

Medical Office | For Lease

CBRE

# NCMC - Towne Lake

9645 Barker Cypress Road, Cypress, TX 77433

[www.cbre.com/properties](http://www.cbre.com/properties)

2nd Gen Clinical Space Available





## Property Highlights

- + 19,830 SF, Boutique Two-story Medical Office Building
- + Easy access to State Highway 249
- + Located 5 miles from HCA Hoston Healthcare North Cypress
- + Tenant mix includes 24/7 ER, sports medicine and orthopaedic

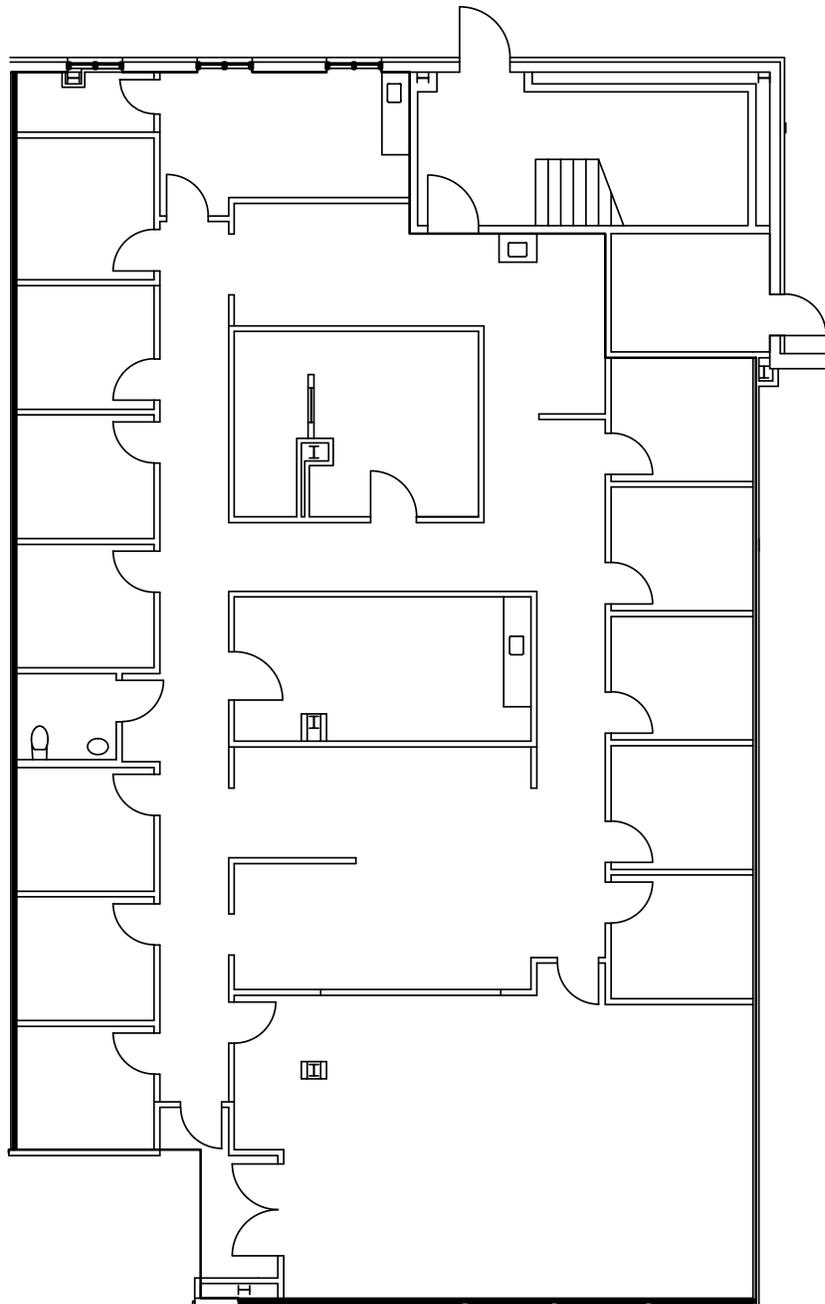
## Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	13,595	124,921	330,830
Population - 5-Year Projection	13,579	128,399	344,486
Median Age - Estimated 2025	36.8	36.3	35.5
Average Household Income - Estimated 2025	\$152,298	\$149,253	\$137,434

SUITE 110 - 4,989 RSF



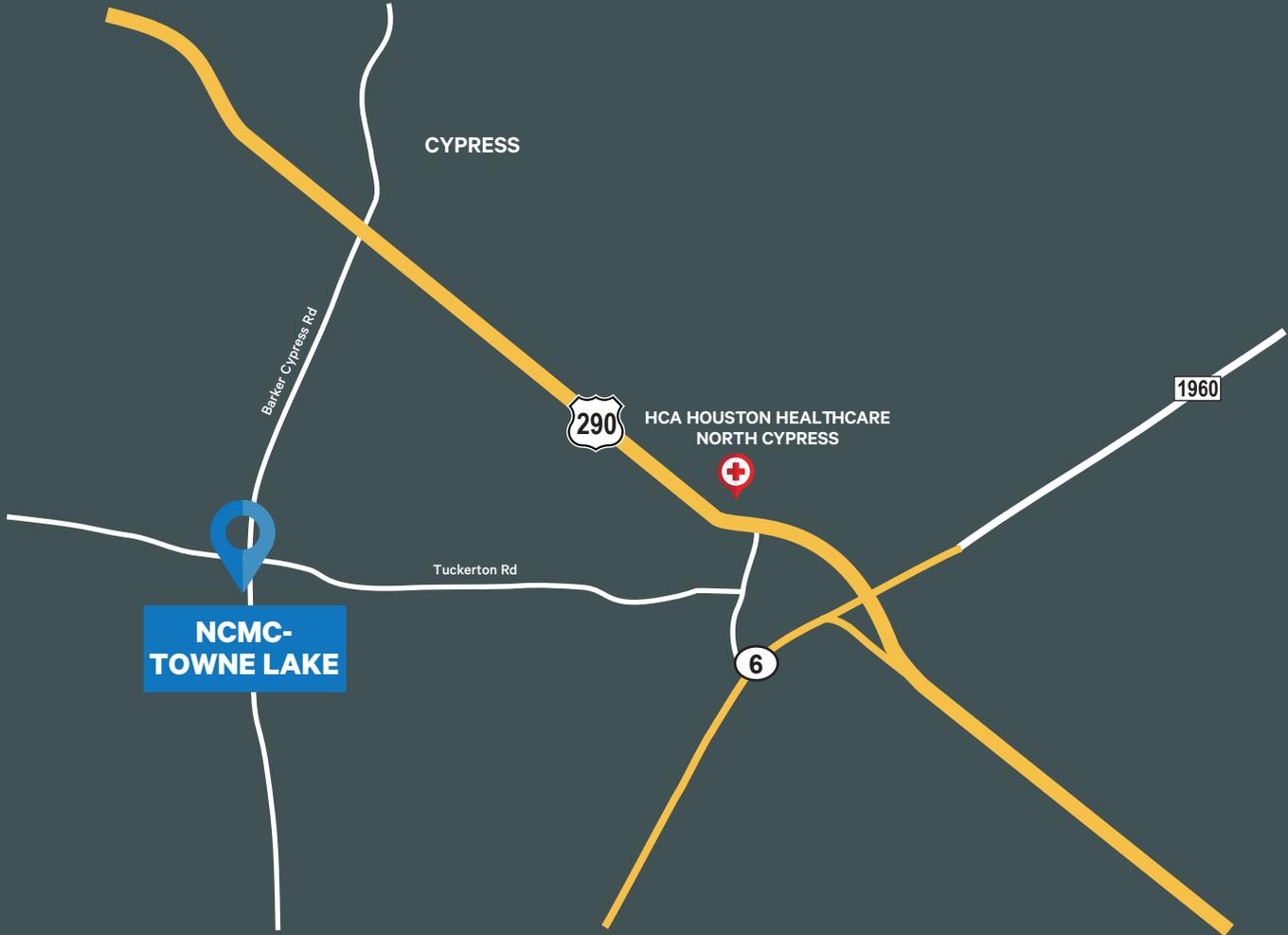
1st Floor



# NCMC - TOWNE LAKE

9645 Barker Cypress Road, Cypress, TX 77433

For Lease



## Contact Us

### Lane Kane

Senior Associate

+1 904 305 7633

lane.kane@cbre.com

### Angela Barber

Vice President

+1 832 455 6945

angela.barber@cbre.com

Building owned and managed by  
**HEALTHCARE REALTY**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/properties](http://www.cbre.com/properties)

**CBRE**