



**Medical Office Building Portfolio Development  
Pinecroft Medical Center  
9301, 9303, 9305 Pinecroft Drive  
The Woodlands, Texas**



- 170,000 SF, three Building Medical Complex across from Memorial Hermann Hospital and Medical Plaza Drive.

After successfully leasing two other medical office building projects for a local developer in the previous 24 months, The J. Beard Real Estate Company, LP helped the developer acquire land in 2004 for this project.

Starting in 2005, The J. Beard Real Estate Company, LP began marketing the project to the medical community. By 2006 the initial 30,000 SF building was successfully being leased and was completed, and in 2007, a second 60,000 SF building was built and leased.

The third and final building in the complex culminated with a 80,000 SF lease in 2007, to a primary medical provider. Construction for the project was finished in 2008, which brought this highly successful development to completion in just 36 months.

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