

Medical Office | For Lease

CBRE

Clear Lake Medical Office Building

250 Blossom Street
Webster, TX 77598
www.cbre.com/properties

Up to 1,911 RSF Available



Building owned and managed by
HEALTHCARE REALTY

CLEAR LAKE MEDICAL OFFICE BUILDING

250 Blossom Street | Webster, TX 77598

Building owned and managed by

HEALTHCARE REALTY



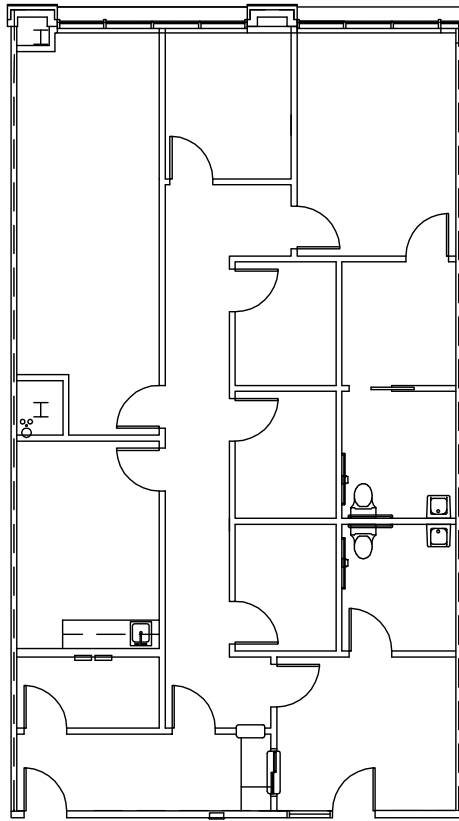
Property Highlights

- 106,525 SF, Class A medical office building
- On the campus of UTMB Health Clear Lake Hospital
- Convenient access to Interstate 45
- Free surface parking available
- Monument signage opportunities
- Diverse tenant mix including: family practice, internal medicine, and gastroenterology practices

Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	8,725	79,795	203,395
Population - 5-Year Projection	8,755	81,327	205,172
Median Age - Estimated 2024	33.5	36.1	38.7
Average Household Income - Estimated 2024	\$80,917	\$103,189	\$129,345

SUITE 250 - 1,911 RSF

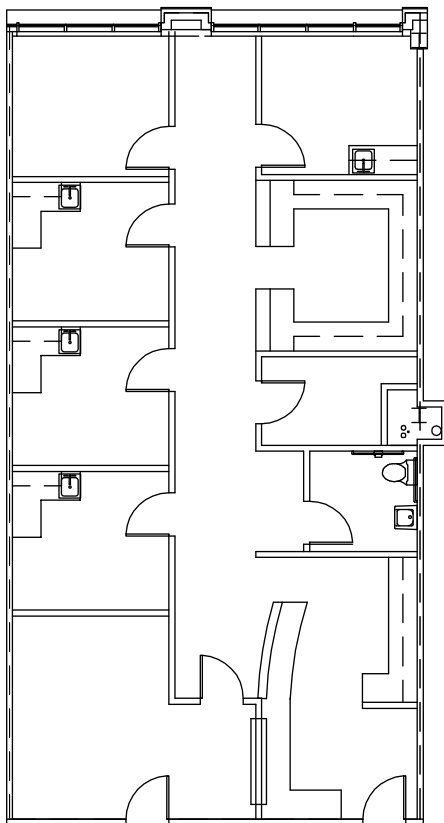


2nd Floor



SUITE 280 - 1,764 RSF

Available 3/1/2025



2nd Floor



CLEAR LAKE MEDICAL OFFICE BUILDING

250 Blossom Street | Webster, TX 77598

For Lease



Contact Us

Angela Barber

Vice President

+1 832 455 6945

angela.barber@cbre.com

Building owned and managed by
HEALTHCARE REALTY

© 2024 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

CBRE