

# 11161 SHADOW CREEK

11161 Shadowcreek Pl | Pearland, TX 77584



## Building Features

- 24,229 Class A Medical Office Building
- Access to beautiful Clear Creek Trail for tenants
- Availabilities from 1,500 - 4,800 SF
- Excellent Ingress/Egress from SH 288
- Across from HCA Houston Healthcare Center
- Surface and covered parking options



## Leasing Information:

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## Availabilities

### Three Contiguous Suites Available

- Suite 213 - 1,478 SF
- Suite 209 - 1,328 SF
- Suite 205 - 2,031 SF
- Contiguous Suite - 4,847 SF

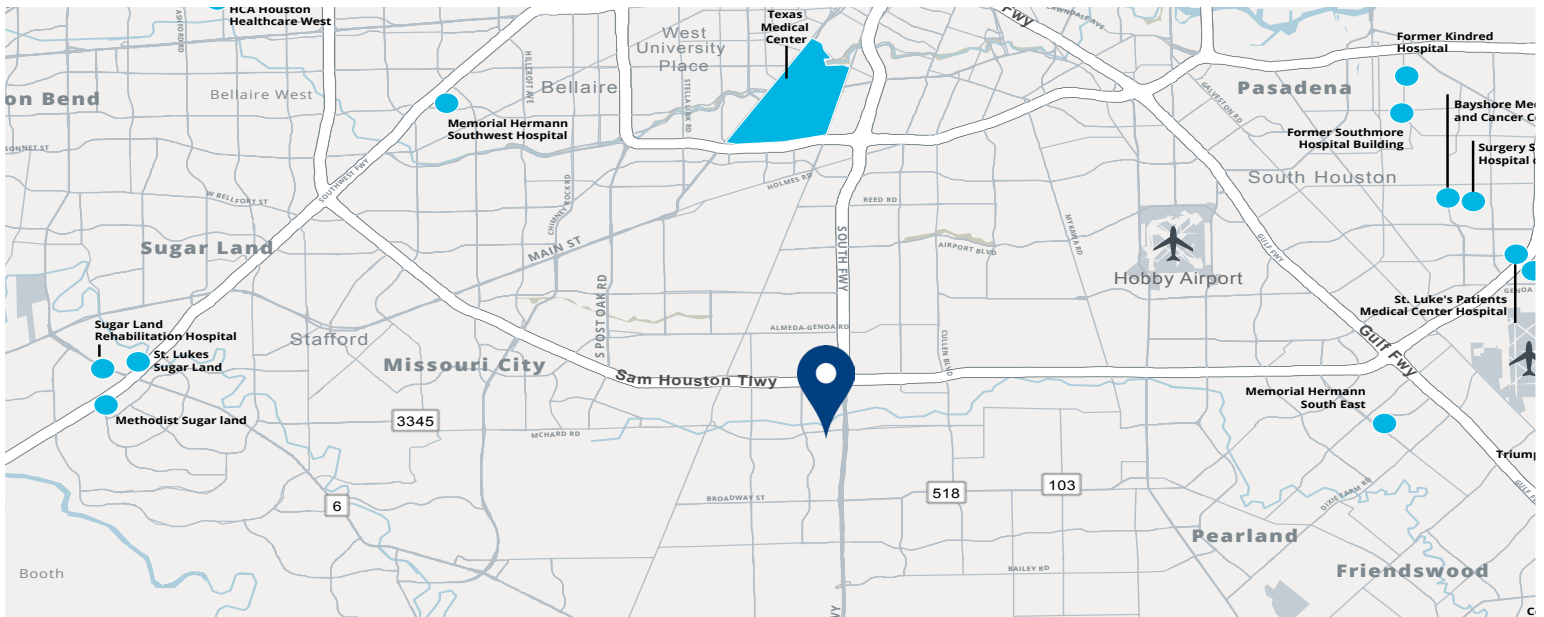
Suites can be built out separately or combined to accommodate user needs.

## Demographics

- 2025 Total Population: 214,712
- Household Income: \$117,745
- Private Insurance Holders: 57%

## Amenities

- Indoor Elevator
- Located along Clear Creek Trail
- Covered Parking Available



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