

FOR LEASE

## KINGWOOD OFFICE BUILDING

*1,862 SF Plug and Play Office Space*

2325 Timber Shadows Dr, Ste B Kingwood, TX 77339



**RIFLE**

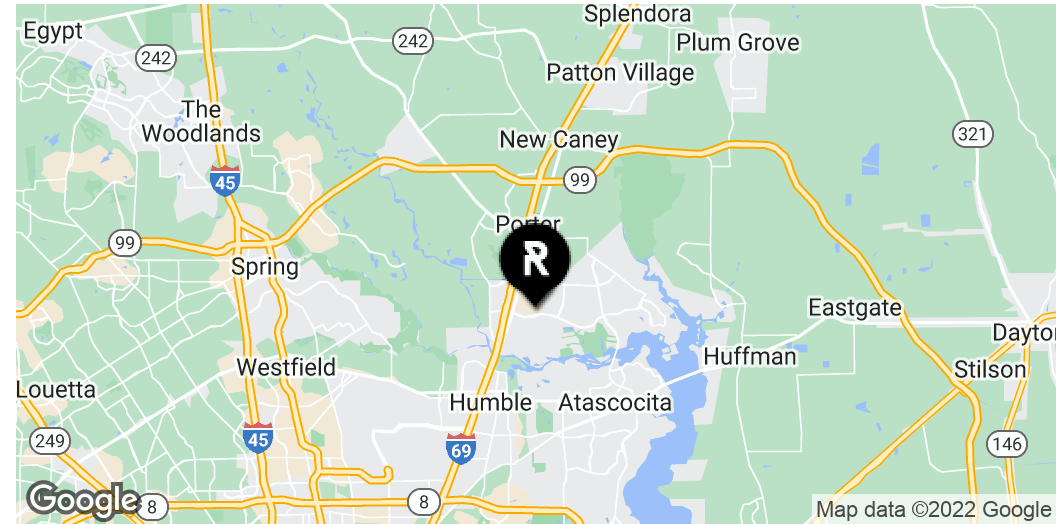
REAL ESTATE  
COMPANY

# PROPERTY SUMMARY

## 2325 TIMBER SHADOWS DR., SUITE B

2325 Timber Shadows Dr, Ste B, Kingwood, TX 77339

Office Building For Lease



### PROPERTY DESCRIPTION

1,862 sqft office building located in the heart of Kingwood, TX, on Kingwood Drive. With close proximity to 59 North and Woodland Hills Dr., this property is well positioned to serve the Northeast Houston area.

### PROPERTY HIGHLIGHTS

- Recently remodeled with new floors, paint, and ceilings
- On Kingwood Dr. between 59 North and Woodland Hills Dr.
- Surrounded by high-end homes and other businesses
- Ideal layout for office or medical office user
- Local and responsive ownership
- Space is move-in ready

### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Est. Operating Expenses (2022):	\$7.98 SF/yr
Available SF:	1,862 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	128	791	4,801
Total Population	419	2,405	12,329
Average HH Income	\$99,598	\$106,410	\$98,487



#### RIFLE REAL ESTATE COMPANY

COMMERCIAL TRANSACTION  
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2339 Commerce St., Suite 170  
Houston, TX 77002

**NICK TERRY**  
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832.479.2500

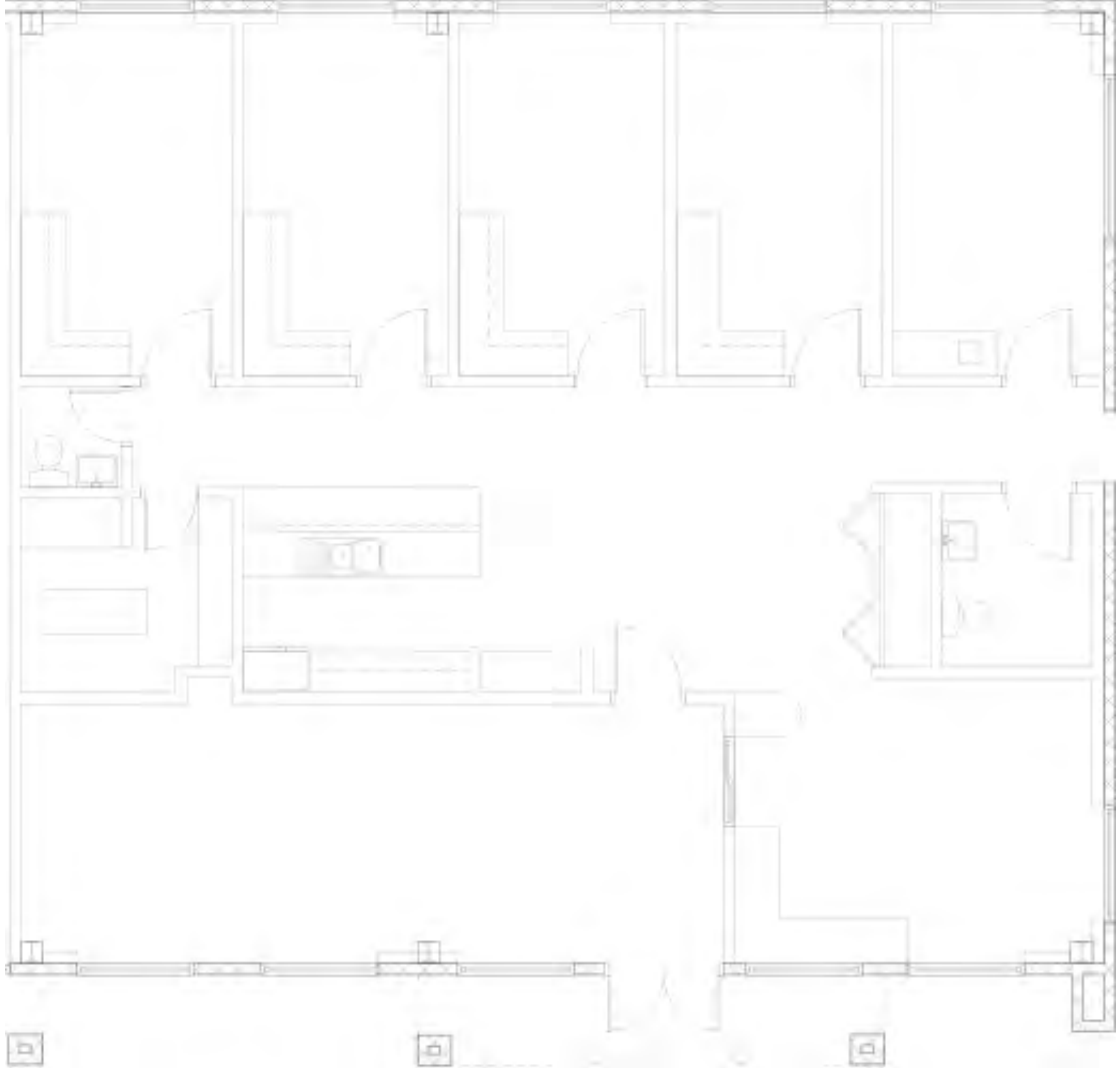
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# FLOOR PLAN

## 2325 TIMBER SHADOWS DR., SUITE B

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# LOCATION MAP

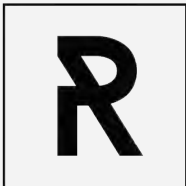
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# ADDITIONAL PHOTOS

**2325 TIMBER SHADOWS DR., SUITE B**

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Park like setting in the tress of Kingwood



Recently renovated with new floors and paint



5 Private offices OR exam rooms for a medical user



Ample surface parking near entry



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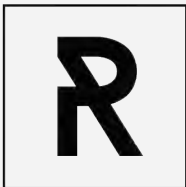
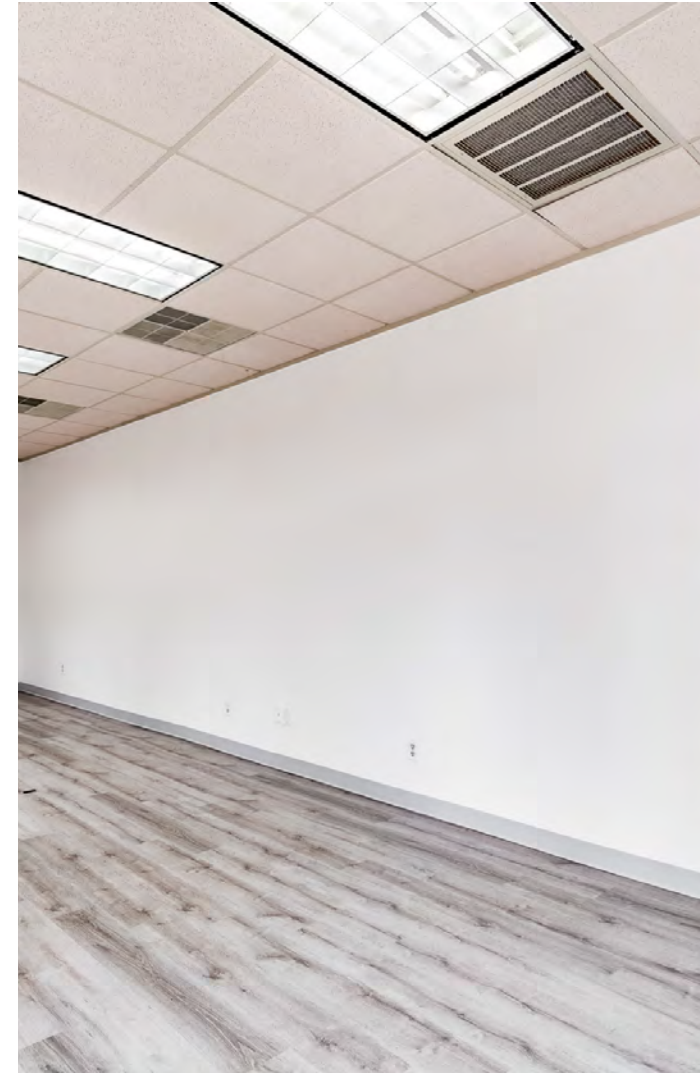
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# DEMOGRAPHICS MAP & REPORT

## 2325 TIMBER SHADOWS DR., SUITE B

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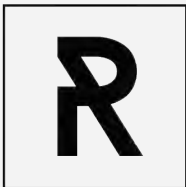
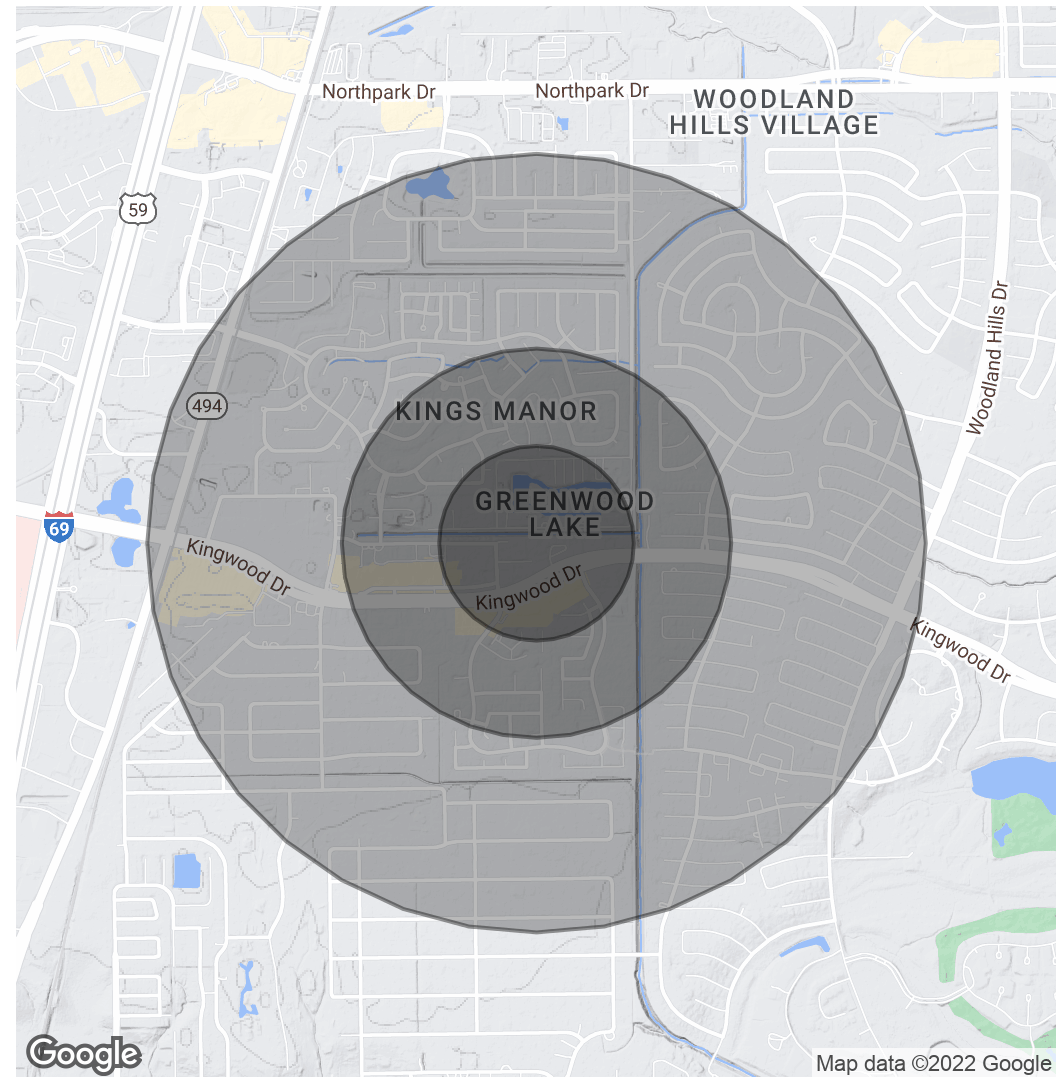
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	419	2,405	12,329
Average Age	35.2	34.8	38.1
Average Age (Male)	21.9	28.3	35.2
Average Age (Female)	42.4	37.9	37.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	128	791	4,801
# of Persons per HH	3.3	3.0	2.6
Average HH Income	\$99,598	\$106,410	\$98,487
Average House Value	\$201,559	\$244,076	\$228,687

\* Demographic data derived from 2020 ACS - US Census



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