

**FOR LEASE**

3251 INTERSTATE 45  
NORTH CONROE, TEXAS 77304



10,127 RSF OF MEDICAL SPACE



# PROPERTY INFORMATION



### Premises

- Suite 100: 7,130 RSF - Leased
- Suite 110: 7,617 RSF - Leased
- Suite 190: 359 RSF
- Suite 195: 2,781 RSF
- Suite 200: 6,987 RSF



### Total Contiguous

- 10,127 RSF



### Base Rental Rate

- Negotiable



### Availability

- Immediate



### Tenant Improvements

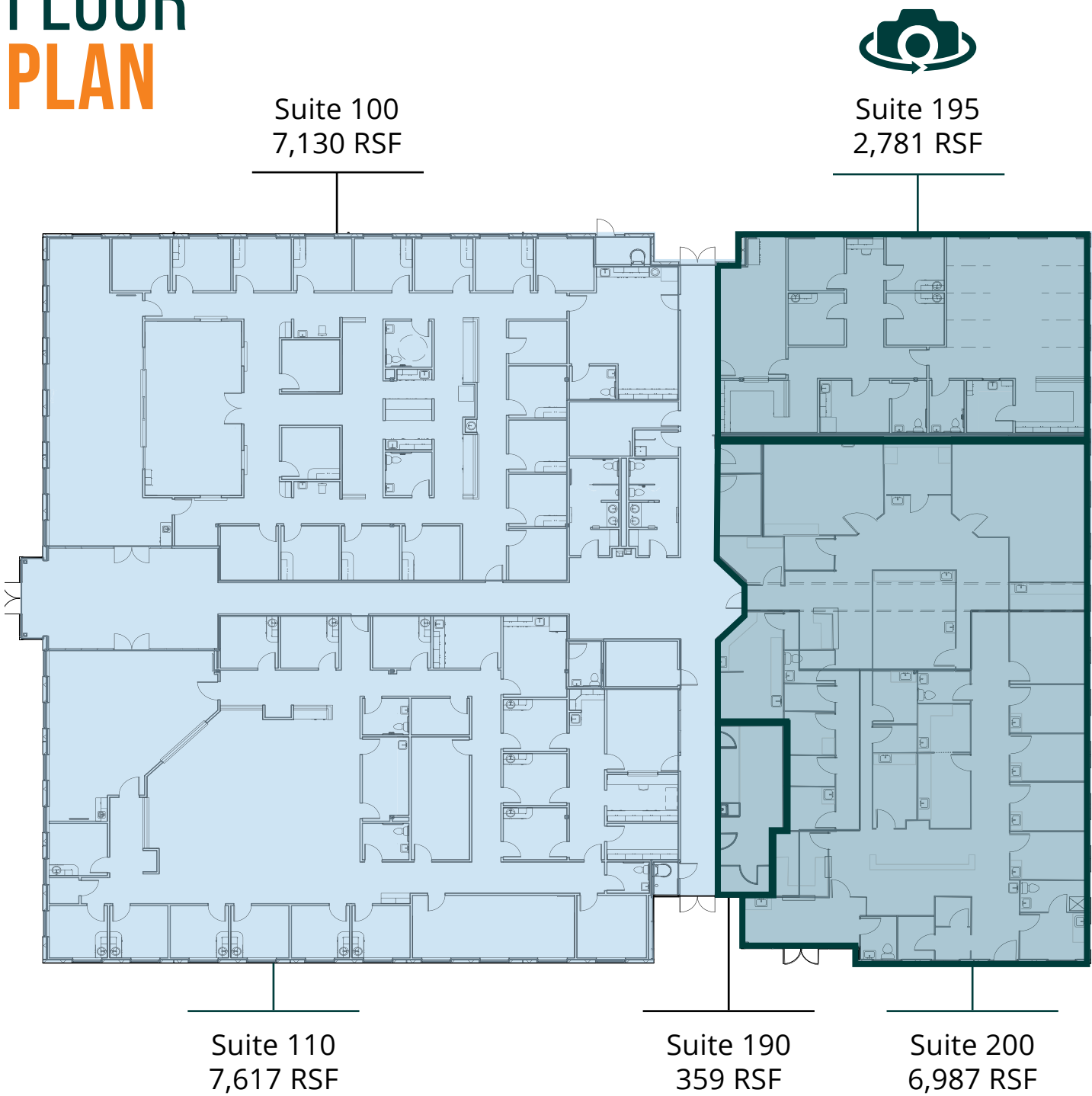
- Negotiable



### Highlights

- Highway Visibility
- Signage Availability
- Parking Ratio: 4 per 1,000 SF

# FLOOR PLAN



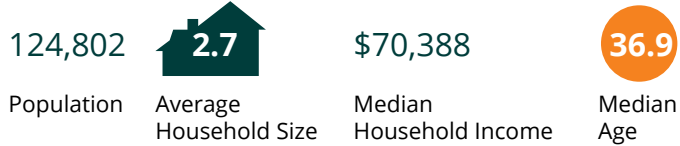
Total Space Available:  
**10,127 RSF**



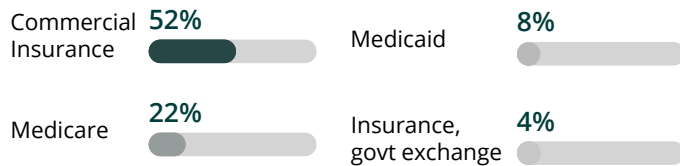


## 15-MINUTE DRIVE

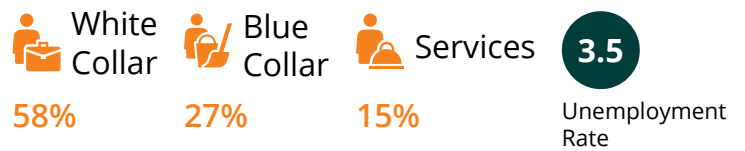
### Key Facts



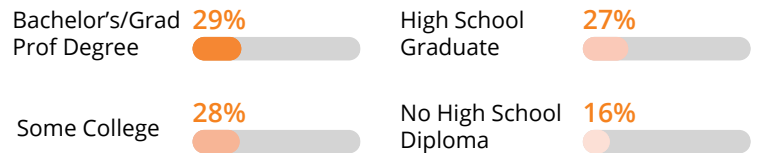
### Insurance Mix



### Employment



### Education



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