

Medical Office | For Lease

**CBRE**

# Clear Lake Medical Office Building

250 Blossom Street  
Webster, TX 77598  
[www.cbre.com/properties](http://www.cbre.com/properties)

Up to 4,637 RSF Available



Building owned and managed by  
**HEALTHCARE REALTY**

# CLEAR LAKE MEDICAL OFFICE BUILDING

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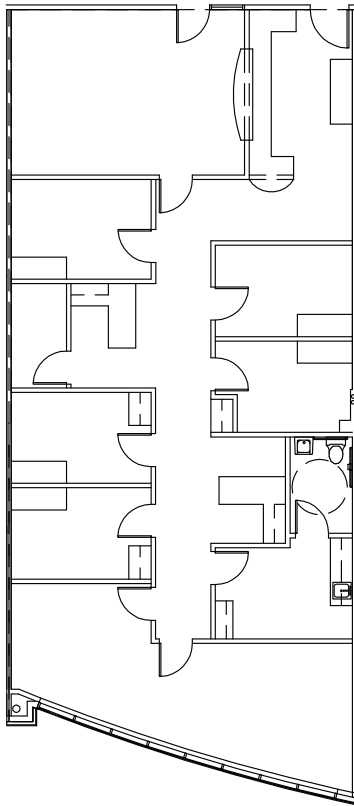
## Property Highlights

- 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 2025	9,352	78,825	202,803
Population - 5-Year Projection	9,312	80,490	206,834
Median Age - Estimated 2025	33.0	36.7	38.9
Average Household Income - Estimated 2025	\$76,986	\$104,033	\$129,417

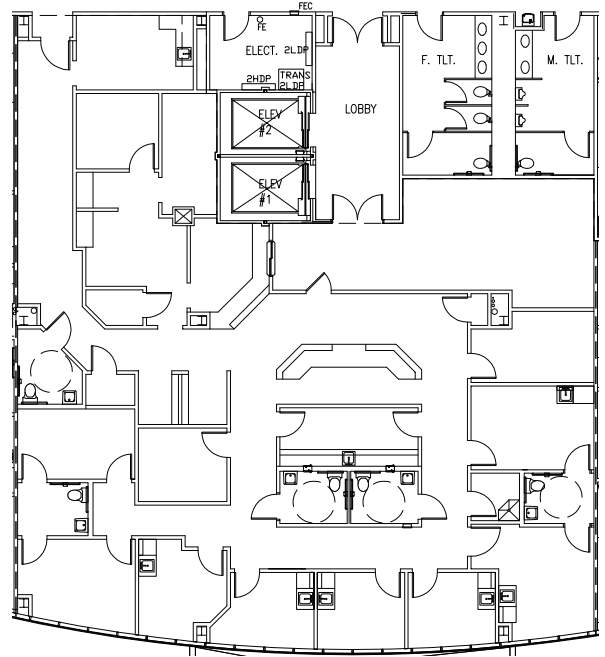
SUITE 210 - 2,365 RSF



2nd Floor

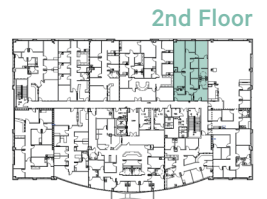
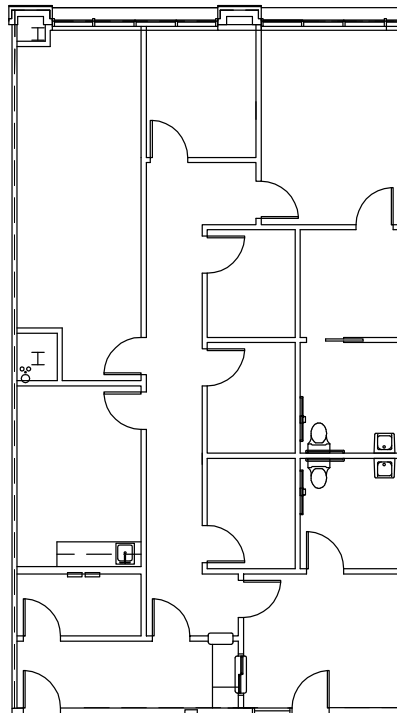
Available 7/1/2026  
Contiguous to Ste 220  
for up to 7,002 RSF

SUITE 220 - 4,637 RSF



2nd Floor

SUITE 250 - 1,911 RSF



2nd Floor



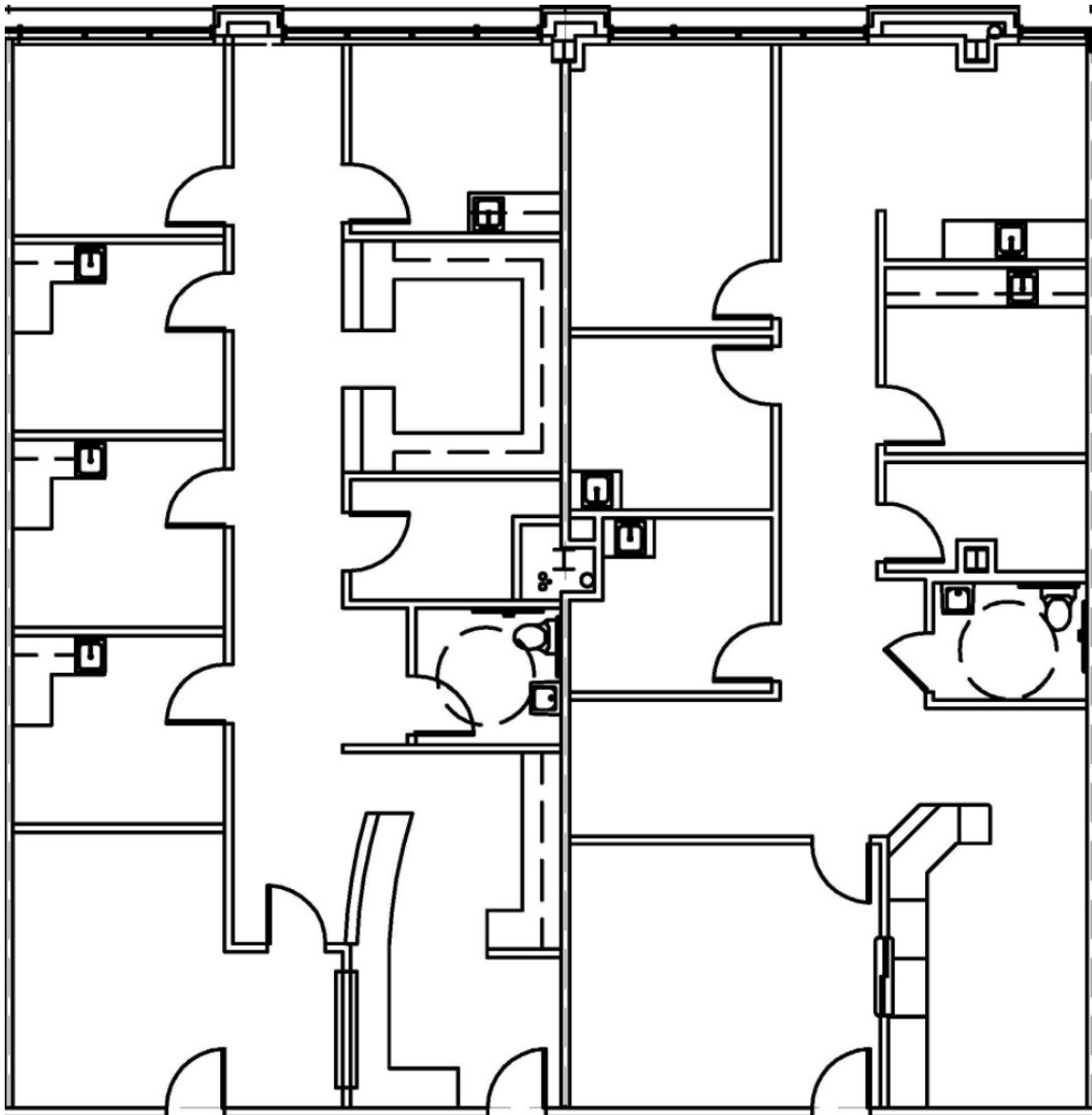
SUITE 275/280 - 3,425 RSF



2nd Floor

SUITE 280  
1,764 RSF

SUITE 275  
1,661 RSF



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## Contact Us

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