

MEDICAL OFFICE SPACE FOR LEASE

**BUILDING SIGNAGE
OPPORTUNITY IN THE
MUSEUM DISTRICT**

**FULL FLOOR
AVAILABLE**



1200

BINZ

1200 BINZ ST | HOUSTON, TX 77004

Building owned and managed by HEALTHCARE REALTY

CBRE



PROPERTY HIGHLIGHTS

- Full floor space available
- Building signage opportunity in the Museum District
- 257,707 SF, 14-story, Class A medical office building with top-of-the-line suites
- Connected to HCA Houston Healthcare Medical Center via skybridge
- Secured parking garage with low Med Center rates
- Building set along Houston METRORail station servicing the Red Line
- Variety of restaurants located on first floor
- On-site property management and engineering and 24-hour security
- Synergistic tenant roster



Highly desirable location in the Museum District of Southwest Houston



Newly renovated common areas with updated finishes



Located within 5 miles of 4 area hospitals



Monument signage available



Custom designed suites and move-in ready options available



Strong referral pattern and tenant mix

PREMIER MEDICAL OFFICE SPACE
NORTH OF THE TEXAS MEDICAL
CENTER

AVAILABILITY

SUITE	SIZE	SUITE	SIZE
SUITE 220	3,898 RSF	SUITE 710	2,370 RSF
SUITE 270	6,565 RSF	SUITE 730/740	15,623 RSF
SUITE 310	2,098 RSF	SUITE 800	6,747 RSF
SUITE 330	492 RSF	SUITE 870	4,075 RSF
SUITE 510	1,409 RSF	SUITE 950	6,198 RSF
SUITE 540	1,335 RSF	SUITE 1020	1,342 RSF
SUITE 640	358 RSF	SUITE 1200	12,473 RSF
SUITE 670	1,818 RSF	SUITE 1130	2,964 RSF
SUITE 690	1,624 RSF	SUITE 1370	2,393 RSF
SUITE 700	4,130 RSF	SUITE 1390	6,510 RSF
		SUITE 1495	3,003 RSF

[1] Suite 220 & 270 - up to 10,463 RSF contiguous

[2] Suite 700/710/730/740 - up to 22,123 RSF contiguous

[3] Suite 800 & 870 - 10,822 RSF contiguous

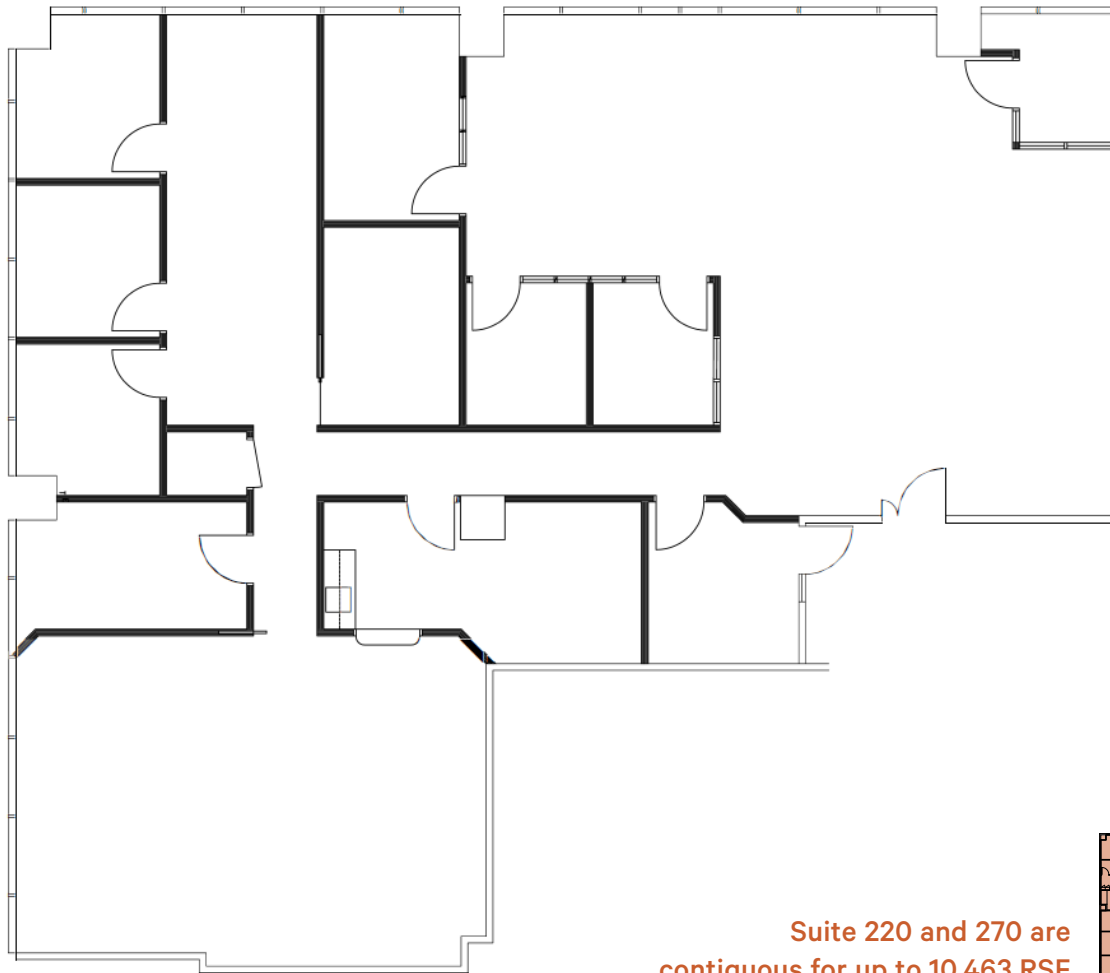
358 RSF - 22,123 RSF CONTIGUOUS AVAILABLE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	20,565	209,708	470,145
Population - 5-Year Projection	21,431	219,329	492,080
Median Age - Estimated 2025	35.5	33.7	35.0
Average Household Income - Estimated 2025	\$159,897	\$152,433	\$153,021

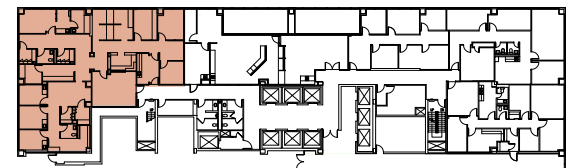
FLOOR PLANS

SUITE 220 - 3,898 RSF

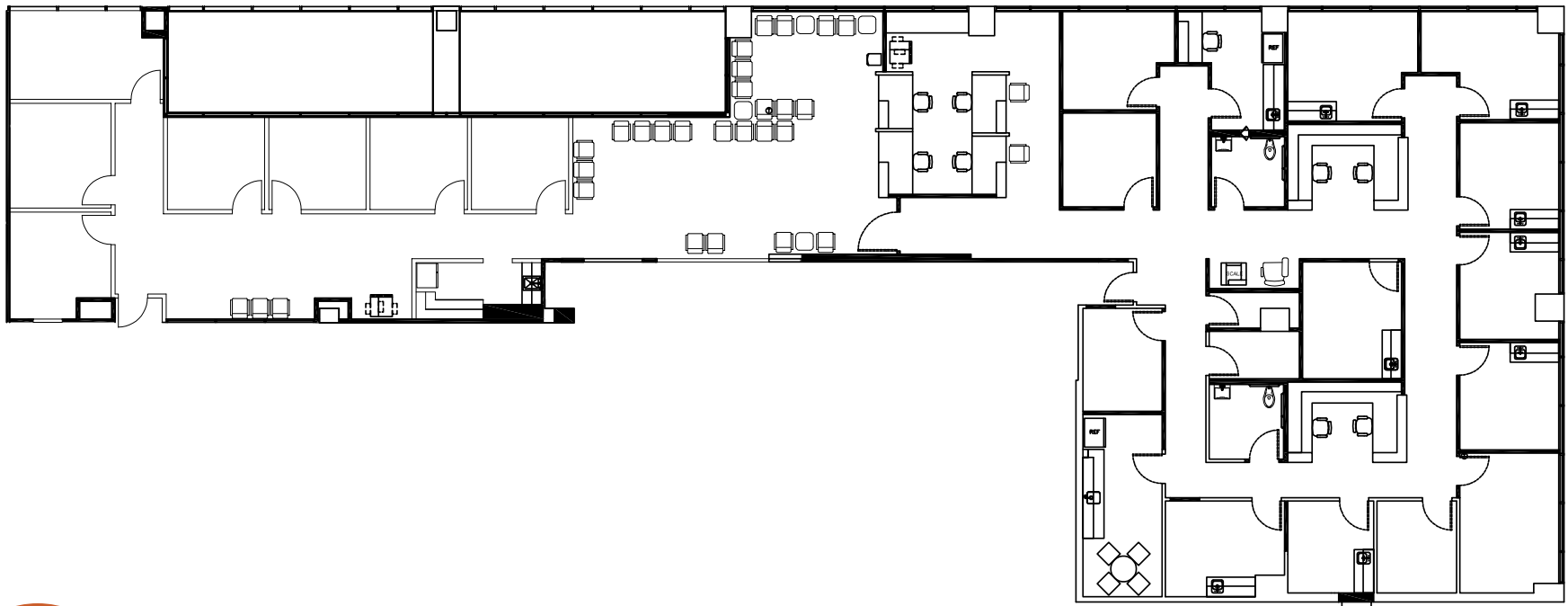


2nd Floor

Suite 220 and 270 are contiguous for up to 10,463 RSF

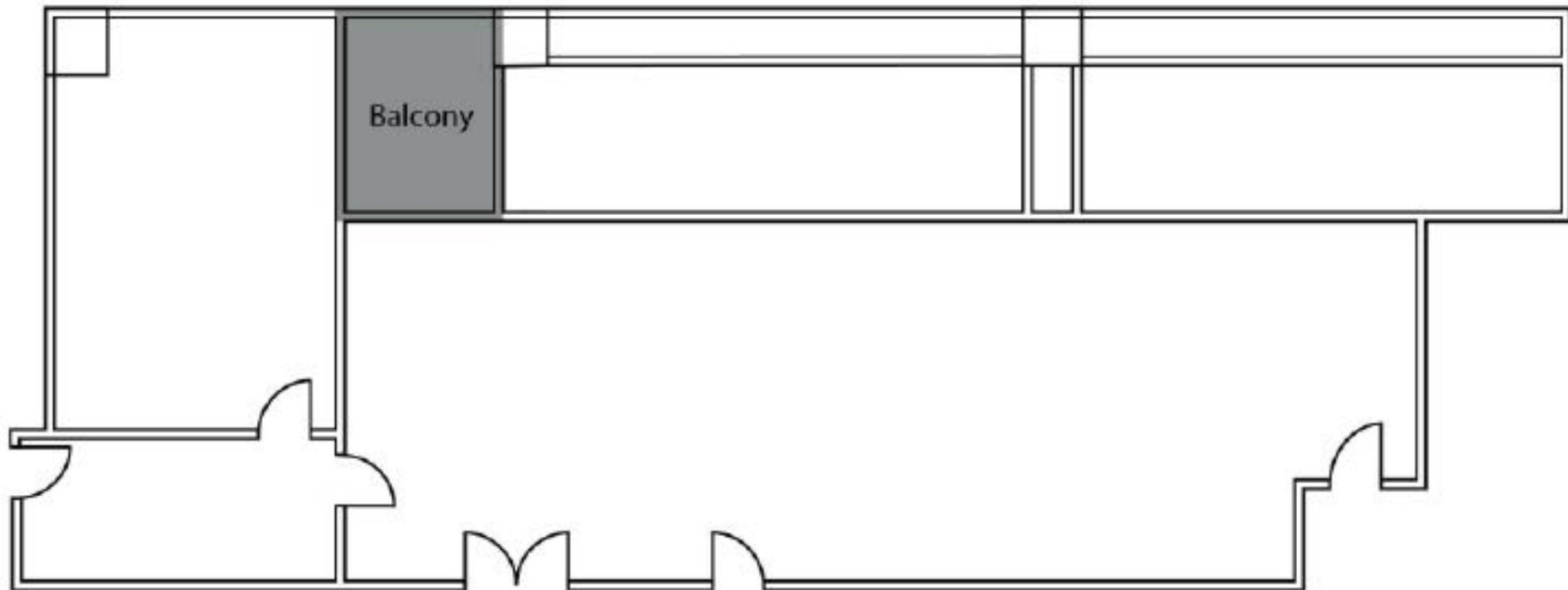


SUITE 270 - 6,565 RSF

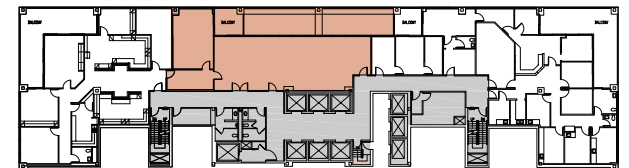


Suite 220 and 270 are
contiguous for up to 10,463 RSF

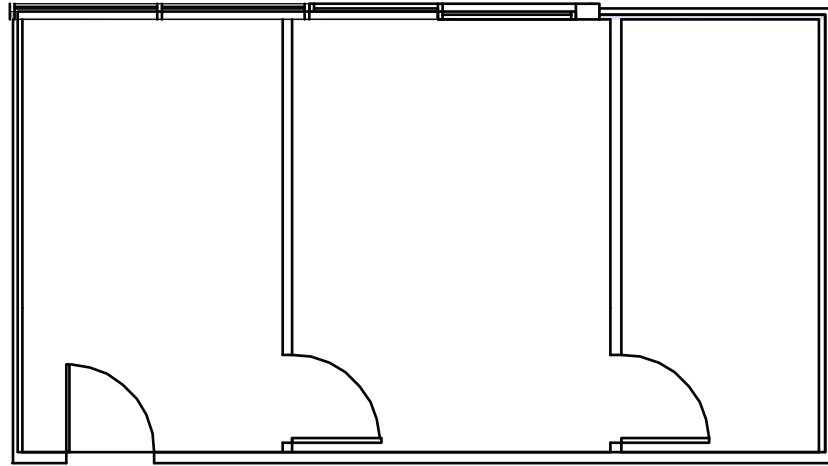
SUITE 310 - 2,098 RSF



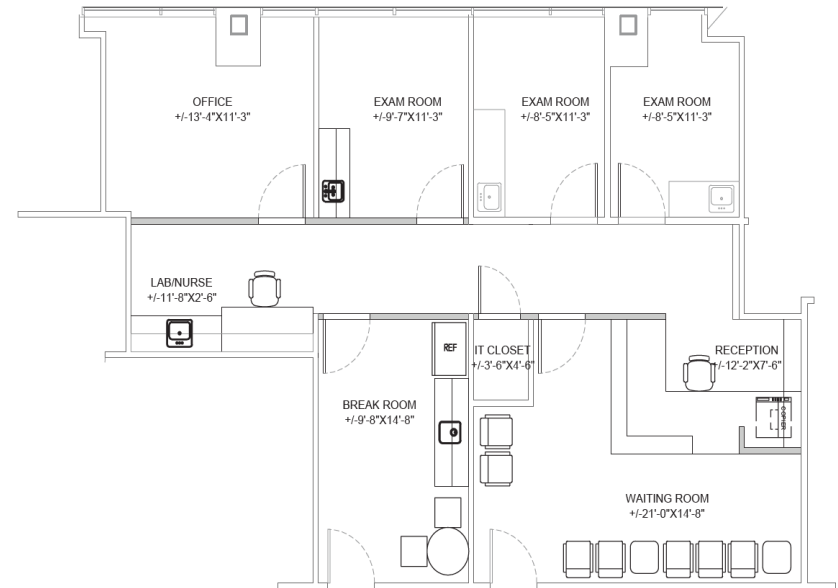
3rd Floor



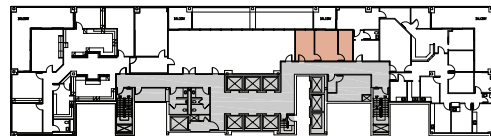
SUITE 330 - 492 RSF



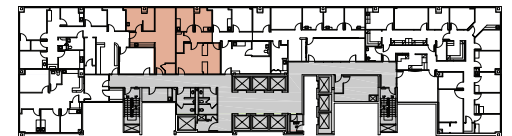
SUITE 510 - 1,409 RSF



3rd Floor

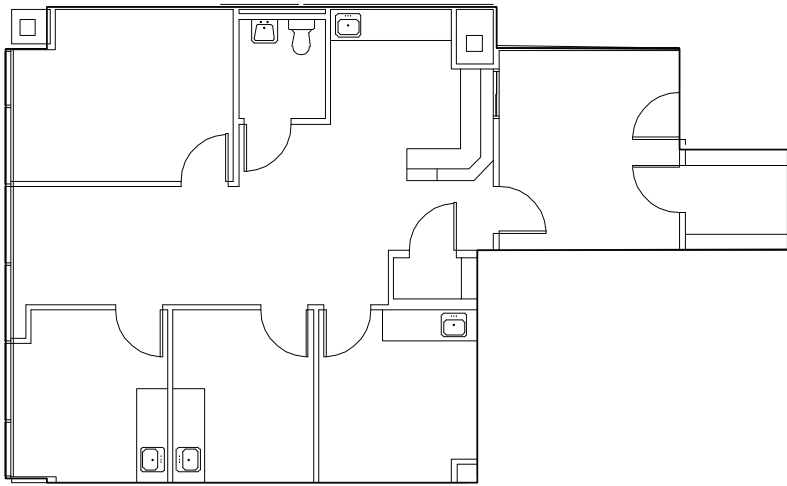


5th Floor

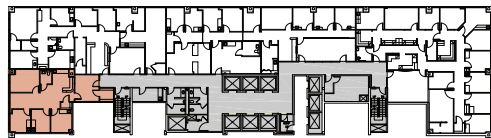


SUITE 540 - 1,335 RSF

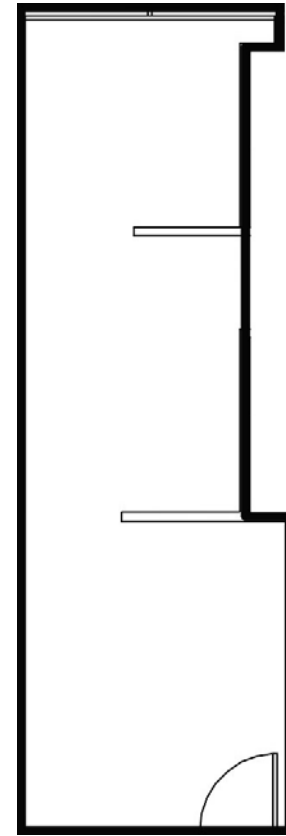
Available 10/1/2026



5th Floor



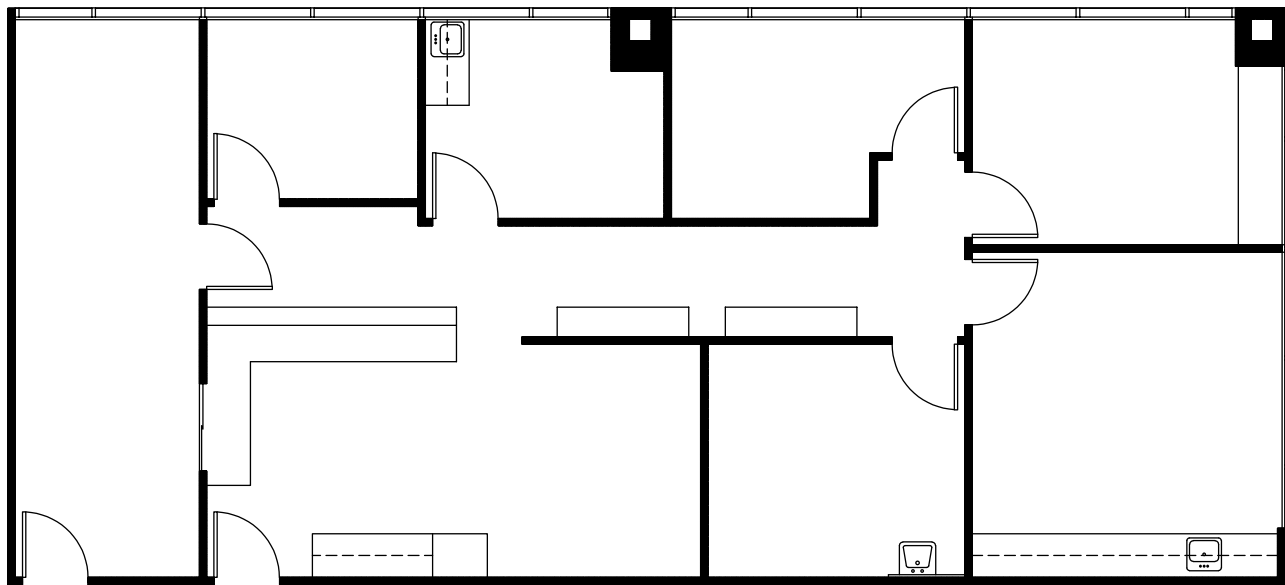
SUITE 640 - 358 RSF



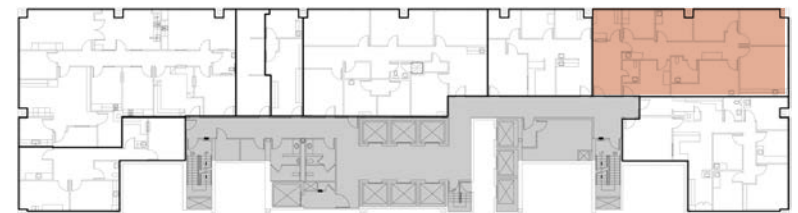
6th Floor



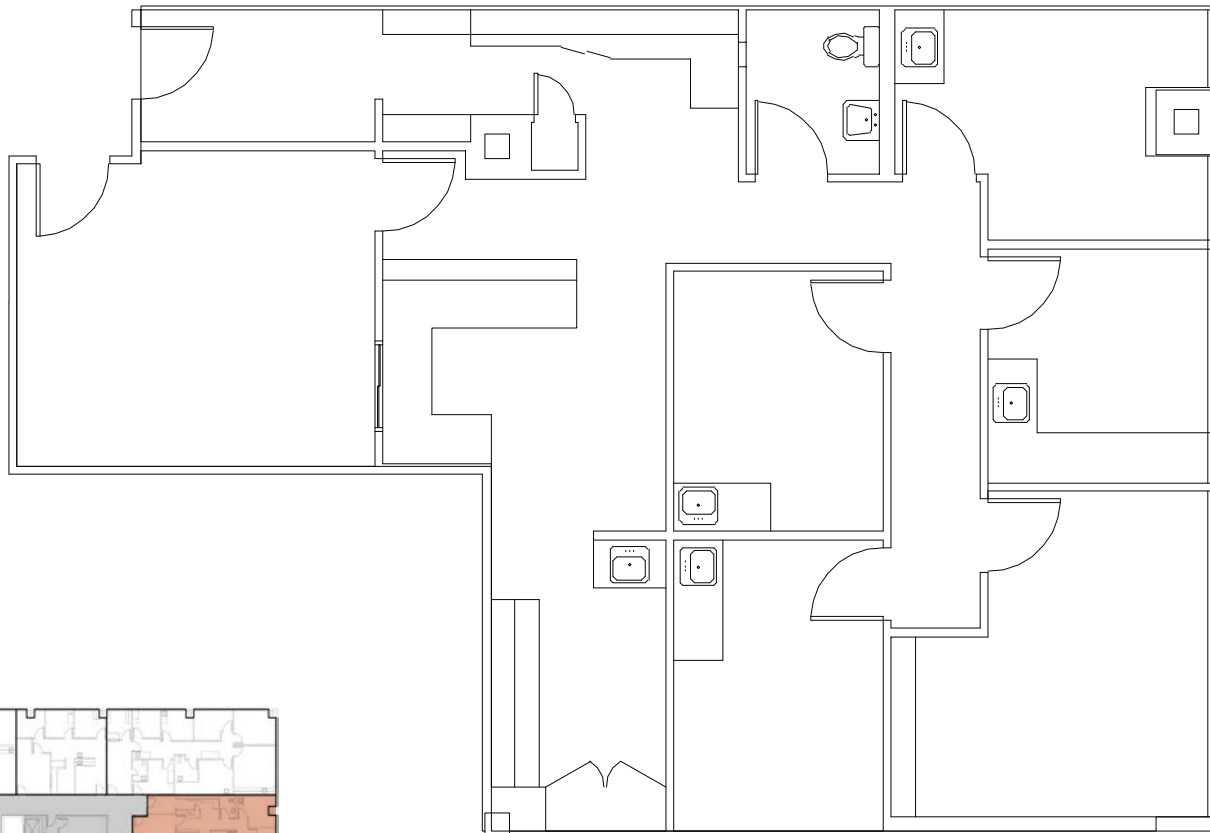
SUITE 670 - 1,818 RSF



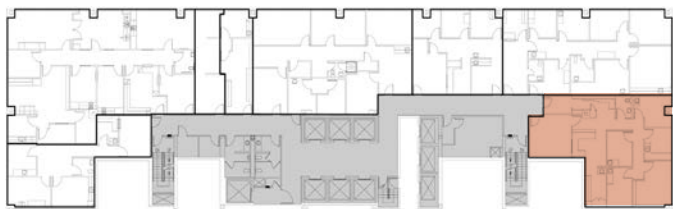
6th Floor



SUITE 690 - 1,624 RSF



6th Floor



Available 9/1/2026

SUITE 700/710/730/740

22,123 RSF

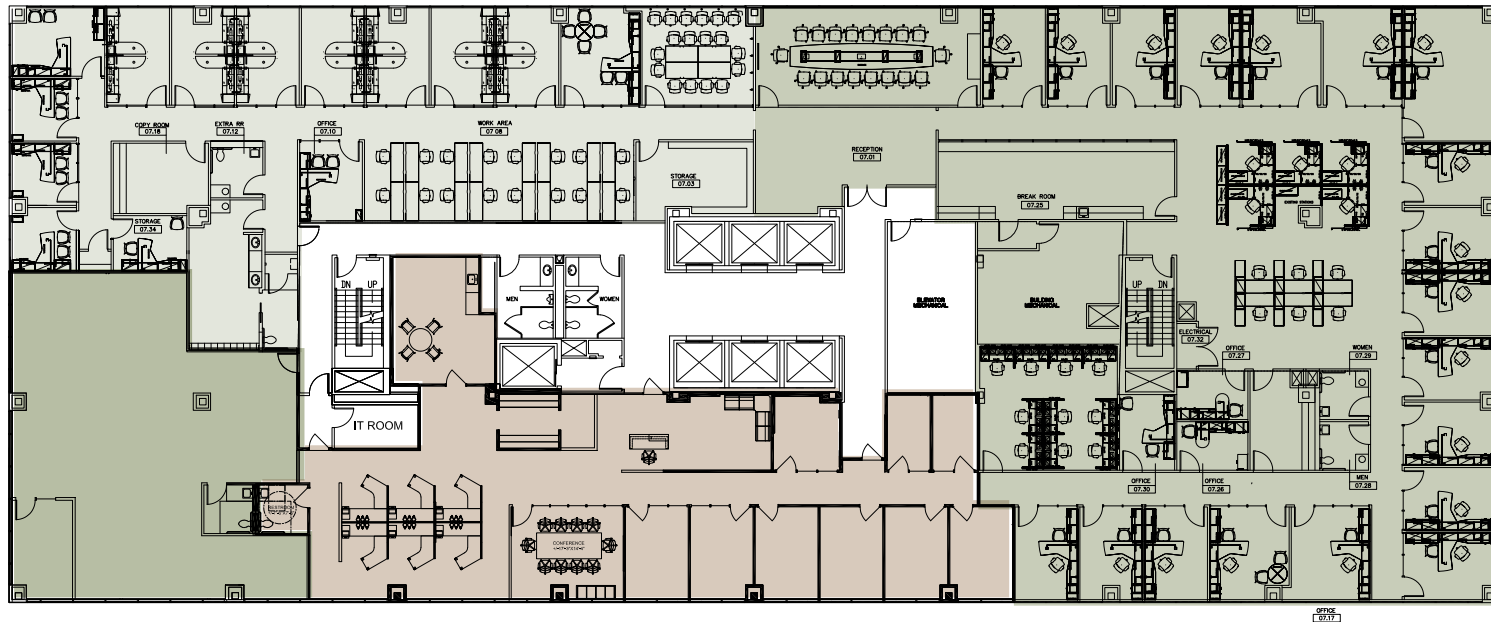
FULL FLOOR AVAILABLE

Available 1/1/2026



Suite 740 - 7,059 RSF

Suite 730 - 8,564 RSF
Available 1/1/2027



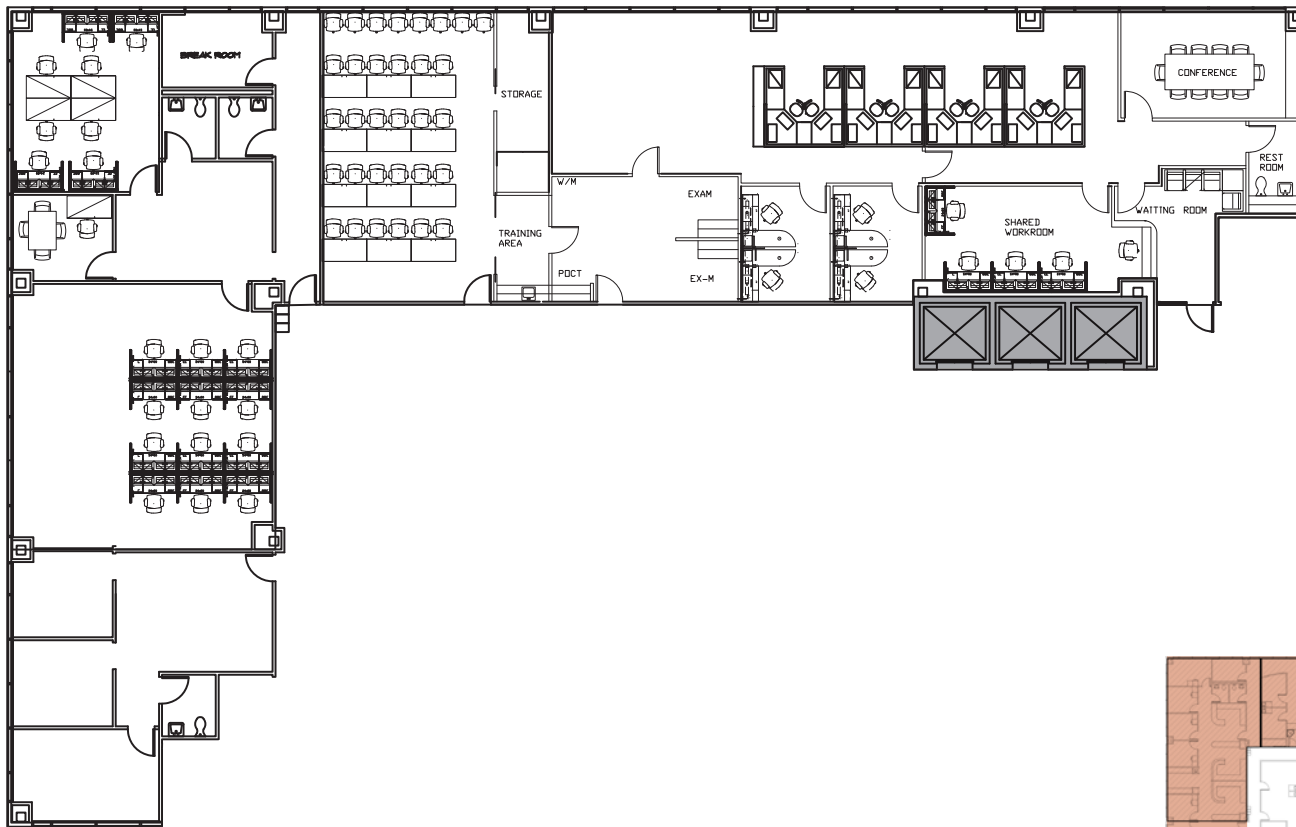
Suite 710 - 2,370 RSF

Suite 700 - 4,130 RSF

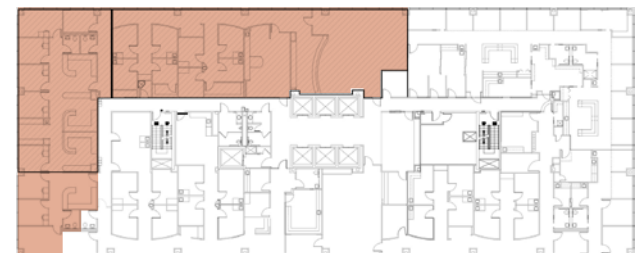


SUITE 800 - 6,747 RSF

Available 5/1/2026



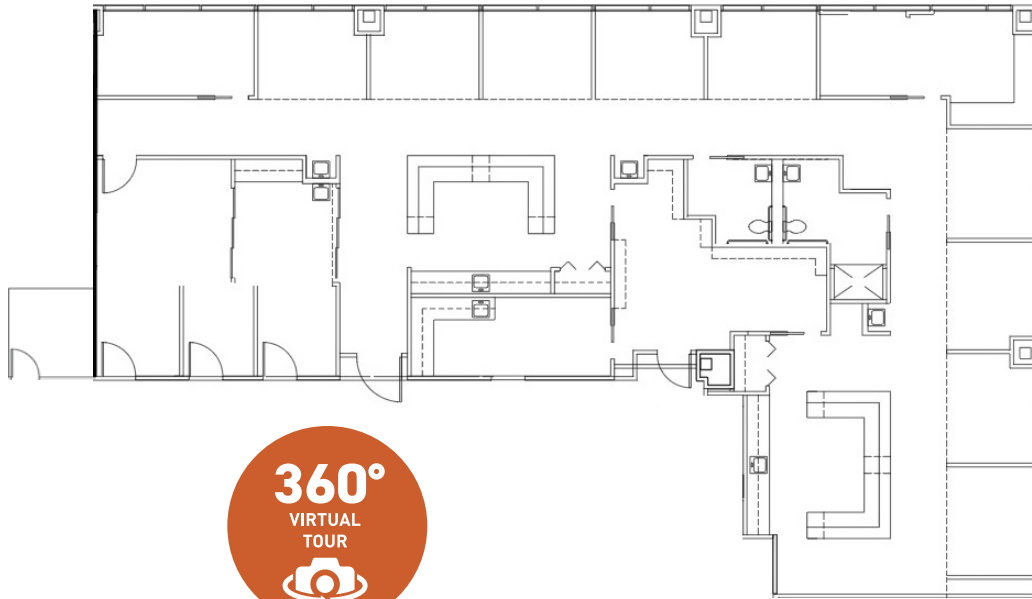
8th Floor



*Suite 800 and 870 are contiguous
for up to 10,822 RSF

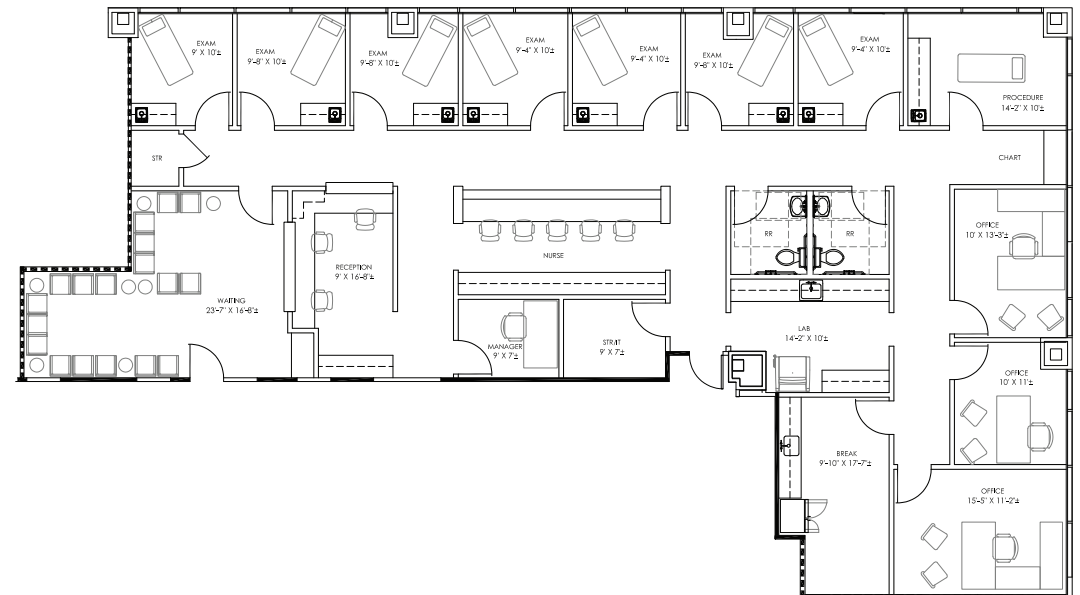
SUITE 870 - 4,075 RSF

CURRENT FLOOR PLAN



*Suite 800 and 870 are contiguous for up to 10,822 RSF

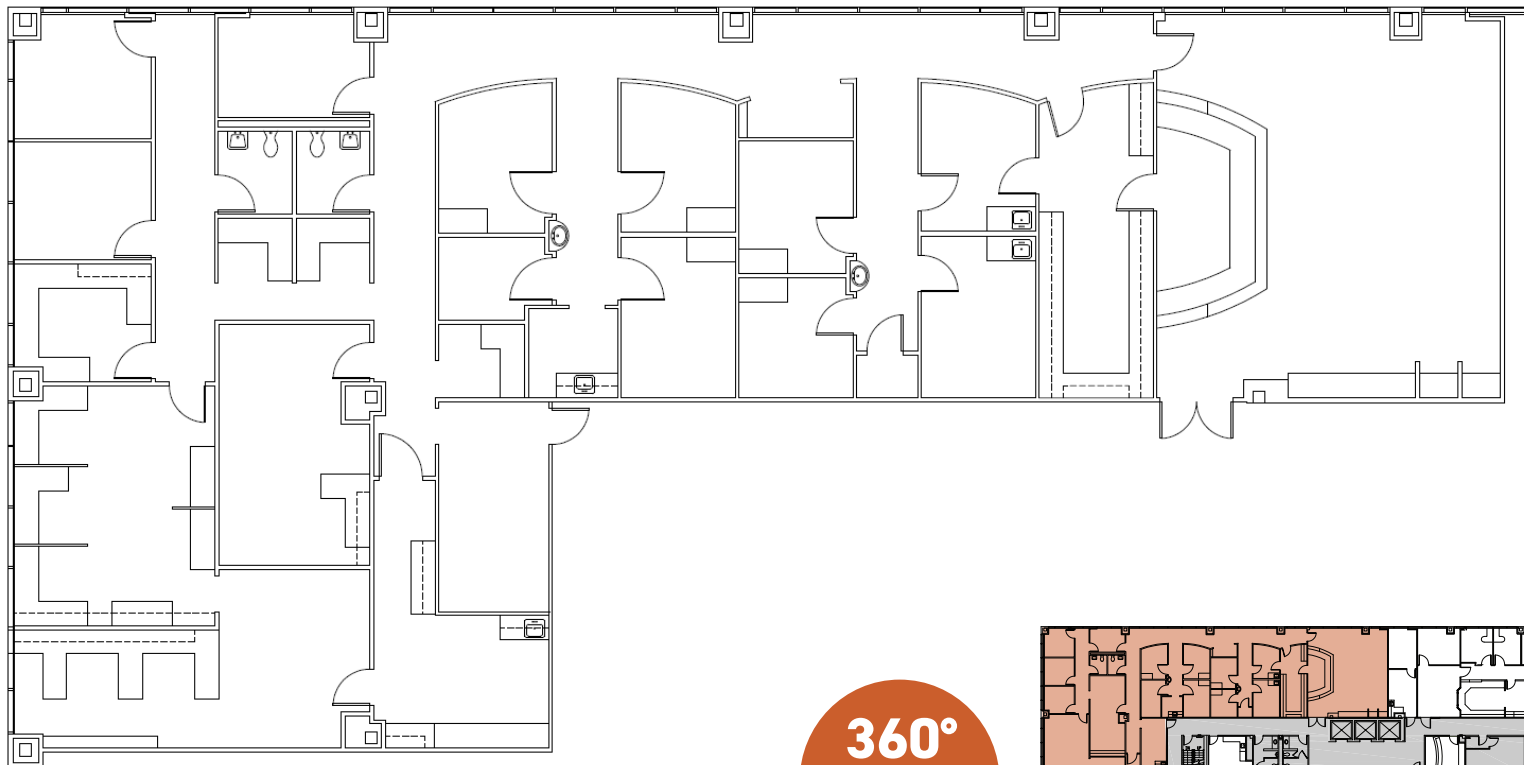
CONCEPTUAL FLOOR PLAN



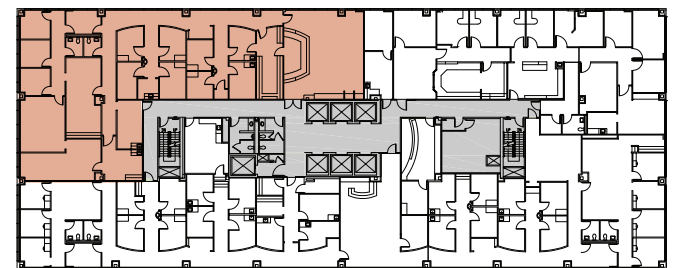
8th Floor



SUITE 950 - 6,198 RSF



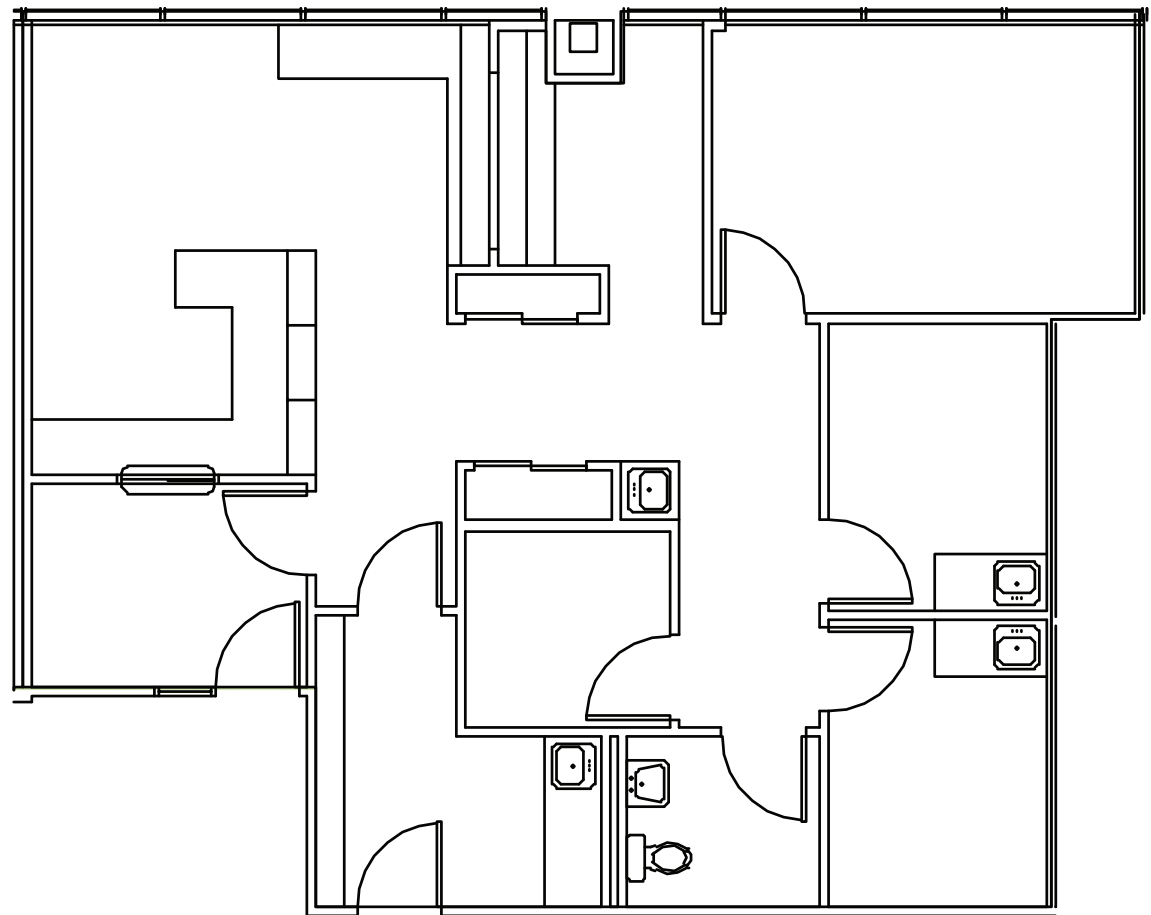
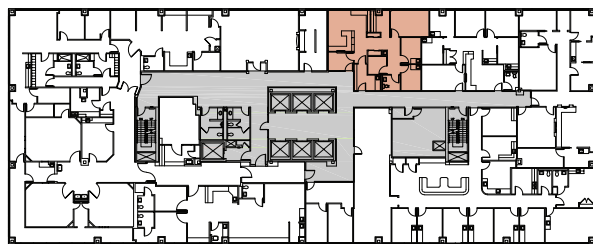
9th Floor



SUITE 1020- 1,342 RSF

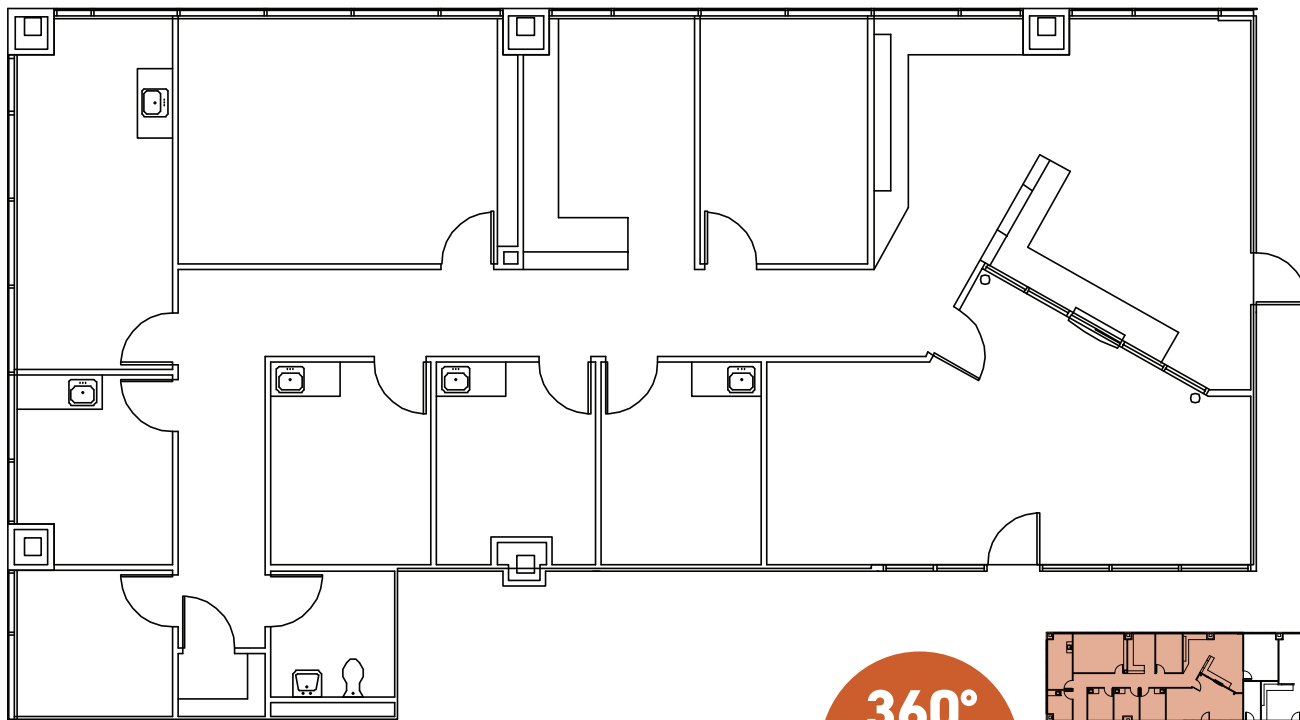
Available 1/1/2027

10th Floor

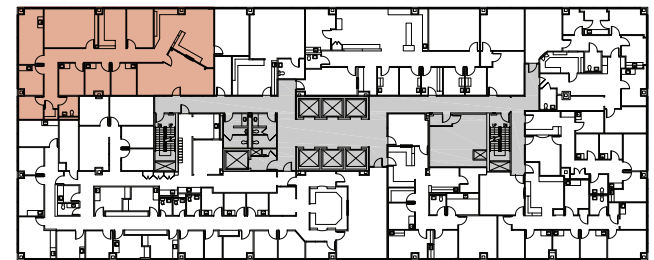


SUITE 1130 - 2,964 RSF

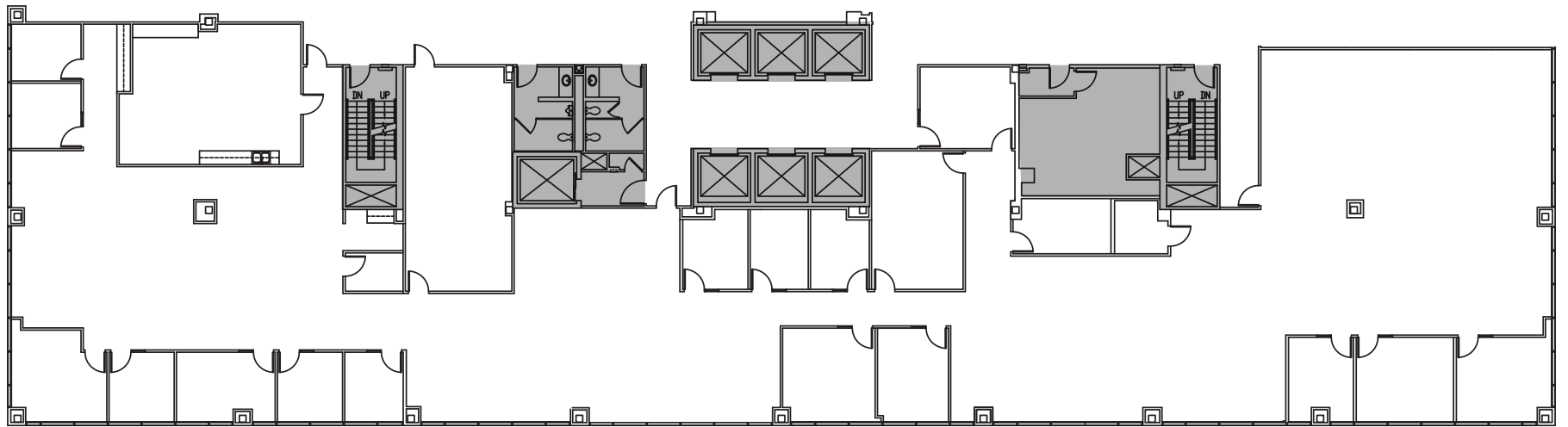
Available 4/1/2026



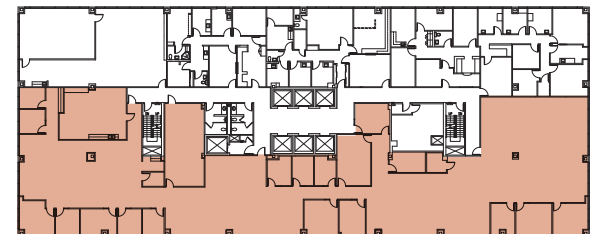
11th Floor



SUITE 1200 - 12,473 RSF

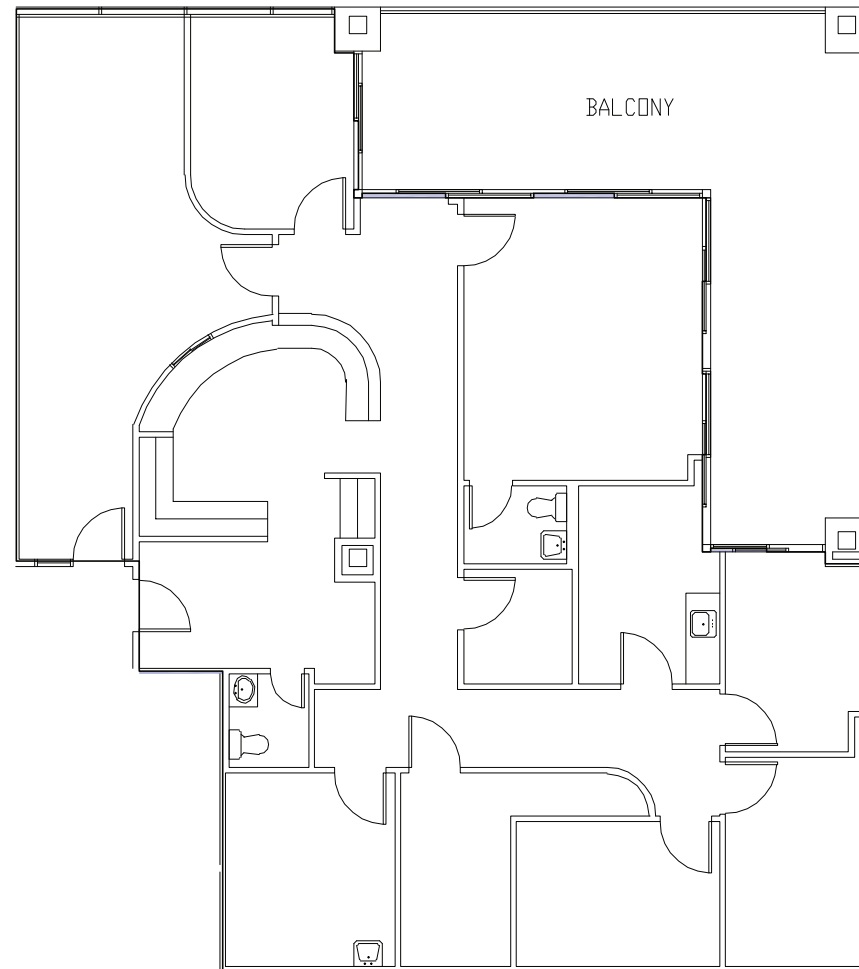


12th Floor

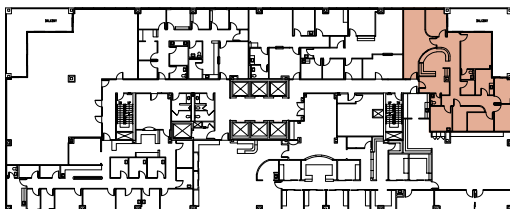


SUITE 1370 - 2,393 RSF

Available 4/1/2026

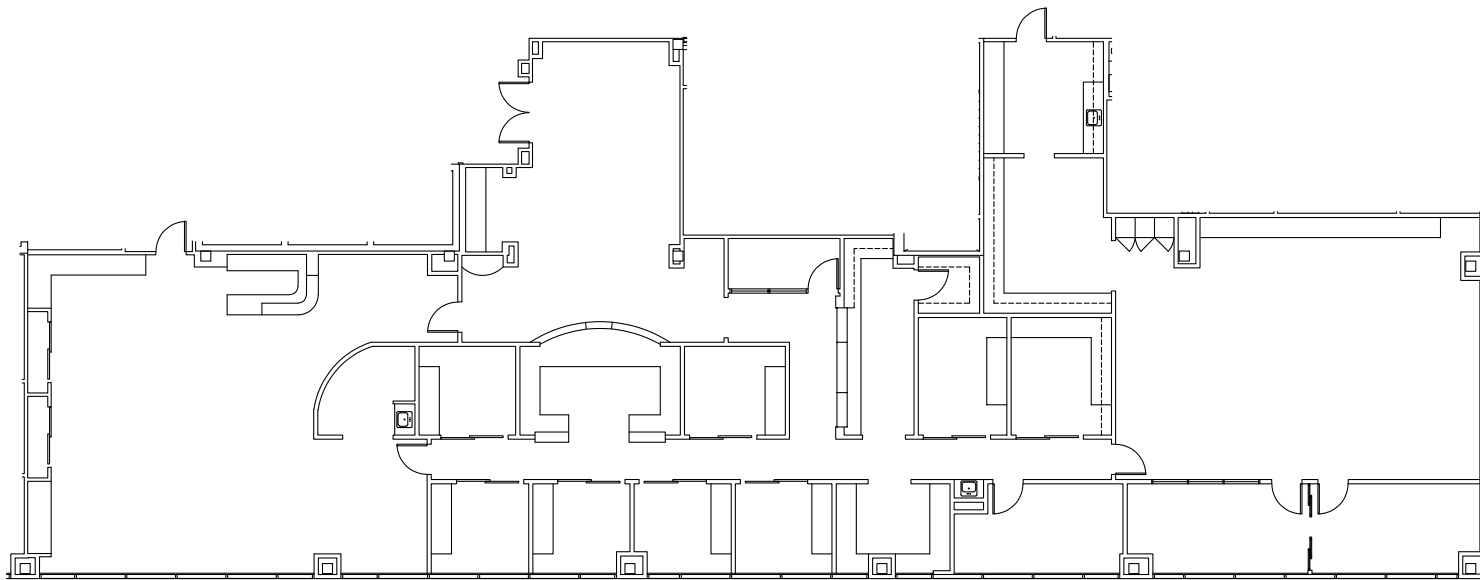


13th Floor

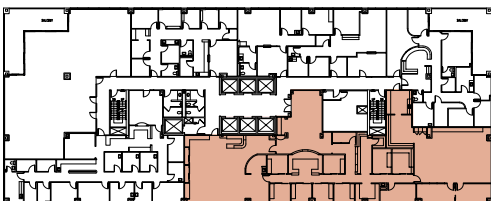


SUITE 1390 - 6,510 RSF

Available 7/1/2027

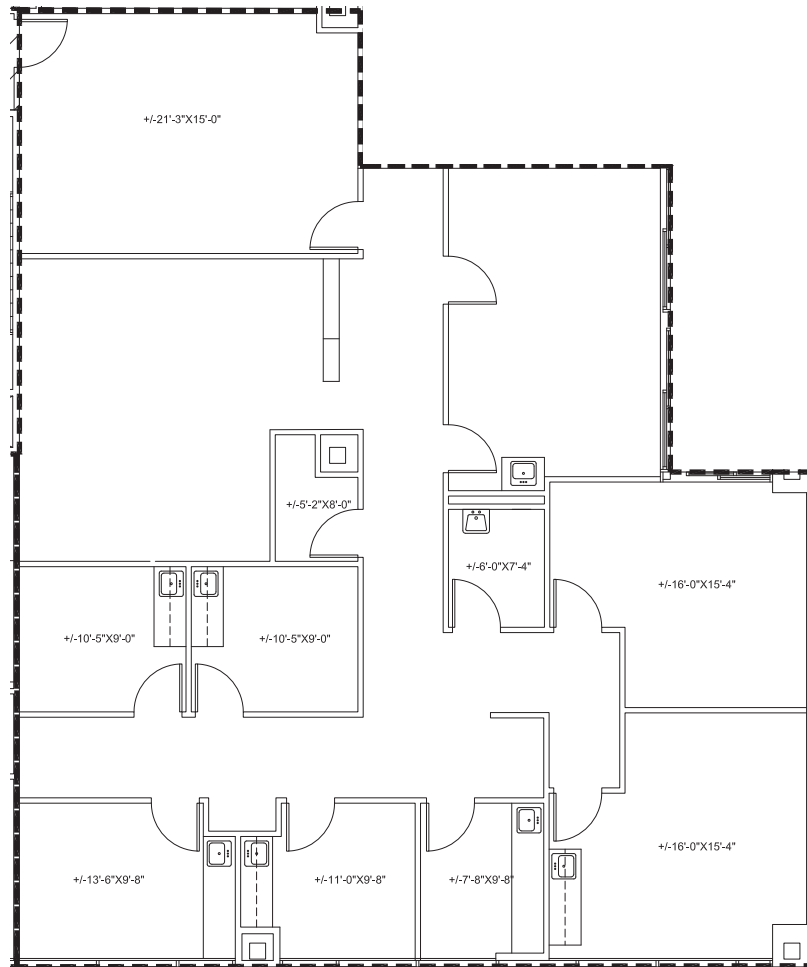


13th Floor

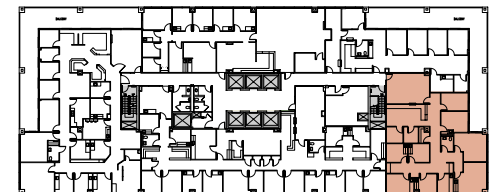


SUITE 1495 - 3,003 RSF

Available 5/1/2026



14th Floor



AREA MAP

HIGHLY DESIRABLE
LOCATION IN THE
MUSEUM DISTRICT

Area Amenities

- Perfectly positioned less than a mile to the world's largest medical hub, the Texas Medical Center, with a network of over 50 hospitals, research institutions, and clinics, employing more than 100,000 people and admitting more than 6 million patients a year
- Located in the walkable Museum District, home to 19 museums, Hermann Park, the Houston Zoo, shops, restaurants, and nightlife spots
- Just steps to Rice University, a renowned research institution
- Five-minute drive to I-69, I-45, and Hwy 288, offering easy accessibility for tenants and guests





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CBRE

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