

Medical Office | For Lease

CBRE

# North Cypress Medical Plaza I

21216 Northwest Freeway, Cypress, TX 77429

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Premier Medical Office Space Available up to 7,659 SF



Building owned and managed by **HEALTHCARE REALTY**










## Property Highlights

- + 145,720 SF, six-story, medical office building
- + Located on the campus of HCA Houston Healthcare North Cypress, a 163 - licensed bed general acute care hospital, currently undergoing renovations and poised for growth due to rise in need for medical care
- + Approximately 1.6 miles west of the intersection of Texas State Highway 6 and U.S. Route 290, also known as the Northwest Freeway
- + New lobby and common area upgrades coming soon
- + 4 move-in ready suites available now
- + Free valet and surface parking available
- + Prominent visibility and easily accessible via multiple entry points
- + \$100MM Campus Expansion Underway
- + \$30MM Campus Redevelopment Underway

## Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	13,040	106,700	315,071
Population - 5-Year Projection	12,991	105,736	316,064
Median Age - Estimated 2024	34.9	37.2	36.9
Average Household Income - Estimated 2024	\$113,348	\$115,314	\$121,040

-  Highly desirable location in the Cypress neighborhood of Northwest Houston
-  Newly renovated common areas coming soon
-  Custom designed suites and move-in ready options available
-  Located within 5 miles of 5 area hospitals
-  Strong referral pattern and tenant mix

## Area Amenities:

- + HCA Houston Healthcare North Cypress Hospital offers Campus Physicians complimentary access to the Physician Lounge complete with various food options, gym with showers, and an Internet Cafe.
- + The surrounding population in a three-mile radius holds an average HH income of \$113k and features a high rate of coverage by private insurance.

AVAILABILITY	SF AVAILABLE	AVAILABILITY	SF AVAILABLE
SUITE 150	1,037 SF	SUITE 530	2,204 SF <span>SPEC</span>
SUITE 290	3,007 SF <span>SPEC</span>	SUITE 540	2,069 SF
SUITE 310	7,403 SF	SUITE 550	3,386 SF
SUITE 330	3,039 SF	SUITE 580	2,271 SF
SUITE 340	2,318 SF	SUITE 650	2,284 SF
SUITE 370	1,730 SF		

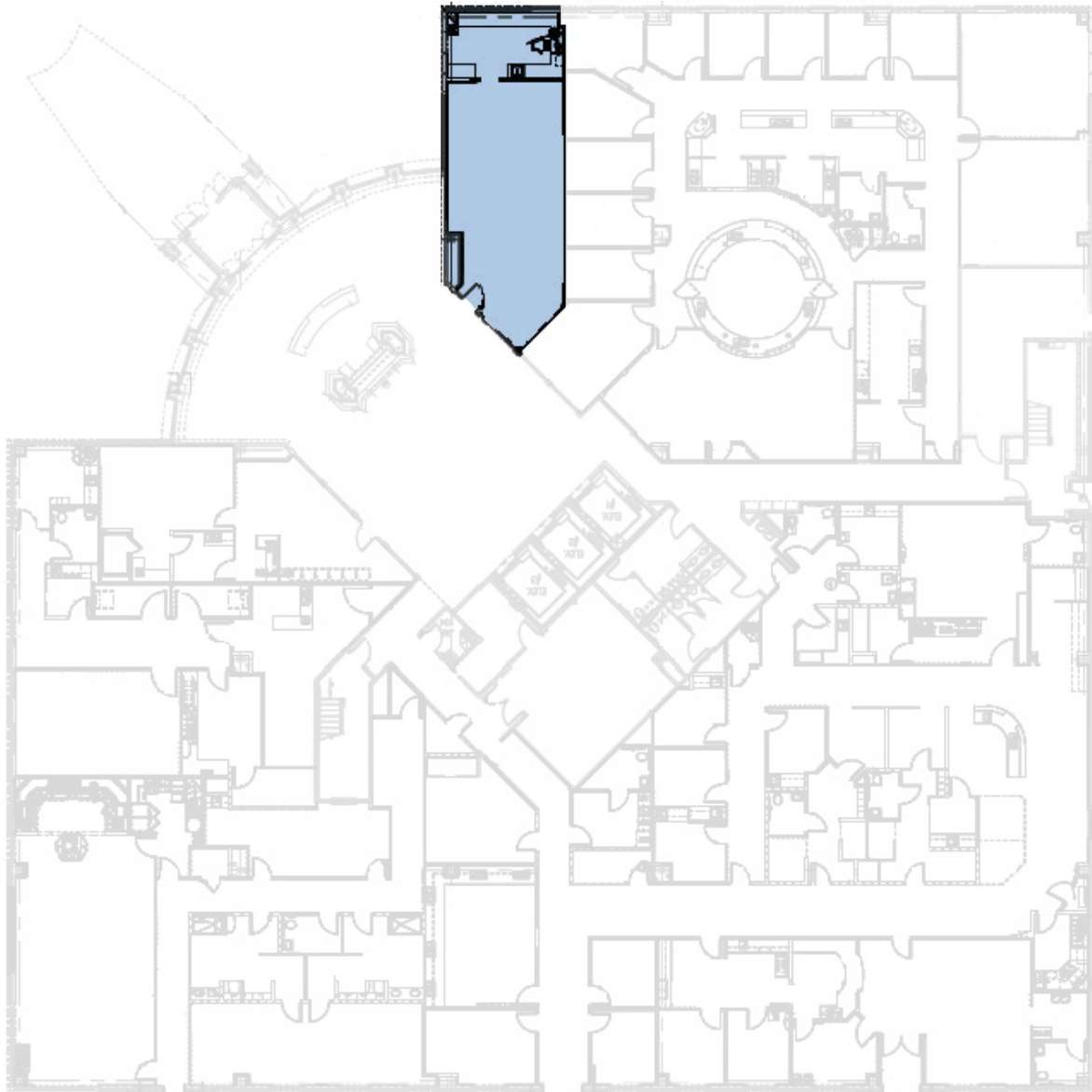
\*Suite 330/370 - Contiguous for up to 4,769 RSF

\*Suite 530/540/550 - Contiguous for up to 7,659 RSF

## 1st Floor Availabilities

Total available space: 1,037 RSF

**SUITE 150**  
**1,037 RSF**





**SUITE 290**  
**3,007 RSF**  
**(SPEC)**

Available  
Q1 2026



## 3rd Floor Availabilities

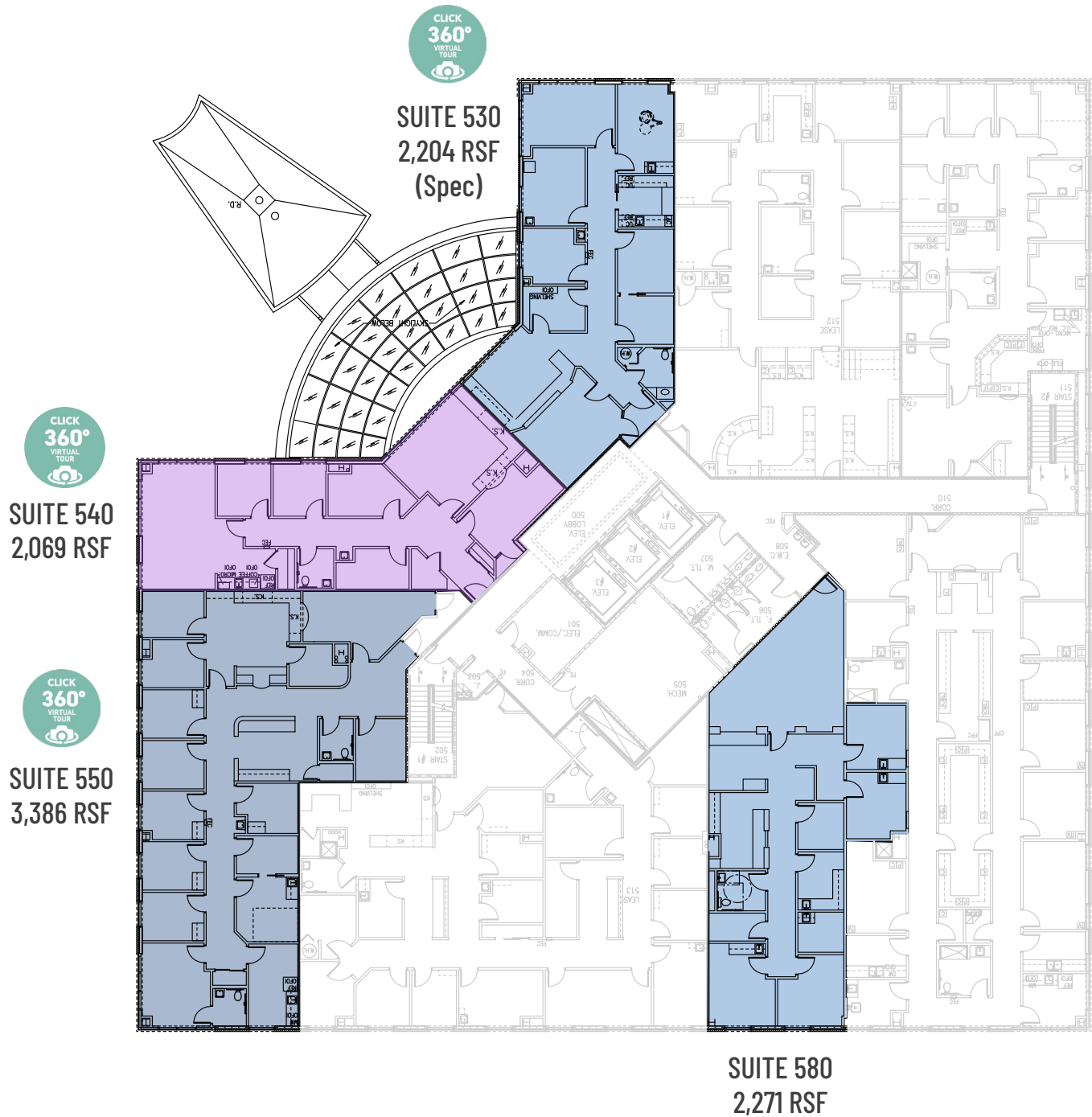
Total available space: 14,490 RSF



\*Suite 330/370 - Contiguous for up to 4,769 RSF

## 5th Floor Availabilities

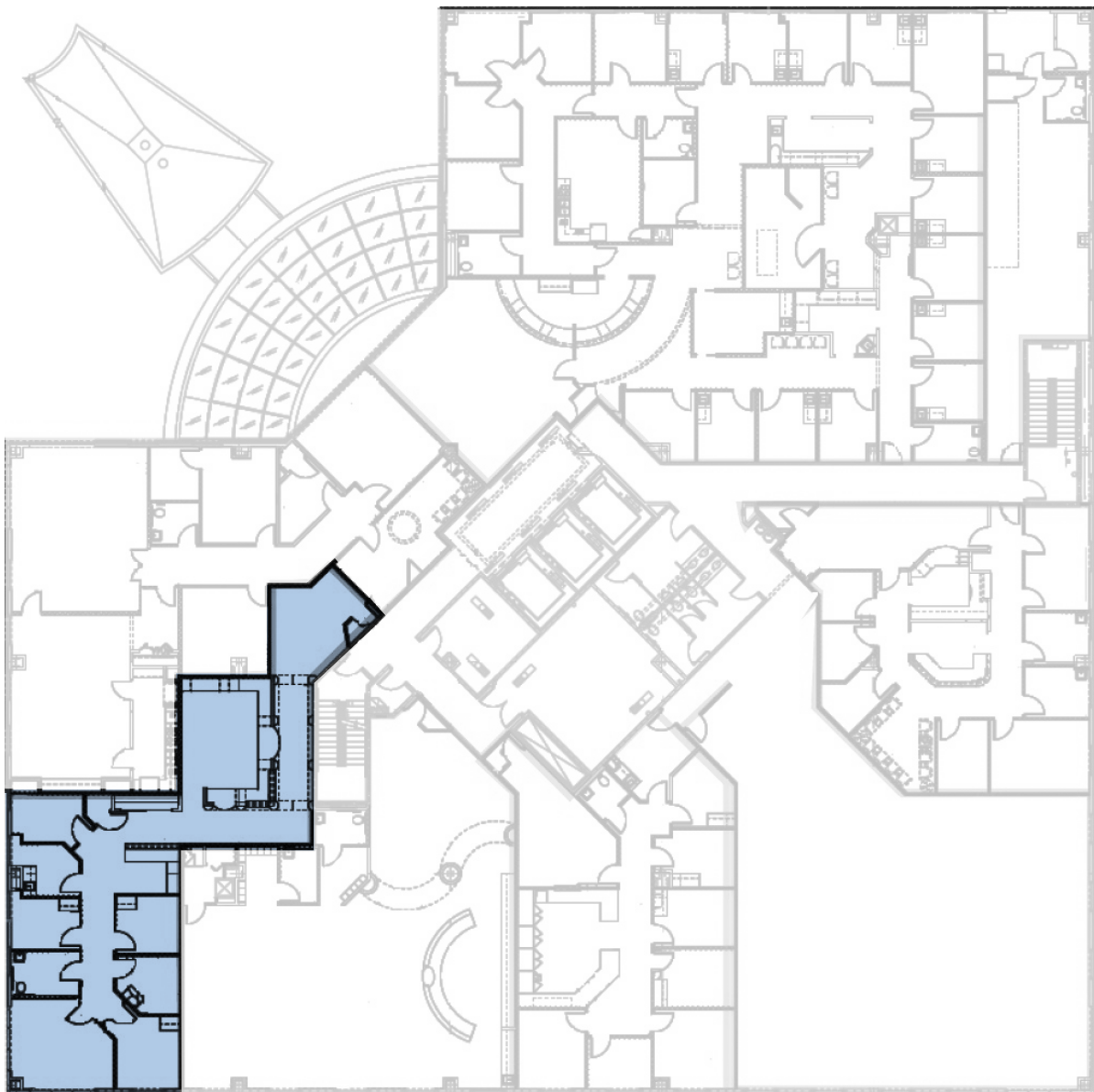
Total available space: 9,930 RSF



\*Suite 530/540/550 - Contiguous for up to 7,659 RSF

## 6th Floor Availabilities

Total available space: 2,284 RSF



SUITE 650  
2,284 RSF







## Contact Us

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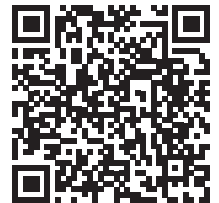
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For more information  
and additional  
availabilities:



Building owned and managed by  
**HEALTHCARE REALTY**

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