



Greenwood Place

2174 N FM 3083 W Rd, Conroe, TX 77304



Robert Lewis

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Greenwood Place

\$22.50 /SF/YR

Upscale Professional Office or Medical Building for Lease in Conroe, TX,
Discover the perfect opportunity to establish your professional or medical practice in the heart of Conroe, TX. This upscale office or medical building, strategically located at the heavily trafficked corner of SH 105 and FM 3083, offers a prime location for your business to thrive.

The building boasts three available spaces, each measuring 2,250 square feet; contiguous spaces of 4,500 or 6,750 square feet can be arranged for those seeking larger accommodations. Currently, the suites are presented as white boxes with sheetrock, ready for your customization and personal touch.
The...

- Three Office or Medical spaces available at 2,250 each or 6,750 contiguous
- Adjacent to the busy intersection of Hwy 105 and FM 3083 Rd. with 28,147 CPD and 14,369 CPD, respectively
- Of the 18,000 SF, one unit of 9,000 SF is leased, and 3 units of 2,250 SF are built out to sheetrock and are ready for customization



Rental Rate:	\$22.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	18,000 SF
Year Built:	2018
Walk Score ®:	41 (Car-Dependent)
Taxes:	\$0.23 USD/SF/MO
Operating Expenses:	\$0.03 USD/SF/MO
Rental Rate Mo:	\$1.88 /SF/MO

1st Floor

Space Available	2,250 SF
Rental Rate	\$22.50 /SF/YR
Contiguous Area	6,750 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

1

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2

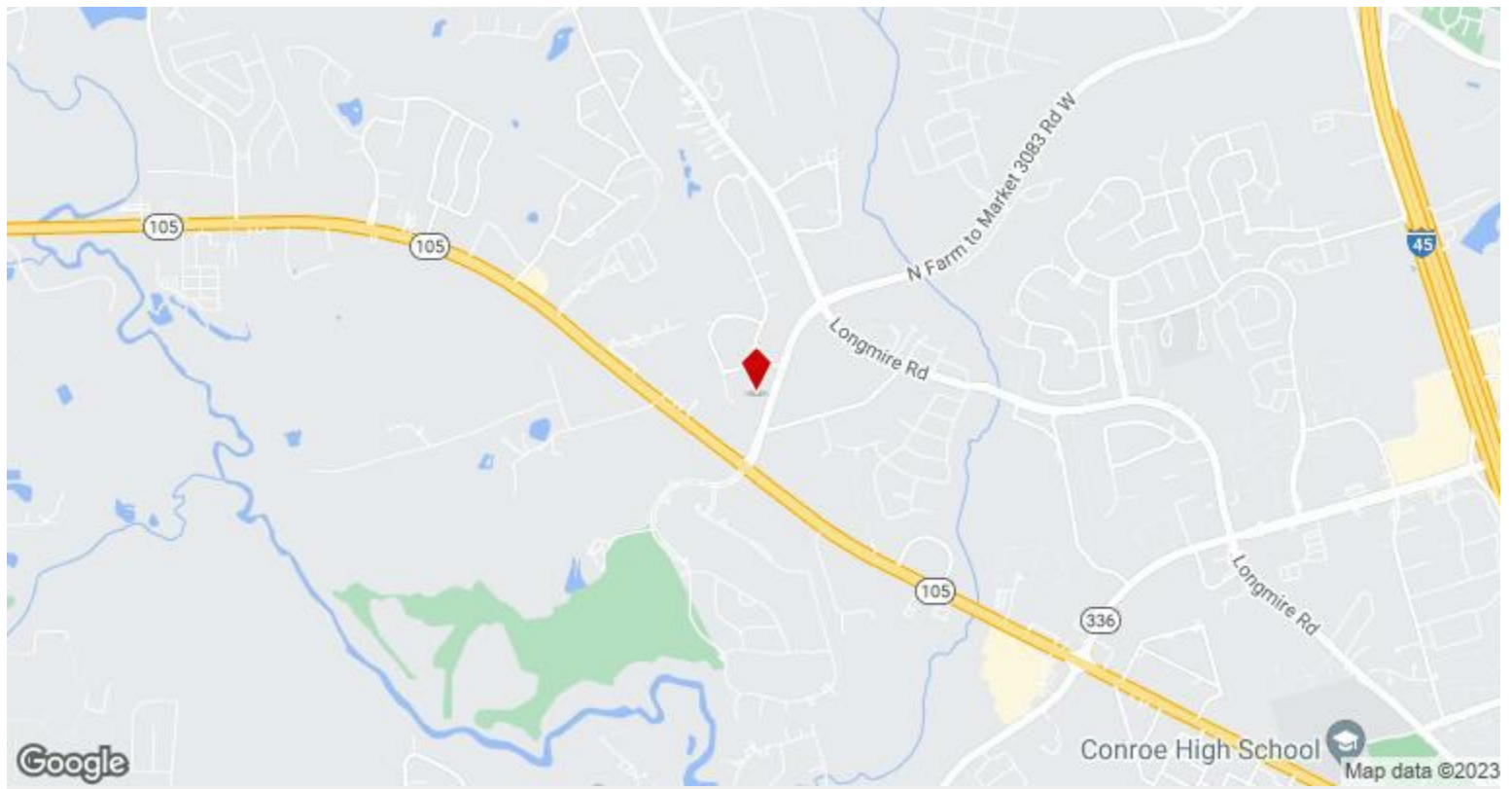
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3

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Action Behavior Center	-	



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The property provides ample parking with 144 slots, ensuring convenient access for your clients and staff. This versatile space is ideal for a wide range of professional services, including attorneys, CPAs, insurance agents, medical offices, dentists, rehabilitation facilities, and urgent care centers.

The on-site management team ensures a well-maintained and efficiently operated environment. Benefit from the advantage of being surrounded by potential clients and customers in a rapidly growing area.

Property Highlights:

Prime Location at SH 105 and FM 3083 Corner

Available Spaces: 2,250 SF (Three Spaces)

Contiguous Options: 4,500 or 6,750 SF

Customizable Suites for Your Business Needs

Ample Parking with 144 Slots

Suitable for Professional Offices, Medical, and More

On-Site Management for Convenience and Support

Don't miss this chance to secure your place in this upscale office or medical building in Conroe, TX. With attractive lease terms and an exceptional location, this property is perfect for establishing or expanding your thriving business.

For more information and to schedule a viewing, please contact us today. Take the next step toward elevating your professional presence in Conroe, TX. Contact Bob Lewis at 713-816-1610.

Disclaimer: The information provided is accurate as of July 31, 2023. Availability and lease terms are subject to change. Please inquire for the most up-to-date details.

Property Photos



Other



Other

Property Photos



Other



Other

Property Photos



Other

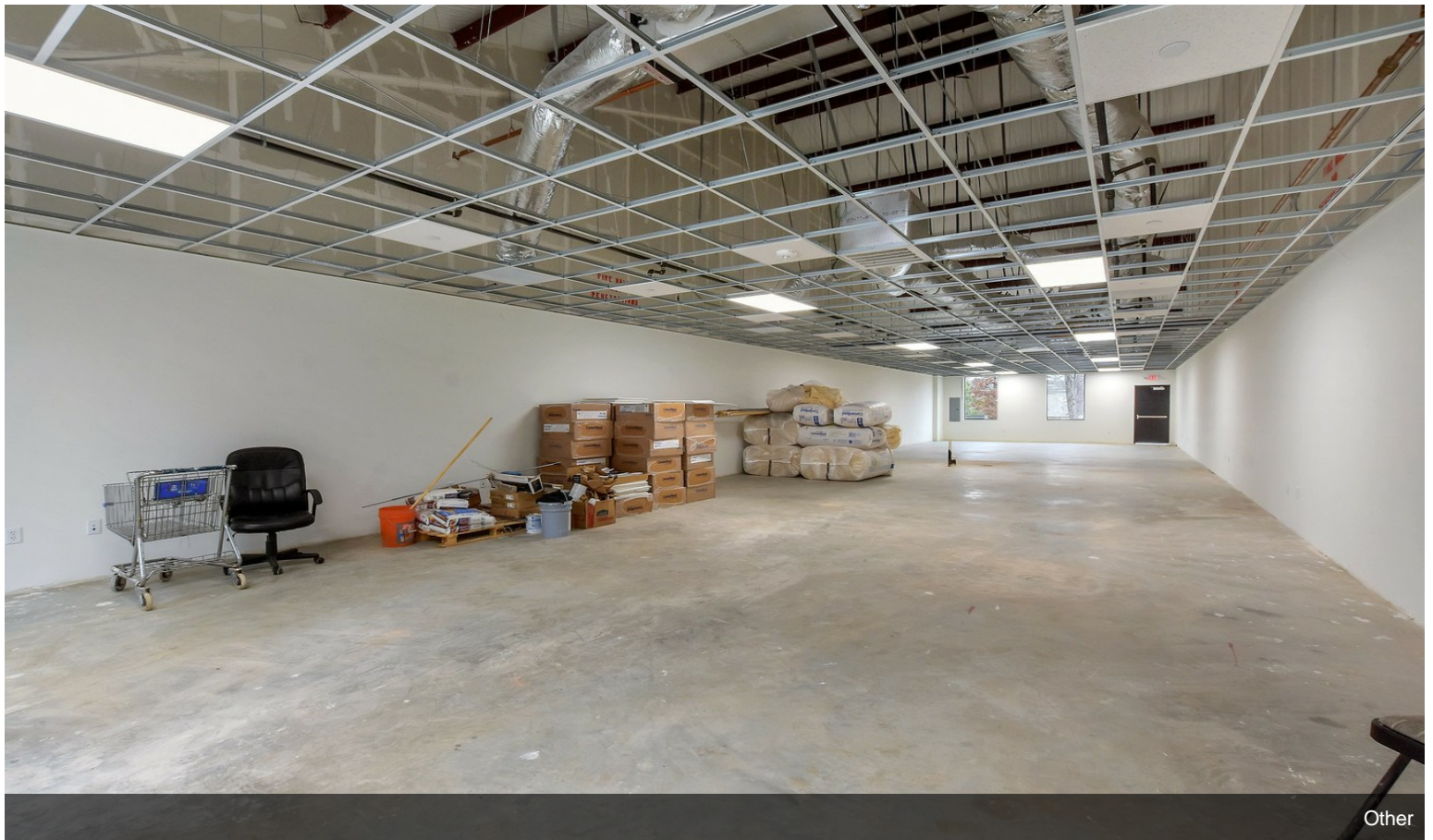


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