

17521 St. Lukes Way

THE WOODLANDS

17521 St. Lukes Way | The Woodlands, TX 77384



23,543 SF
Building Size

Available:
Immediately

Parking Ratio:
4.12/1,000

2nd Generation Clinical Space

Positioned near established hospitals and specialty practices, the property provides an ideal setting for medical users seeking visibility, accessibility, and long-term growth opportunities

PROPERTY HIGHLIGHTS

- Located in the heart of The Woodlands' established healthcare corridor, surrounded by leading hospitals, outpatient facilities, and specialty medical providers
- Just minutes from I-45, providing convenient access throughout The Woodlands, Conroe, Spring, and the greater North Houston market.
- Positioned within a strong physician referral network and highly sought-after medical submarket, supporting both established and growing healthcare practices.
- Serves a growing, affluent population base, ideal for expanding or relocating medical practices

Christian Connell

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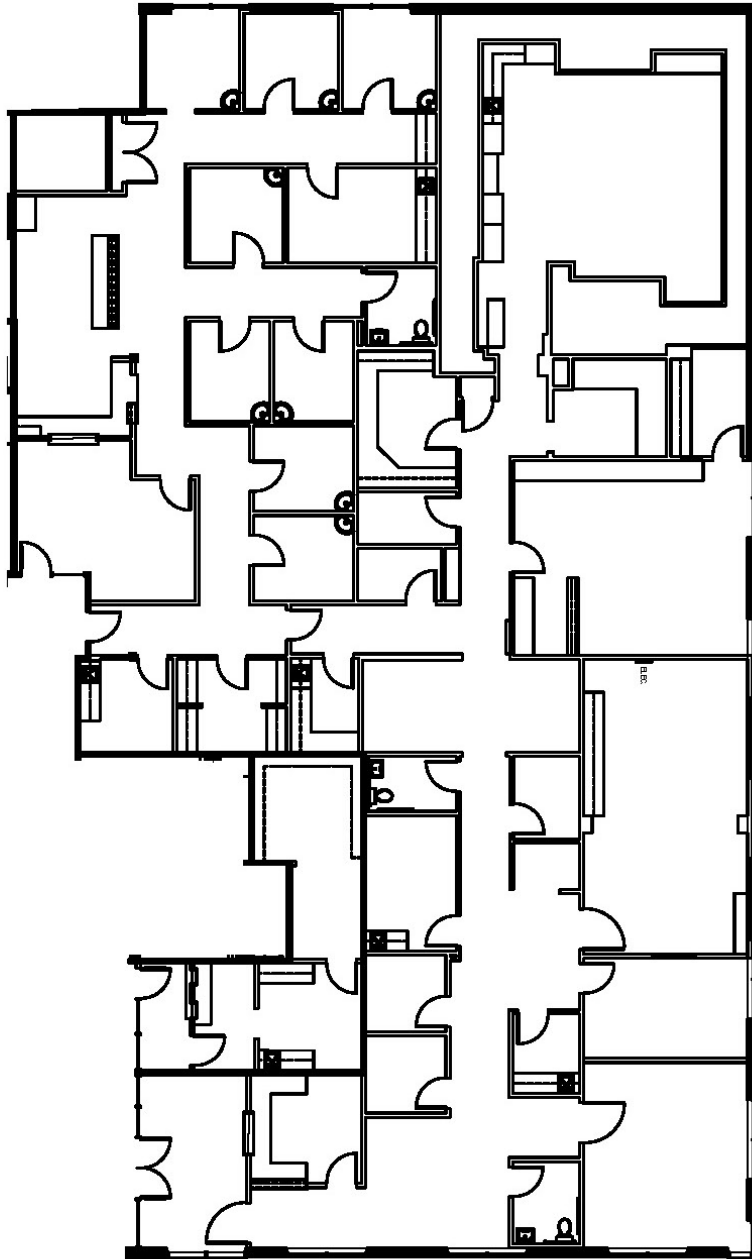
THE WOODLANDS

17521 St. Lukes Way | The Woodlands, TX 77380

Suite
150

9,074 SF
Available

Available:
Immediately



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17521 St. Lukes Way | The Woodlands, TX 77380

Suite
170

2,172 SF
Available

Available:
Immediately

