

AMBULATORY SURGERY CENTER (ASC) SUBLEASE

10847 Kuykendahl Rd | The Woodlands, TX 77382



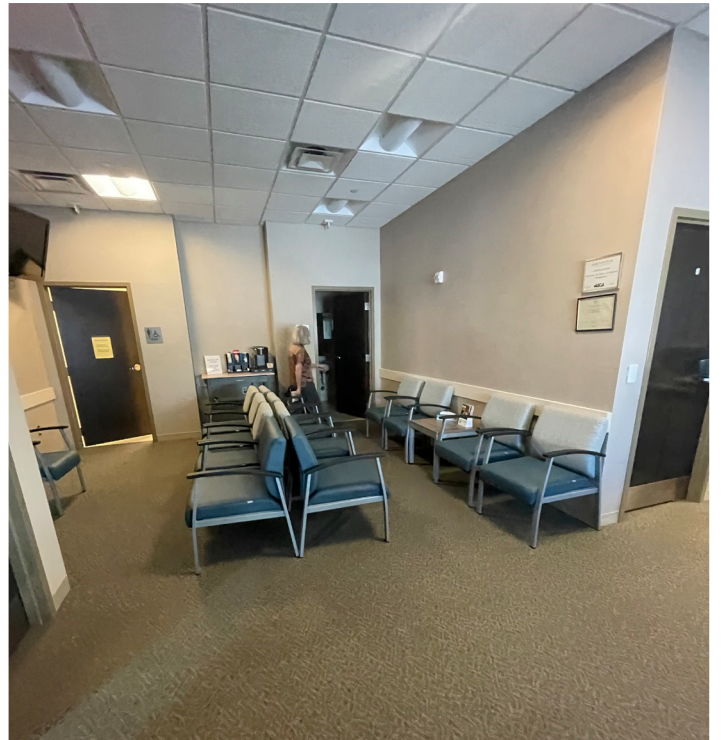
Ambulatory Surgery Center (ASC) Sublease

- 6,742 SF 2nd Gen Ambulatory Surgery Center (ASC)
- December 31, 2031 Expiration
- 2ORs, pre-op and pacu, with license
- Tenant signage available
- No hospital restrictions
- Parking ratio 5.36/1,000 SF
- Equipment Available



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Premier Location

Healthcare

77%

Private
Insurance

\$14k

Healthcare
Spending

83%

Doctor Visits
in 2024

Economics

42

Median
Age

\$215k

Per Household
Income

Employment

6%

Service
Employment

7%

Blue Collar
Employment

87%

White Collar
Employment

Population

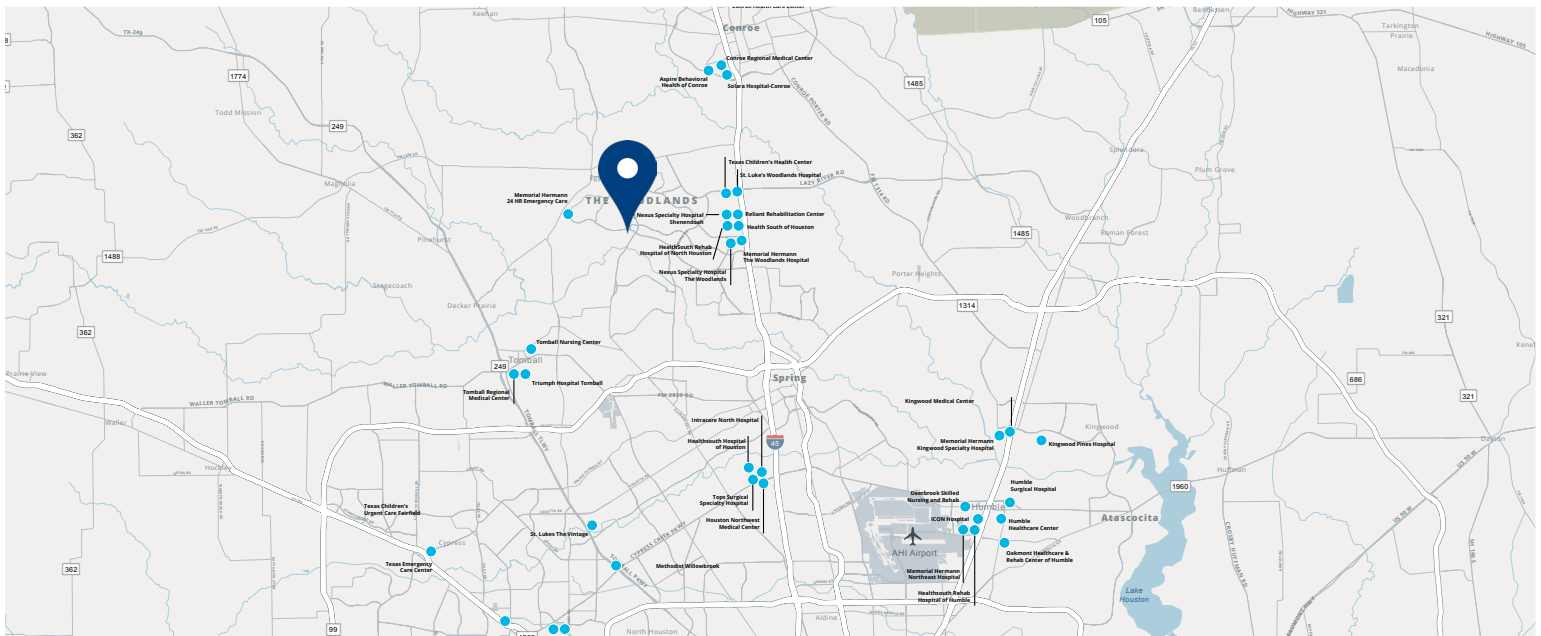
79k

Total
Population

67k

Total Daytime
Population

*Demographics is within 3 miles of the property



Leasing Information:

Christian Connell

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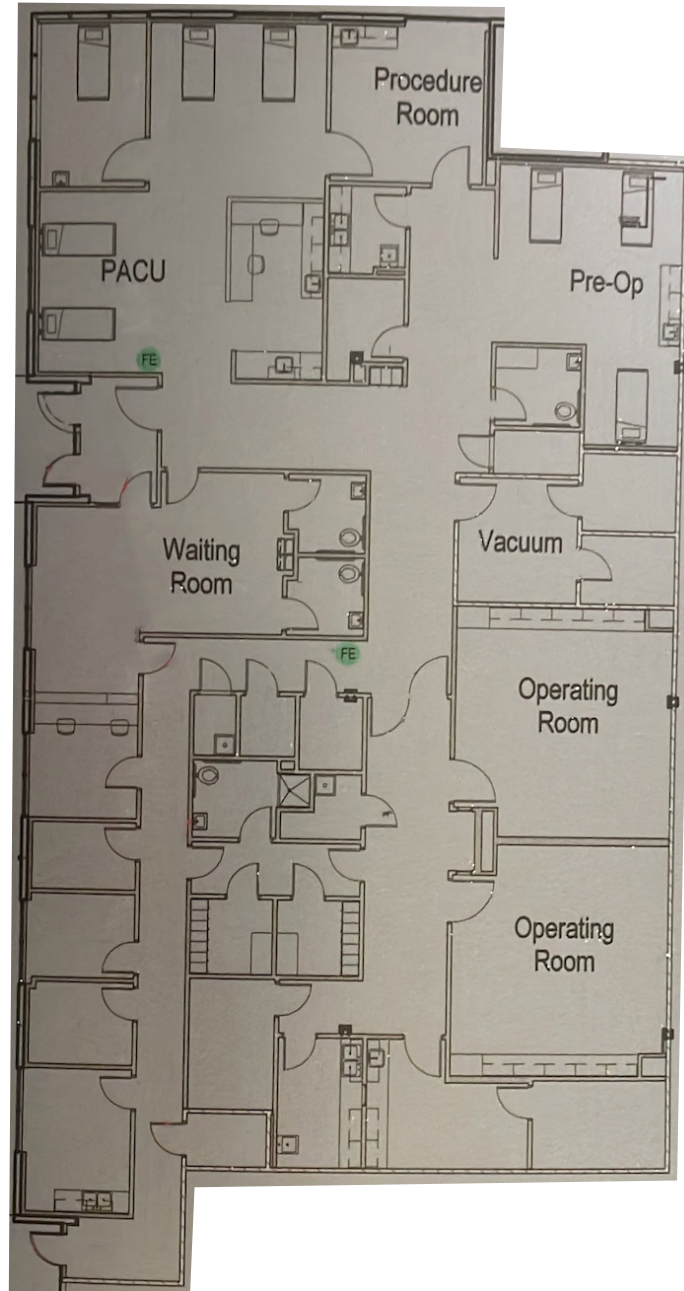


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6,742 SF



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