

Medical Office | For Lease

CBRE

Pearland MOB

2950 Cullen Parkway, Pearland, TX 77584

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2,000 - 4,000 RSF Available



Building owned and managed by
HEALTHCARE REALTY

Property Highlights

- + 35,015 SF total of Class A Medical Office Space
- + Located in the fastest growing, affluent Houston suburb boasting strong payor mix
- + Move-in ready clinical suite available
- + Tenant controlled HVAC for after-hours access
- + Parking ratio of 5:1,000 with multiple building entry points
- + Building and monument signage available
- + Dedicated, covered patient drop-off

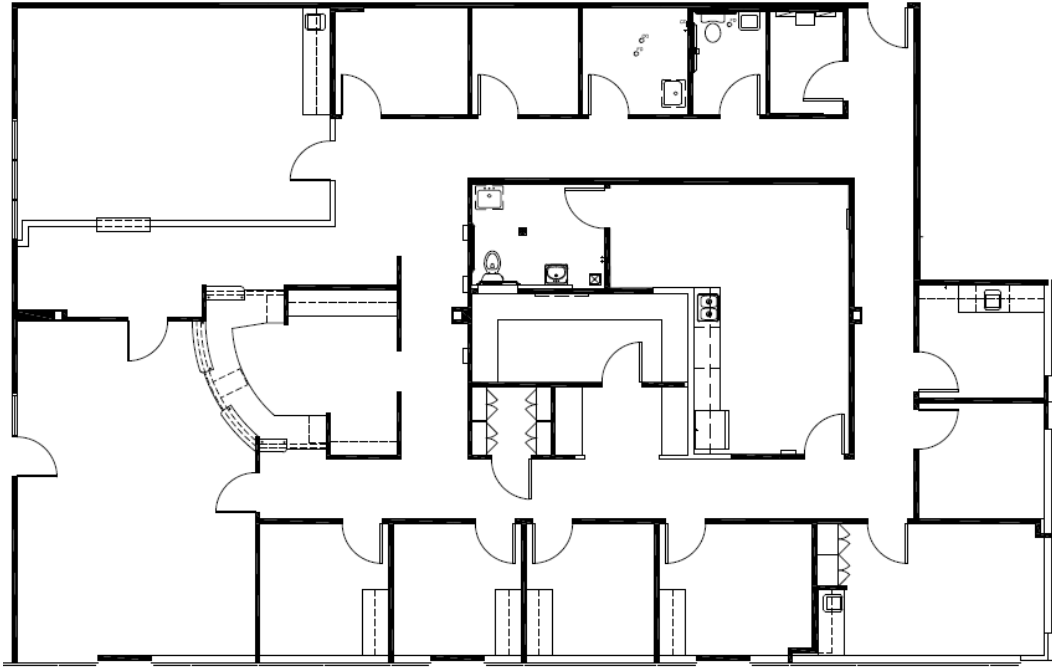
Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	11,066	69,463	161,797
Population - 5-Year Projection	10,939	71,219	170,911
Median Age - Estimated 2024	36.9	37.2	36.1
Average Household Income - Estimated 2024	\$127,362	\$141,015	\$135,406

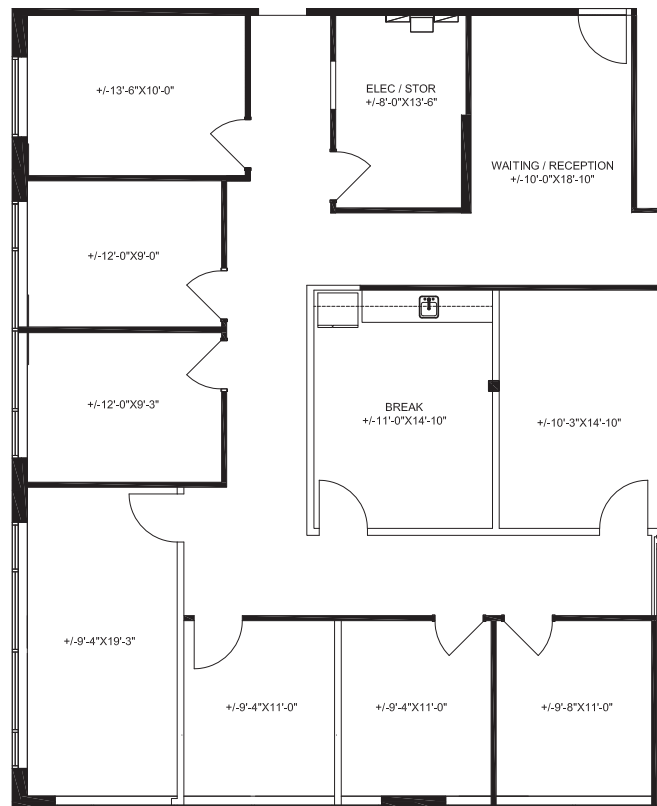
Availability

	SF AVAILABLE	NOTES
SUITE 101	4,366 SF	Available
SUITE 102	2,283 SF	Available
SUITE 110	2,928 SF	Available 6/1/2026
SUITE 210/212	3,818 SF	Available 4/1/2026

SUITE 101 - 4,366 RSF

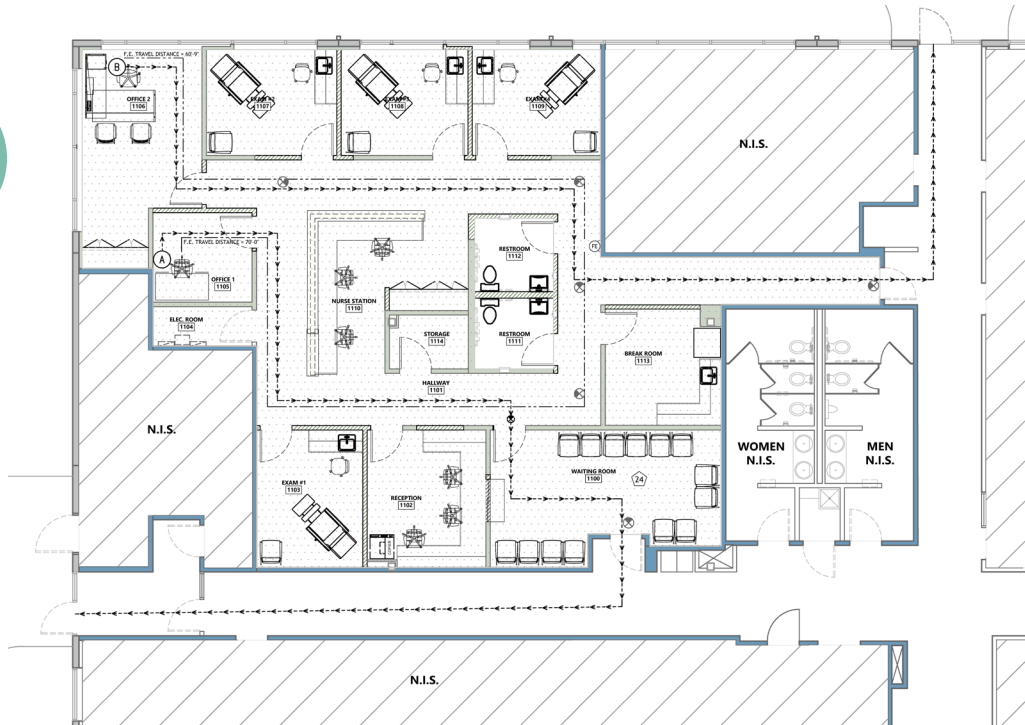


SUITE 102 - 2,283 RSF



SUITE 110 - 2,928 RSF

Available 6/1/2026

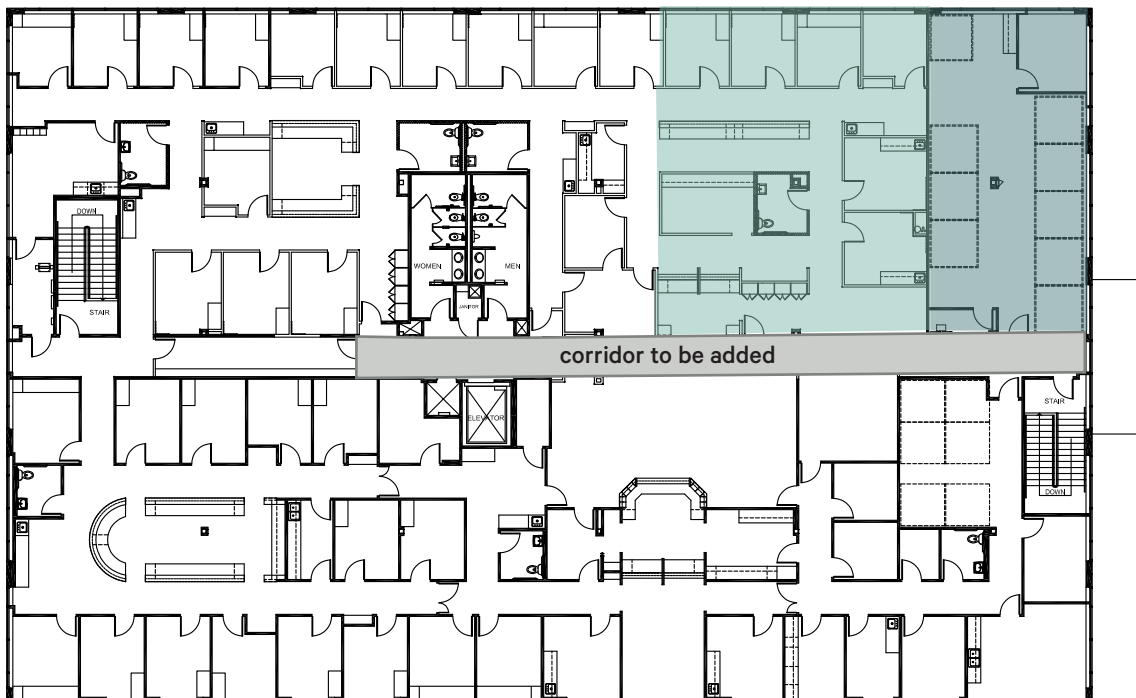


SUITE 210/212 - 3,818 RSF

Available Q2 2026

Suite 210
2,361 RSF

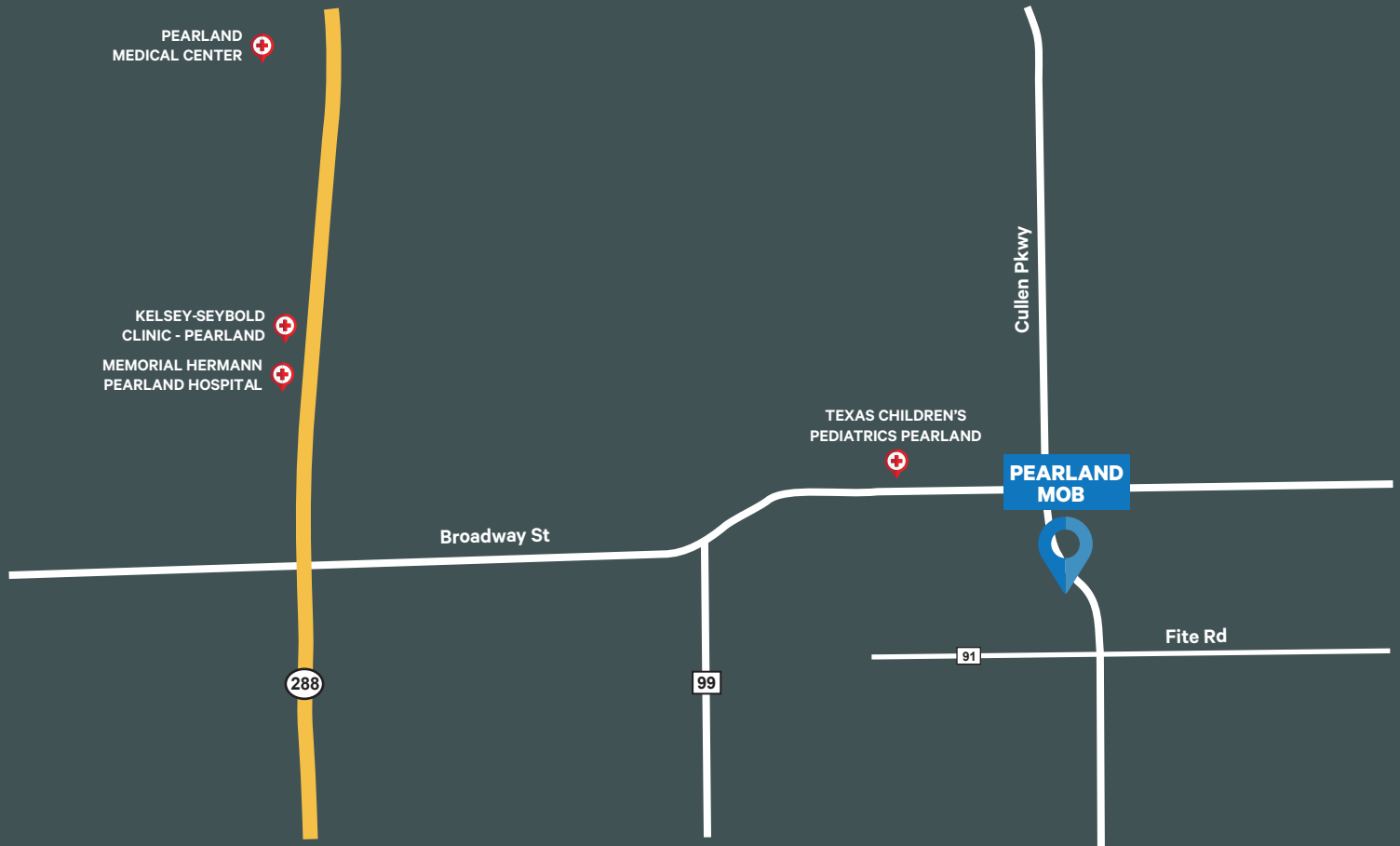
Suite 212
1,457 RSF



PEARLAND MOB

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For Lease



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