

Outpatient Medical Space | For Lease

**CBRE**

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NYSE

# Cypress Medical Plaza 1

27700 Northwest Fwy  
Cypress, TX 77433  
[www.cbre.us/properties](http://www.cbre.us/properties)

Located on the Memorial Hermann Cypress Campus



## Cypress Medical Plaza 1

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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”



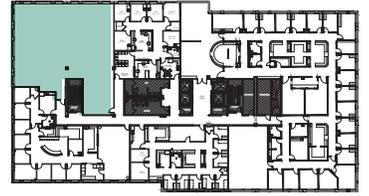
# Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	7,374	59,486	149,840
Population - 5-Year Projection	7,220	61,542	179,379
Median Age - Estimated 2024	35.1	36.6	36.1
Average Household Income - Estimated 2024	\$130,643	\$164,237	\$171,840

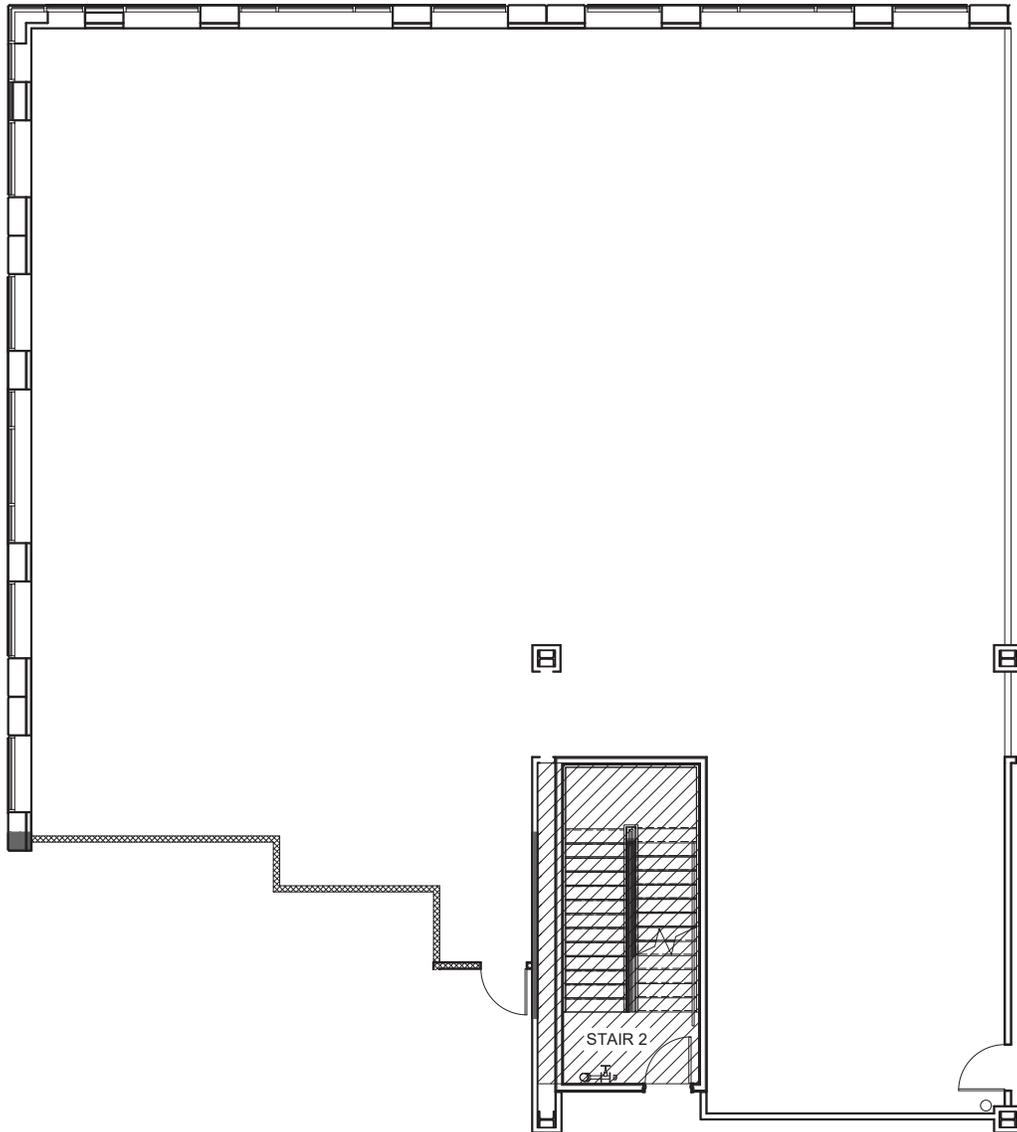
**SUITE 270 - 4,571 RSF**

**SHELL SPACE**

Suite 270 and 280 are contiguous for up to 7,030 SF



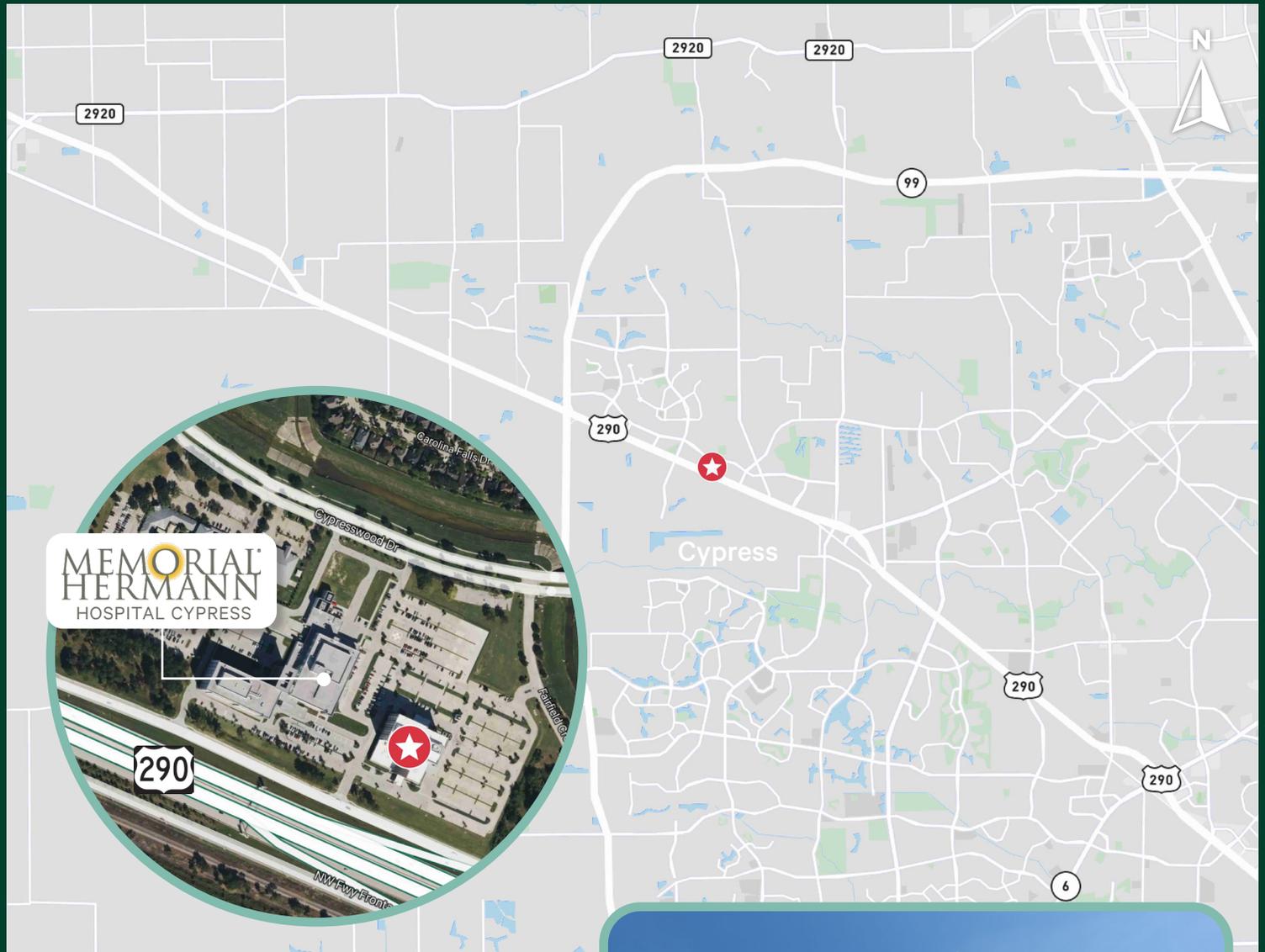
2nd Floor



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## Contact Us

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