

Outpatient Medical Space | For Lease

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NYSE

Cypress Medical Plaza 1

27700 Northwest Fwy
Cypress, TX 77433
www.cbre.us/properties

Located on the Memorial Hermann Cypress Campus



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Property Highlights

- + 165,671 SF, 6-Story, Class A Outpatient Medical Building
- + On Highway 290 between Mason Rd & Mueschke Rd
- + Abundant free parking
- + On campus, Memorial Hermann Cypress Hospital
- + Building includes emergency center, wound care center, The University of Texas MD Anderson Cancer Center Breast Care with Memorial Hermann, Sports Medicine & Rehabilitation, and Diagnostic Laboratory
- + Significant TI Allowance available for shell spaces; Spec Suites available “as-is”



Demographics

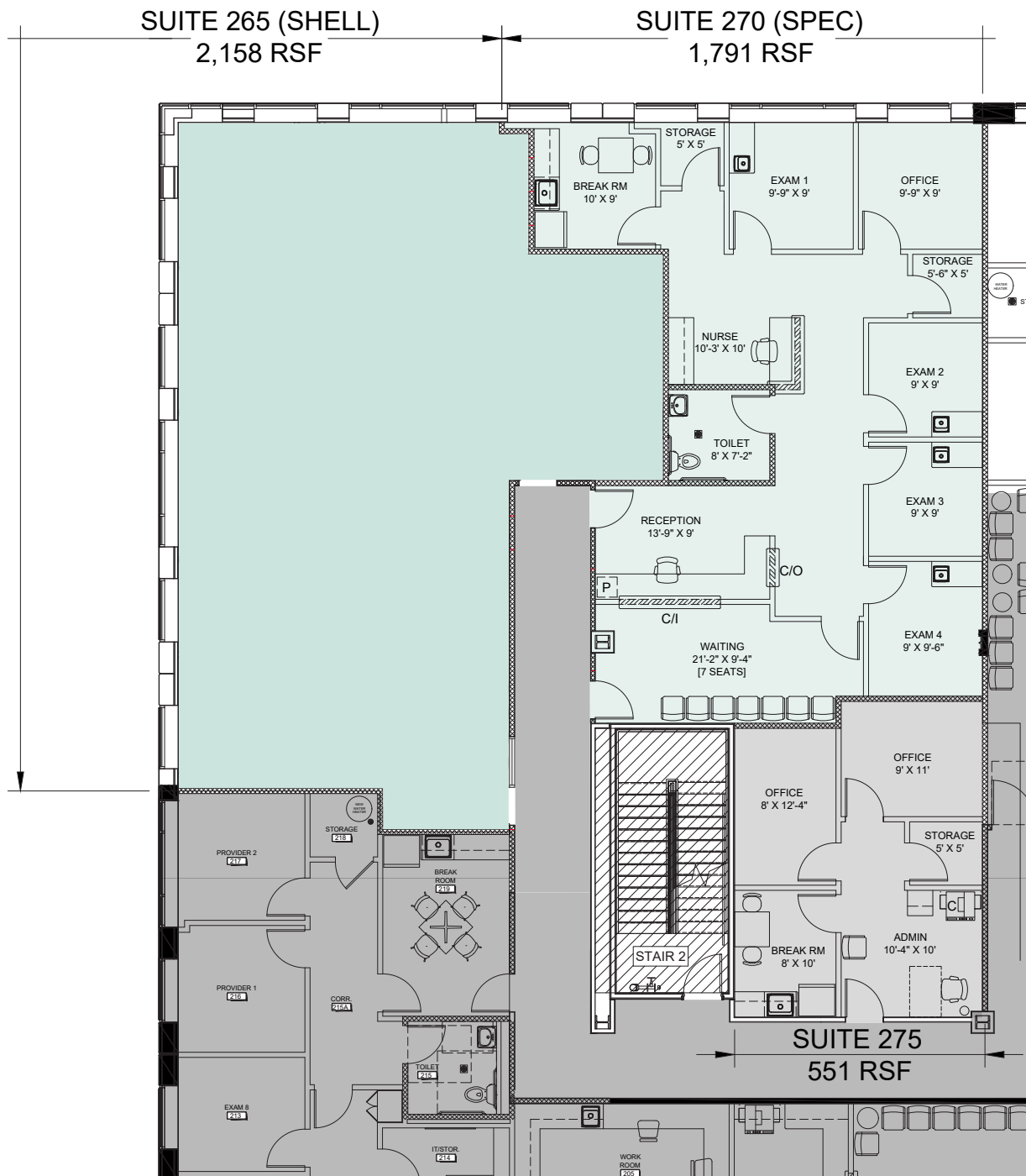
	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	7,652	60,634	155,427
Population - 5-Year Projection	7,520	62,780	172,398
Median Age - Estimated 2025	35.0	36.3	35.9
Average Household Income - Estimated 2025	\$145,454	\$178,342	\$181,000

2nd Floor

Contiguous for up to 3,949 SF



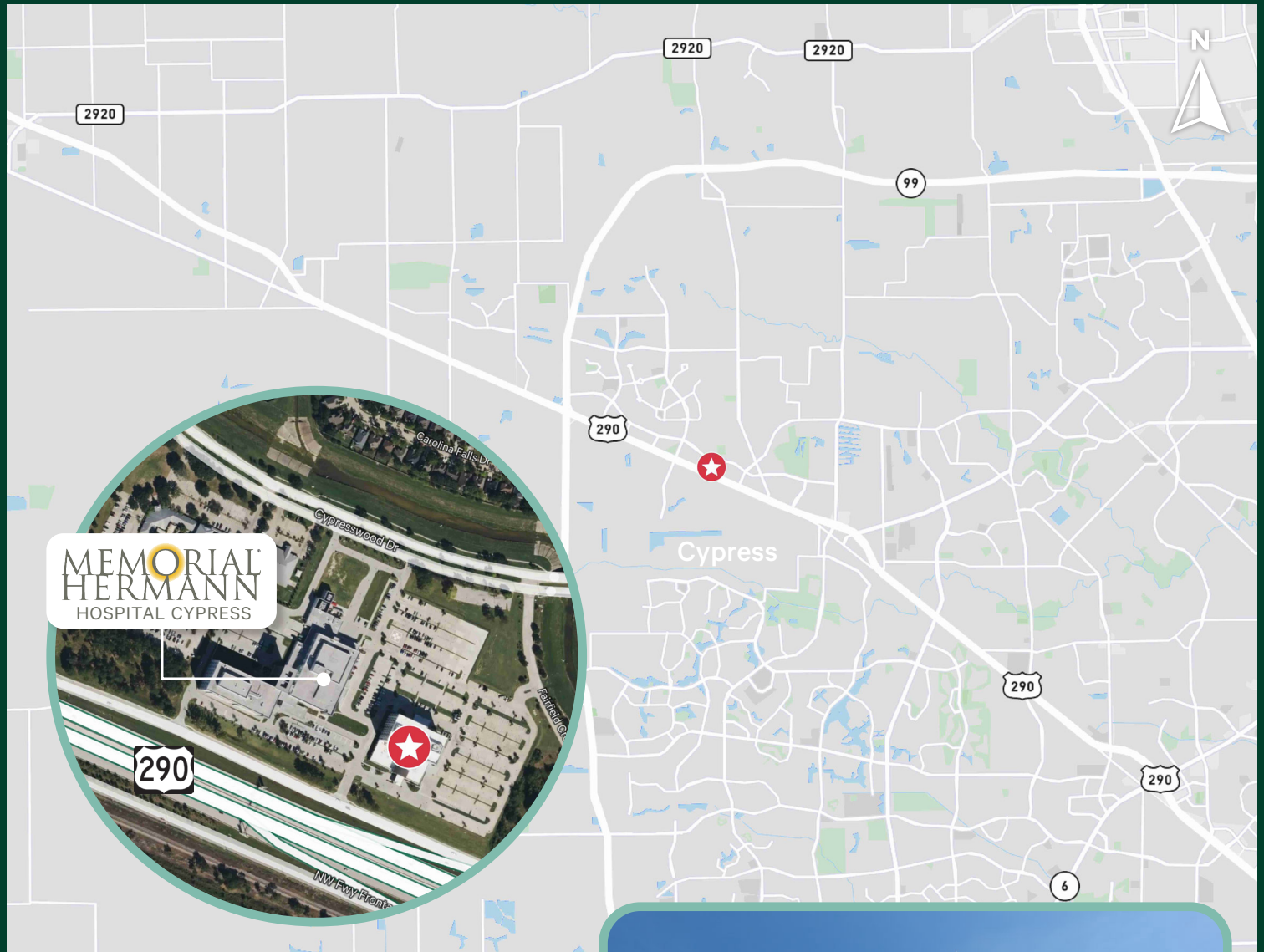
2nd Floor



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