

FOR SALE

FULLY LEASED MEDICAL OFFICE BUILDING



9319 PINECROFT DRIVE

THE WOODLANDS, TEXAS

Medical Office Investment Opportunity | National Credit Tenants | New Leases

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NEWCOR

Property Overview & Investment Highlights

A medical office investment in The Woodlands featuring in-place income, established healthcare tenancy and a Pinecroft Drive location near the Memorial Hermann medical campus.

21,760 SF

RENTABLE AREA

100%

LEASED

\$570,000

CURRENT NOI

5+ YEARS

WALT

85%COMBINED CREDIT
TENANTS

Property Overview

Property Type	Class B Medical Office
Stories	2
Rental Position	At market, with annual increases
Year Built	2012
Lot Size	2.03 AC
Tenancy	Multi
Sales Price	Contact Broker

Investment Highlights

HEALTHCARE TENANTS

Tenet Healthcare (51%), and McKesson-US Oncology (34%) are the major tenants.

**McKESSON**

RENT POSITIONING

In-place rents are at market level with annual increases.

MEDICAL CORRIDOR

The subject sits on Pinecroft Drive near Memorial Hermann The Woodlands Medical Center at 9250 Pinecroft Drive.

Location & Access

THE WOODLANDS MEDICAL CENTER

The property is located at 9319 Pinecroft Drive in The Woodlands, Texas, along the same street as Memorial Hermann The Woodlands Medical Center at 9250 Pinecroft drive. The surrounding area is an established concentration of medical facilities, physicians and outpatient services.

Memorial Hermann's campus includes a 457-bed hospital and multiple medical plaza buildings. Texas Oncology independently lists The Woodlands Medical Plaza practice at the subject property's address, Suite 100. This medical-office setting is a key component of the investment's location narrative.

Immediate Area

29

Acres Memorial Hermann campus across the street

3

Miles to new Texas Children's Methodist campus

3.5

Million SF of medical space within 3-mile radius

1,400+

Affiliated physicians nearby



Additional Photos



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FOR MORE INFORMATION CONTACT:

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