



For lease

Physicians Centre at Telge Crossing
12711 Telge Rd. | Cypress, TX

a development by



12711 Telge Rd. / Cypress, TX

About Physicians Centre at Telge Crossing

Physicians Centre at Telge Crossing, a newly constructed medical office building situated in the vibrant Telge Crossing Development. Spanning across 24 acres, this mixed-use development features a retail space measuring 14,700 square feet, as well as an expansive Class A multifamily community.

Nestled at the southwest corner of Telge Rd and Jarvis Rd, the building is a prime location just minutes away from the Northwest Freeway.



1-Story, Medical office building



Year built: 2020



Parking ratio: 6.7/1,000



12,000 s.f. net Rentable area



Signage available

12711 Telge Rd. / Cypress, TX

Location details

Close proximity to major hospitals:

- 1 Memorial Hermann Cypress Hospital
- 2 Houston Methodist Cypress Hospital
- 3 HCA Houston Healthcare North
- 4 Kindred Hospital Houston Northwest
- 5 Houston Methodist Willowbrook

2 miles from US-290 for easy access to TX-99, Hwy 6, Beltway 8 and Hwy 249

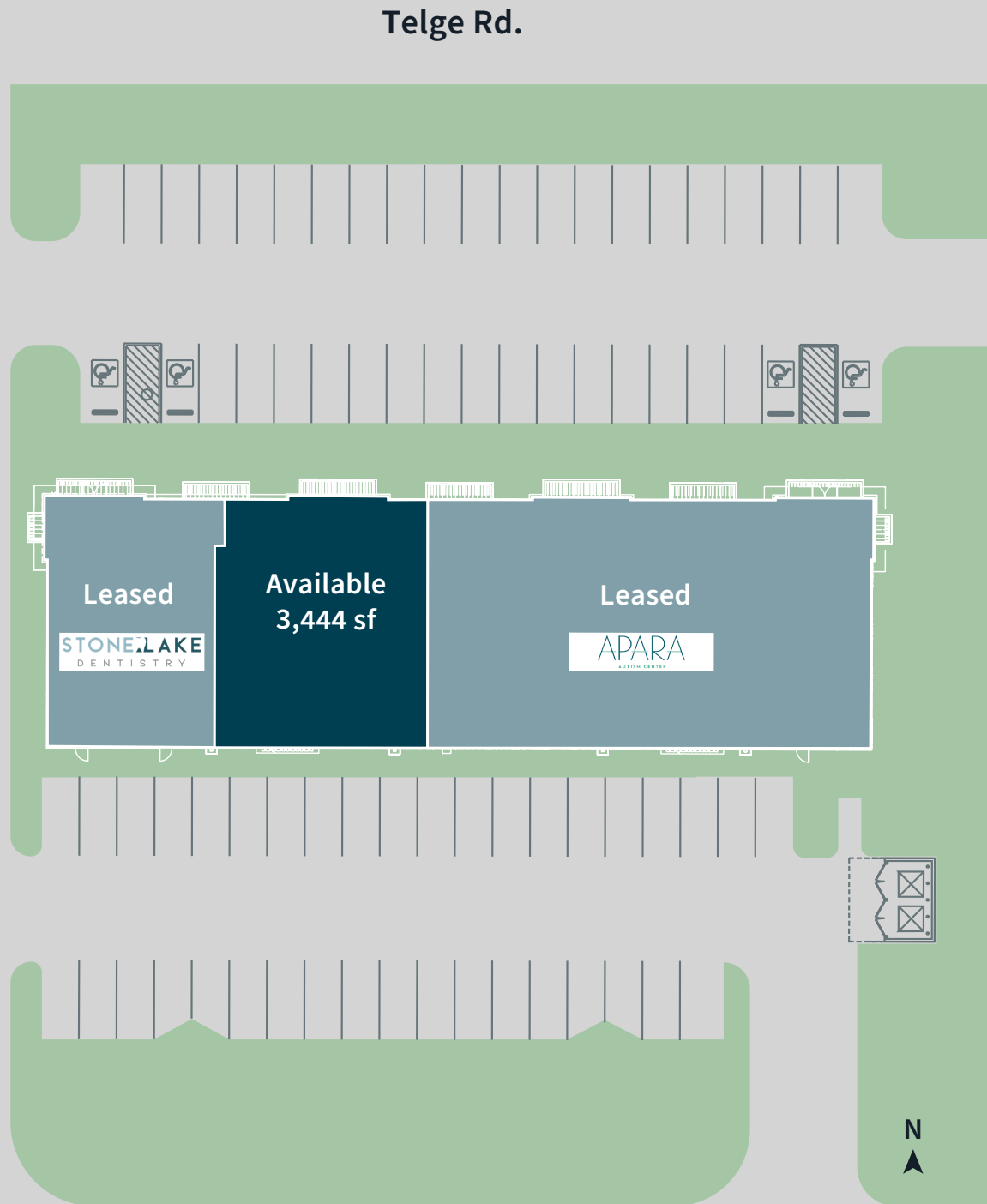
Multitude of restaurants and retail establishments within a 2-mile radius



12711 Telge Rd. / Cypress, TX

Site Plan available

- One suite remaining - 3,444 SF
- Space is demisable down to 1,500 SF
- Shell condition
- Parking ratio 6.7/1,000



The Winward at Telge Crossing
 303 Class-A Multifamily Units
 93% Occupied



**Physicans Centre
 at Telge Crossing**
 12711 Telge Rd. | Cypress, TX 77429

Demographic	1 mile	3 miles	5 miles
2024 Population	9,612	80,133	266,956
2024 Avg. Household income	\$116,263	\$114,595	\$108,397
Commercial Insurance	68%	66%	64%
Bachelor's/Grad/Prof. degree	56%	49%	49%

Walker Pennington
 walker.pennington@jll.com
 +1 713 243 3334

Madeline Cleary
 madeline.cleary@jll.com
 +1 713 888 4007

a development by

