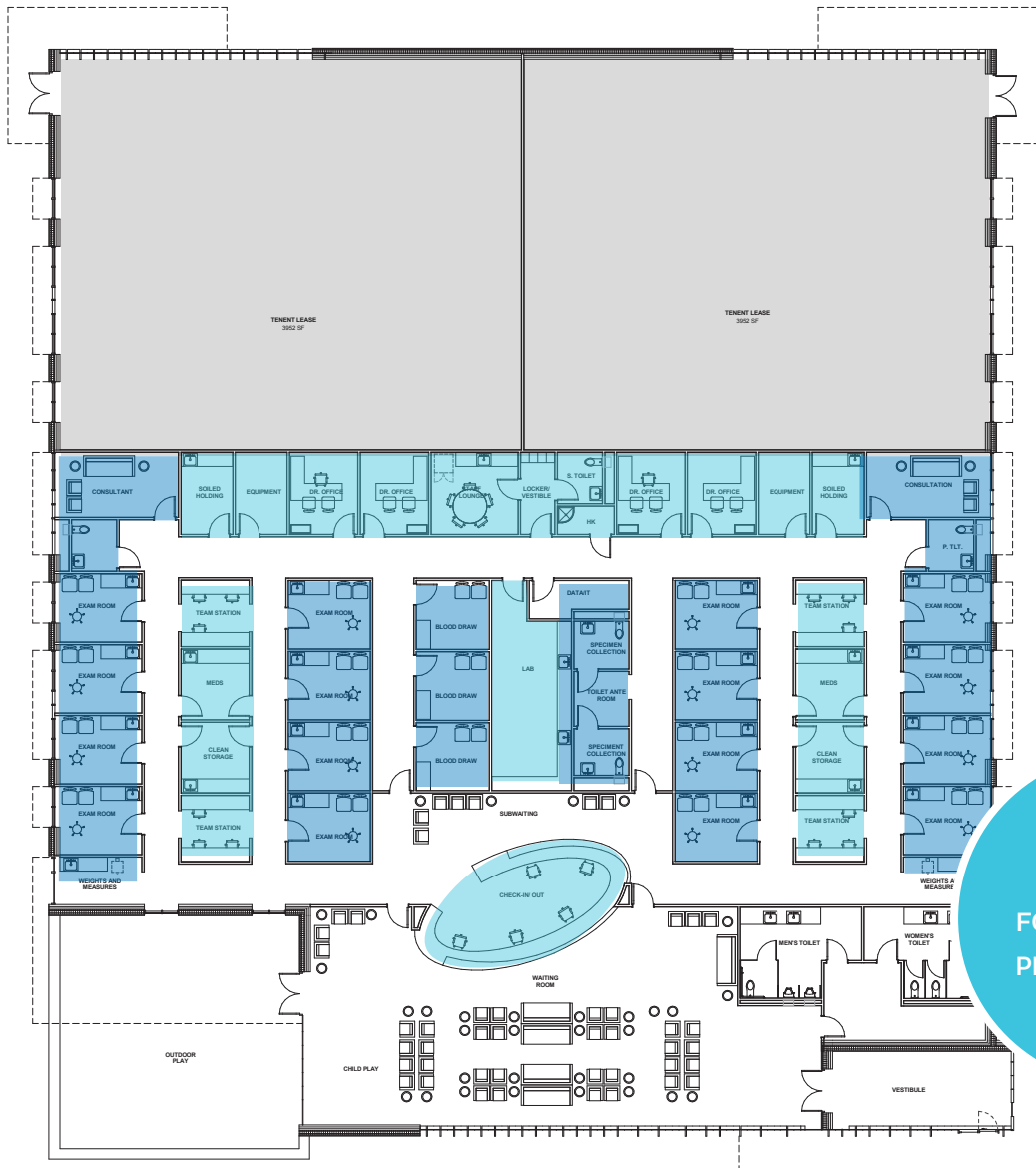
NUMBER OF HOUSEHOLDS	
2019	15,133
2024 Projected	18,261

AVERAGE HOUSEHOLDS INCOME	
2019	\$148,539
2024 Projected	\$171,700

% INCOME OVER \$100K	
2019	64.3%
2024 Projected	69.5%



REPRESENTATIVE IMAGES



TEST FIT  
FOUR PHYSICIAN  
PEDIATRIC PODS

# BUILD-TO-SUIT OPTIONS



## Option 1

+ 20,680 SF  
+ 113 spaces

## Option 2

+ 21,825 SF  
+ 116 parking spaces

# AREA OVERVIEW

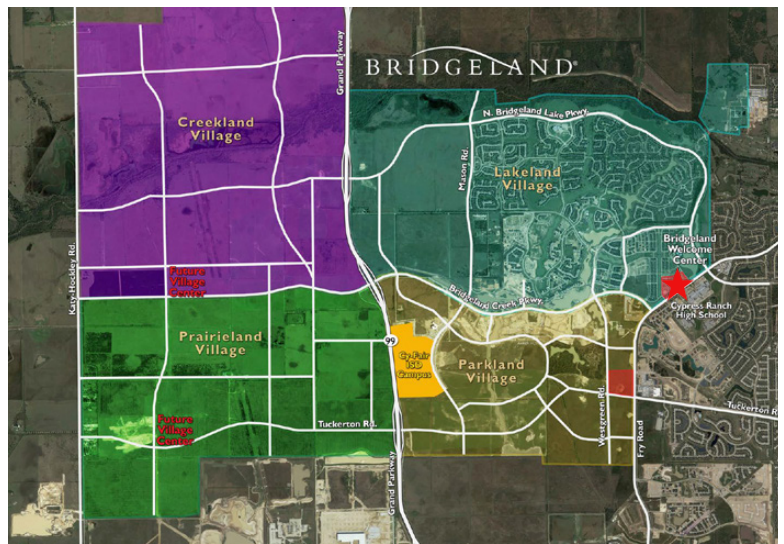


## Amenities

### 1 Lakeland Village Center

- 9Round Fitness
- Active Life Dentistry
- Best Brains
- Bridgeland Council
- Bridgeland Fine Wines
- Chiloscos Taco House
- CVS Pharmacy
- Cy Ranch Vision
- Cypress Endodontics
- Edelweiss Stube
- Envoy Mortgage
- Exquisite Premier Salon & Spa
- F45 Training
- Great Clips
- L3 Craft Coffee
- Le Macaron
- Local Table
- Marble Slab Creamery
- Nails of America
- Pinot's Palette
- RE/MAX
- Select Physical Therapy

- 2 Cypress Ranch High School  
± 2,716 Students
- 3 Smith Middle School  
± 1,051 Students
- 4 Warner Elementary  
+ 1,166 Students



CLASS A RETAIL, PAD SITE AND PROFESSIONAL AND MEDICAL OFFICES FOR LEASE

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BRIDGELAND AWARD-WINNING MASTER PLANNED COMMUNITY

CYPRESS, TEXAS



## Property Features

- 20-acre village center with 84,000 RSF of mixed-use development and a ±1.96-acre pad site
- Restaurants, retail, professional and medical offices
- Bridgeland is the leading master planned community in northwest Houston with 11,4000 acres, approximately 8,500 current residents and 65,000 residents upon completion
- Anchored by CVS/pharmacy; other retailers include 9Round Fitness, Active Life Dentistry, Athletistry Performing Arts, Center, Best Brains, Bridgeland Fine Wines, Bridgeland HOA, Chilosos Taco House, Cobb Specialty Cleaners, Cypress Endodontics, Cypress Ranch Vision, Edelweiss Stube, Exquisite Premier Salon and Spa, F45 Fitness, Great Clips, L3 Craft Coffee, Le Macaron, Local Table, Marble Slab Creamery, Nails of America, Pinot's Palette, Re/Max Professional Group, Select Physical Therapy and Shaka Power Yoga

## Location Features

- Close access to major thoroughfares Grand Parkway and Highway 290
- Pedestrian access from Lakeland Heights neighborhood,
- Cypress Ranch HS (±2,716 students), Smith Middle School (±1,051 students) and Warner Elementary (±1,307 students)
- Cypress Ranch High School is directly across the street from Lakeland Village Center
- Bridgeland High School, an education village with nearly 1 million square-feet of learning space for ±5,912 students, is in close proximity

CLASS A RETAIL, PAD SITE AND PROFESSIONAL AND MEDICAL OFFICES FOR LEASE

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CYPRESS, TEXAS

## MEDICAL AND PROFESSIONAL OFFICE

- Rental Rate: \$27.00/NNN
- Triple Nets: \$13.75
- TI Allowance: Negotiable



BUILDING	SUITE	TENANT	SF
A1	100	CVS	15,550
A2	100	Great Clips	1,211
	125	Bridgeland Fine Wines	1,831
	150	Marble Slab Creamery	1,127
	200	Nails of America	3,567
A3	100	Local Table	4,686
A4	100	Pinot's Palette	2,338
	200	Athletistry Performing Arts	2,629
	250	Available Space	1,436
	300	Available Space	1,995
	400	9Round Fitness	1,362
B1	100	Available Space	2,705
	150	L3 Craft Coffee	1,352
	200	Chilosos Specialty Cleaners	1,313
	300	Available Space	1,196
	400	Active Life Dentistry	2,951
	500	Cypress Ranch Vision	1,801
	600	Edelweiss Stube	2,010

BUILDING	SUITE	TENANT	SF
B2	100	Le Macaron	1,199
	200	Available Space	2,396
	250	Shaka Power Yoga	1,373
	300	Exquisite Premier Salon and Spa	1,988
	400	F45 Fitness	2,805
C1	100	Envoy Mortgage	1,544
	200	Available Space	2,985
	300	Available Space	1,785
C2	100	Re/Max	4,529
C3	100	Bridgeland Council	1,979
	200	Select Physical Therapy	2,550
C4	100	Available Office/Medical Space	4,529
		Option to Subdivide	
C5	100	Cypress Endodontics	1,651
	200	Available Office/Medical Space	1,623
	300	Best Brains	1,255

# ABOUT BRIDGELAND

## LOCATION

Bridgeland, a 11,400-acre master planned community, is located approximately 30 miles northwest of downtown Houston.

## FACTS

Approximately 9,000 people now live in Bridgeland, with an estimated 65,000 residents upon completion. Bridgeland is comprised of four villages, and approximately 20,000 homes are projected.



## Amenities

3000

ACRES  
OF OPEN SPACE

+ 60

ACRES  
OF TRAILS

900

ACRES  
OF LAKES

400

ACRES  
OF PARKS

GREEN SPACE WITHIN  
**1/4 MILE**  
FROM EVERY HOME

### Cypress Creek Nature Trail

currently two-and-a-half miles, will stretch for six miles upon completion

### House Hahl Trail

with fitness stations and areas of reforestation

### Cypress Lake

Kayaking, paddle boating and catch-and-release fishing

### Festival Park

for community events, concerts and other activities

## LAKELAND VILLAGE

### 6-Acre Activity Center Complex

features a resort-style pool, fitness center, community center, tennis courts, and playgrounds

### 20-Acre Park

with heated lap pool, spray park, tennis and baseball courts, skate park, dog park and canoe/kayak launch

## PARKLAND VILLAGE

### Bridgeland's New Village

with a central model home park, offers 20 model homes by 15 builders

### Future Village Park

with a central model home park, offers 20 model homes by 15 builders

### Nearby 140-acre Josey Lake

features a boat house, two-story birding tower

## Highly-Rated Cy-Fair ISD Schools

127-acre Educational Village includes Bridgeland High School, Wells Elementary and a future middle school.

Pope Elementary located in Bridgeland services three of the community's neighbors