

CYPRESS

MEDICAL PLAZA I

27700 NORTHWEST FWY
CYPRESS TX 77433

FOR LEASE | OUTPATIENT MEDICAL SPACE
LOCATED ON THE MEMORIAL HERMANN CYPRESS CAMPUS



Healthpeak® | DOC LISTED NYSE

CBRE

PROPERTY HIGHLIGHTS

CYPRESS MEDICAL PLAZA I IS A 165,671 SF, 6-STORY, CLASS A OUTPATIENT MEDICAL BUILDING

- Located on Hwy 290 between Mason Rd & Mueschke Rd
- Abundant free parking
- On campus, Memorial Hermann Cypress Hospital
- Building includes wound care center, The University of Texas MD Anderson Cancer Center, Breast Care with Memorial Hermann, and Diagnostic Laboratory
- Significant TI Allowance available for shell spaces; Spec Suites available “as-is”



DEMOGRAPHICS

(3-MILE RADIUS)



DAYTIME POPULATION

50,460



AVG HOUSEHOLD INCOME

\$178,342



2025 POPULATION

60,634



MEDIAN AGE

36.3



MEDIAN HOME VALUE

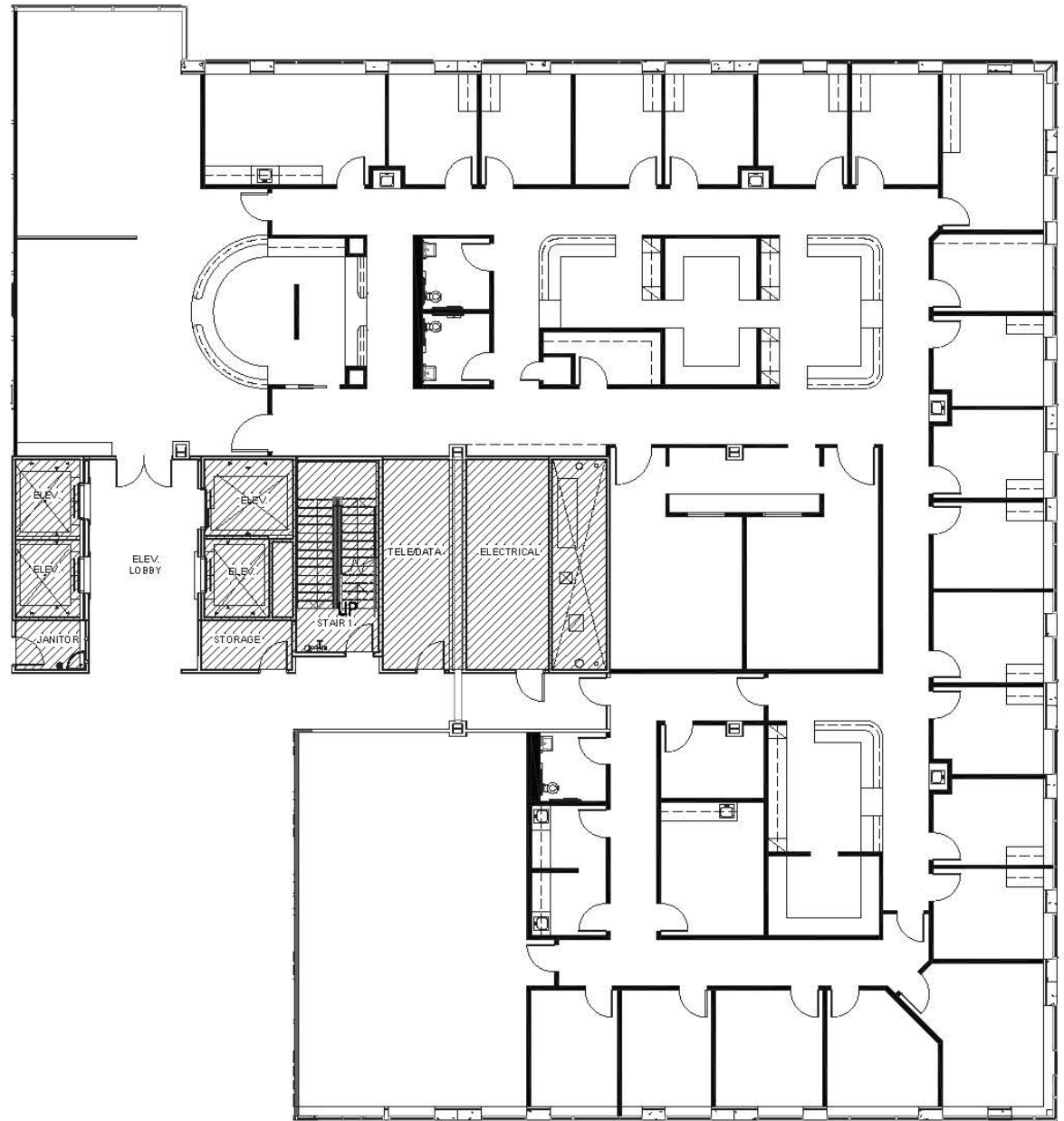
\$389,475

AVAILABILITIES

SPACE	SIZE	CONDITION
Suite 200	11,773 SF	2nd Gen
Suite 265	2,158 SF	Shell
Suite 270	1,791 SF	SPEC

SUITE 265/270 - CONTIGUOUS FOR UP TO 3,949 SF

SUITE 200 - 11,773 SF

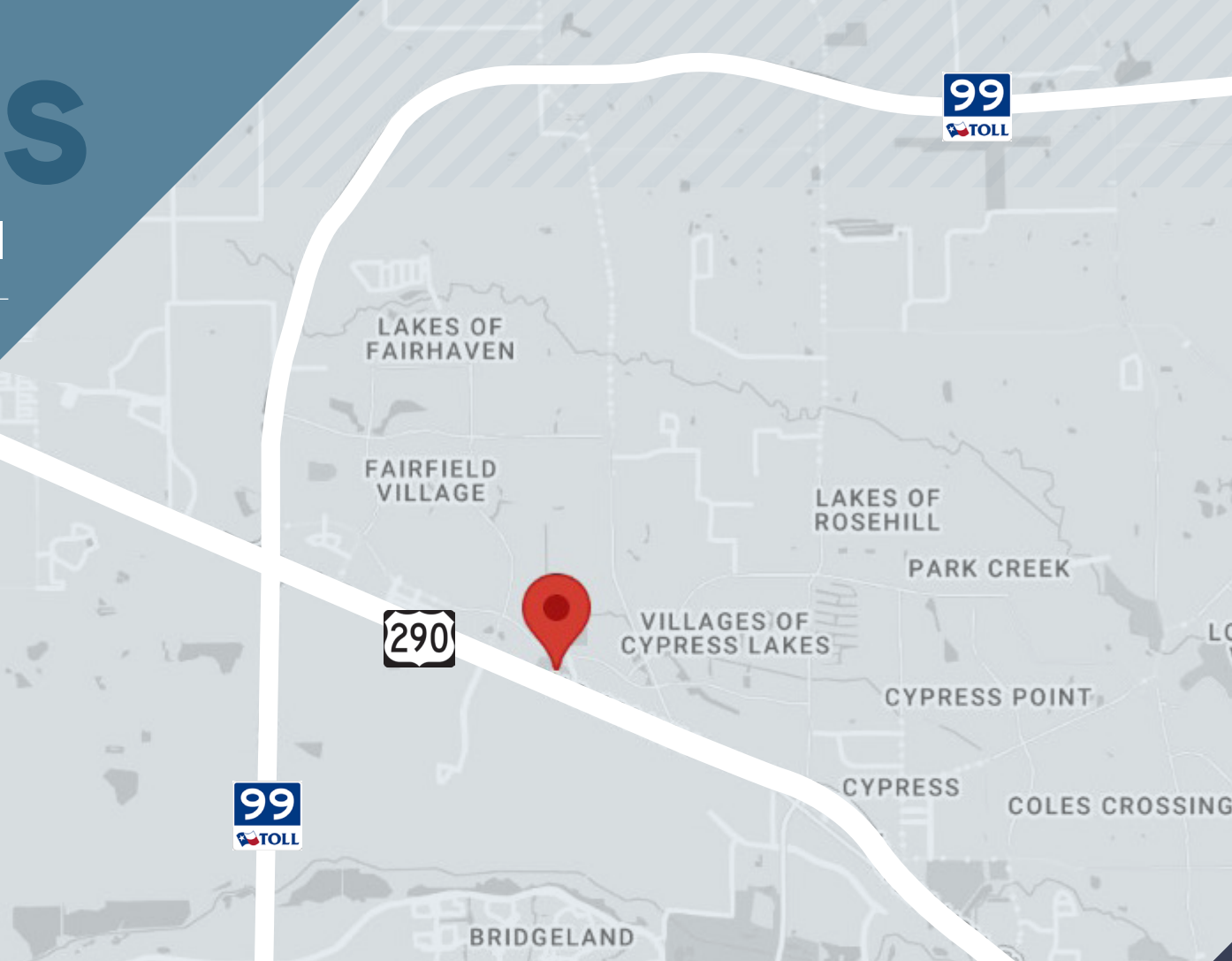


2ND FLOOR

CYPRESS

MEDICAL PLAZA I

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CONTACT US

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