

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 surface and garage parking
- On campus, Memorial Hermann Cypress Hospital
- The building hosts a wide range of specialties providing great synergy
- 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

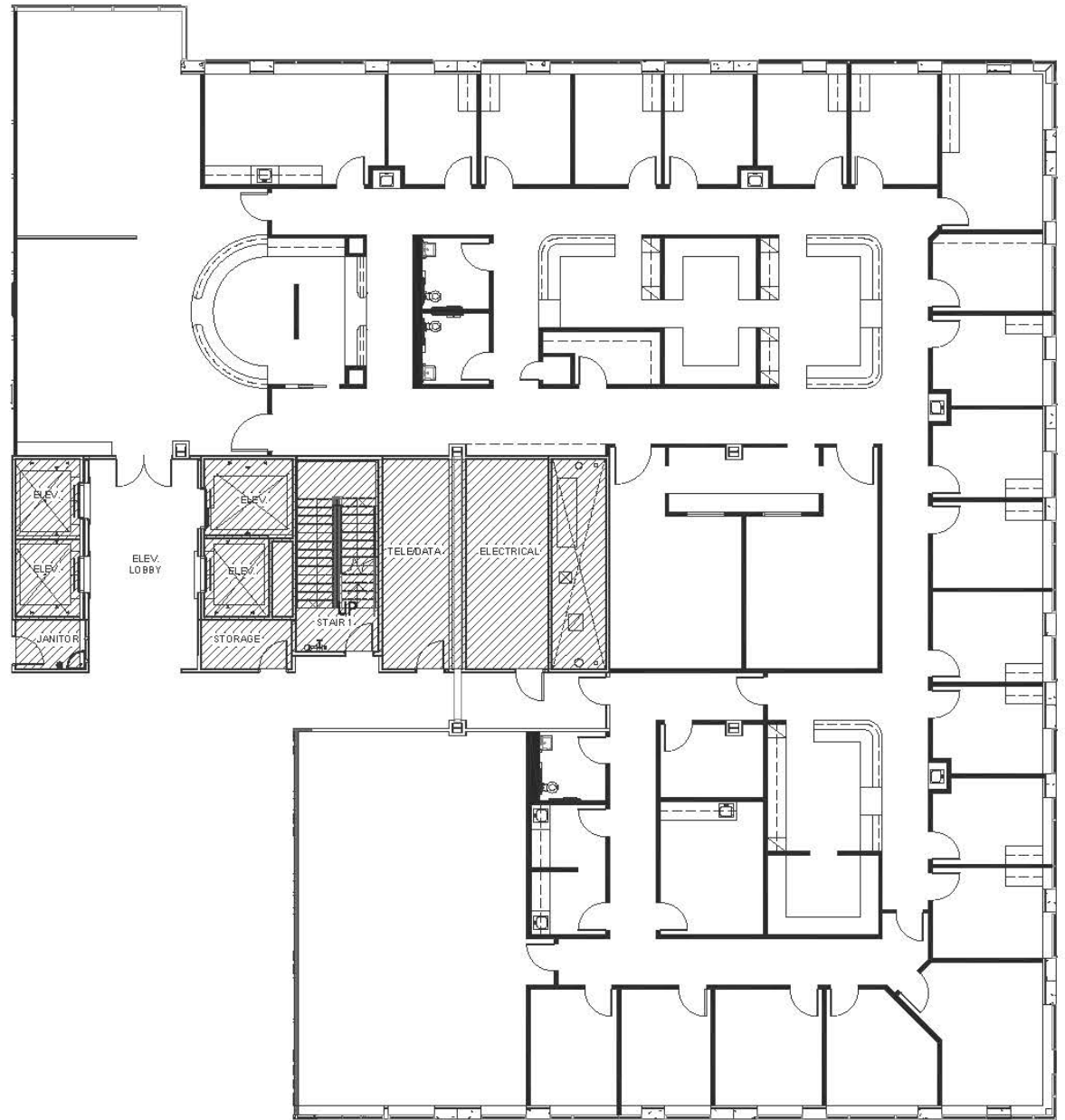
\$389,475

AVAILABILITIES

SPACE	SIZE	CONDITION
Suite 200	11,773 SF	2nd Gen
Suite 265	2,158 SF	Shell
Suite 270	1,791 SF	SPEC
Suite 400	1,763 SF	2nd Gen
Suite 425	1,785 SF	2nd Gen

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

SUITE 200 - 11,773 SF

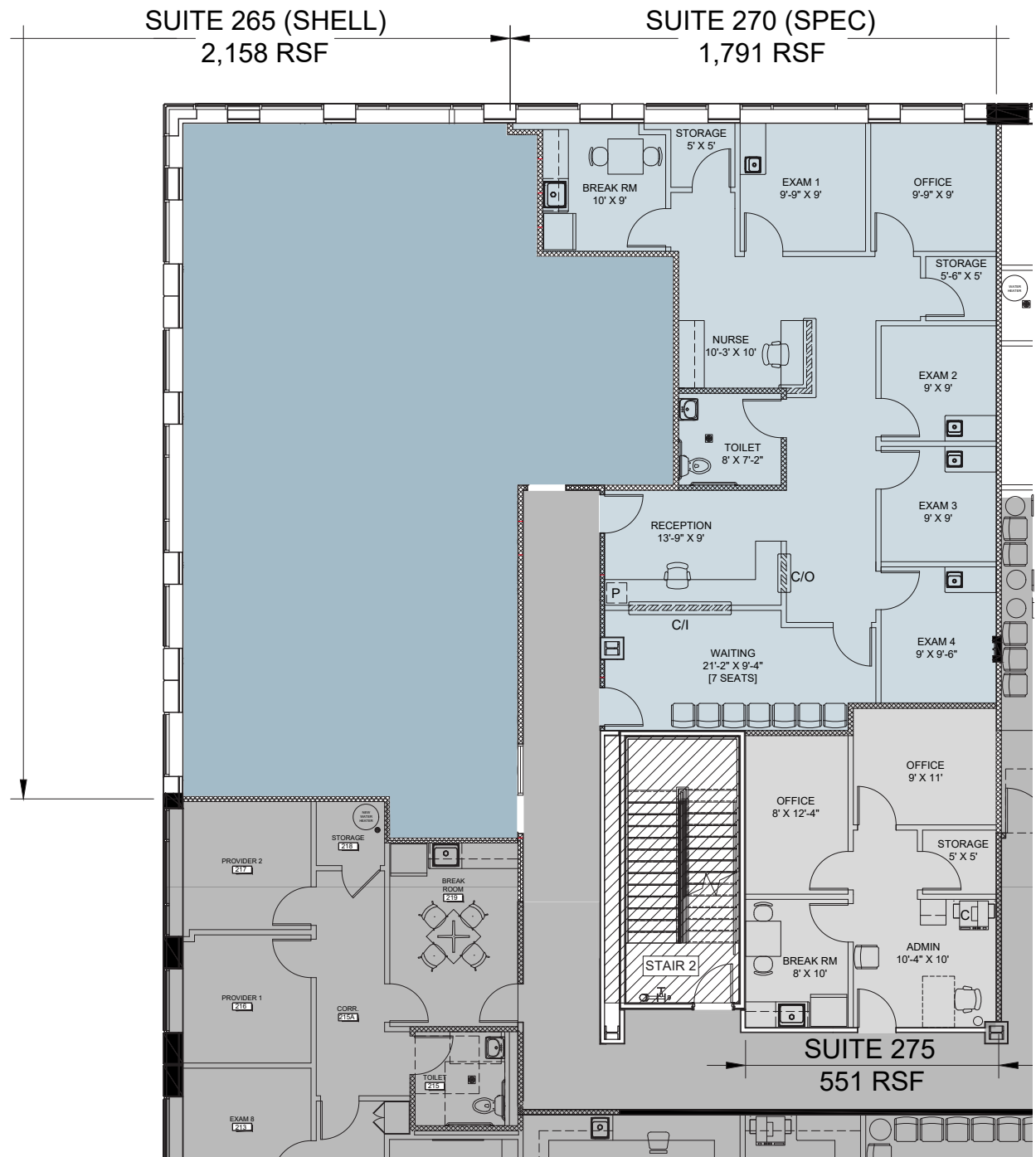


2ND FLOOR

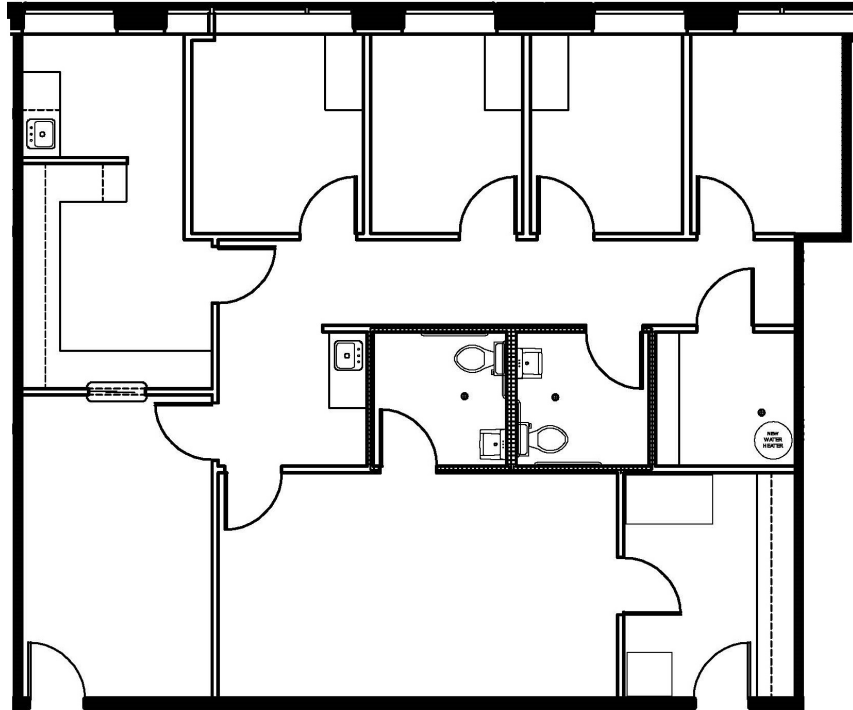
**SUITE 265/270 -
CONTIGUOUS FOR UP
TO 3,949 SF**



2ND FLOOR

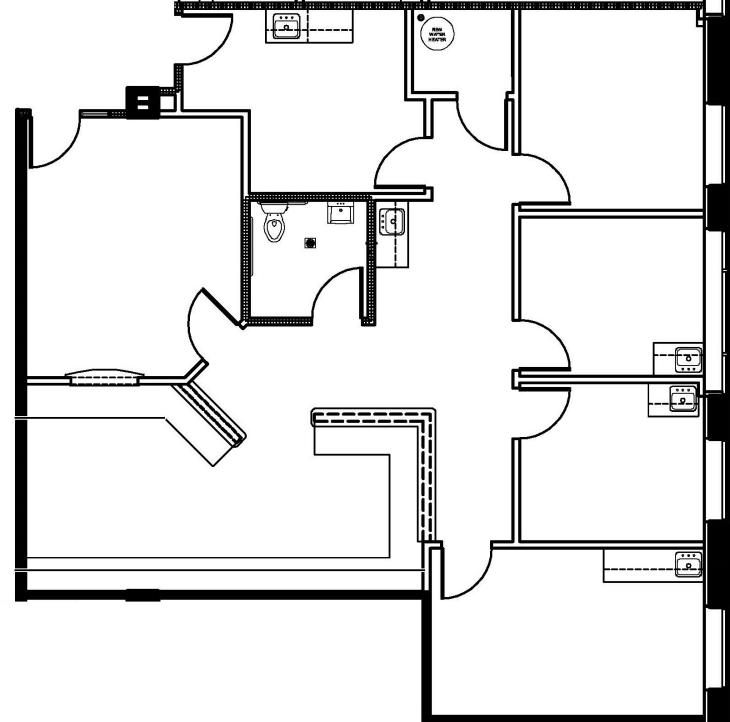


SUITE 400 - 1,763 SF



4TH FLOOR

SUITE 425 - 1,785 SF

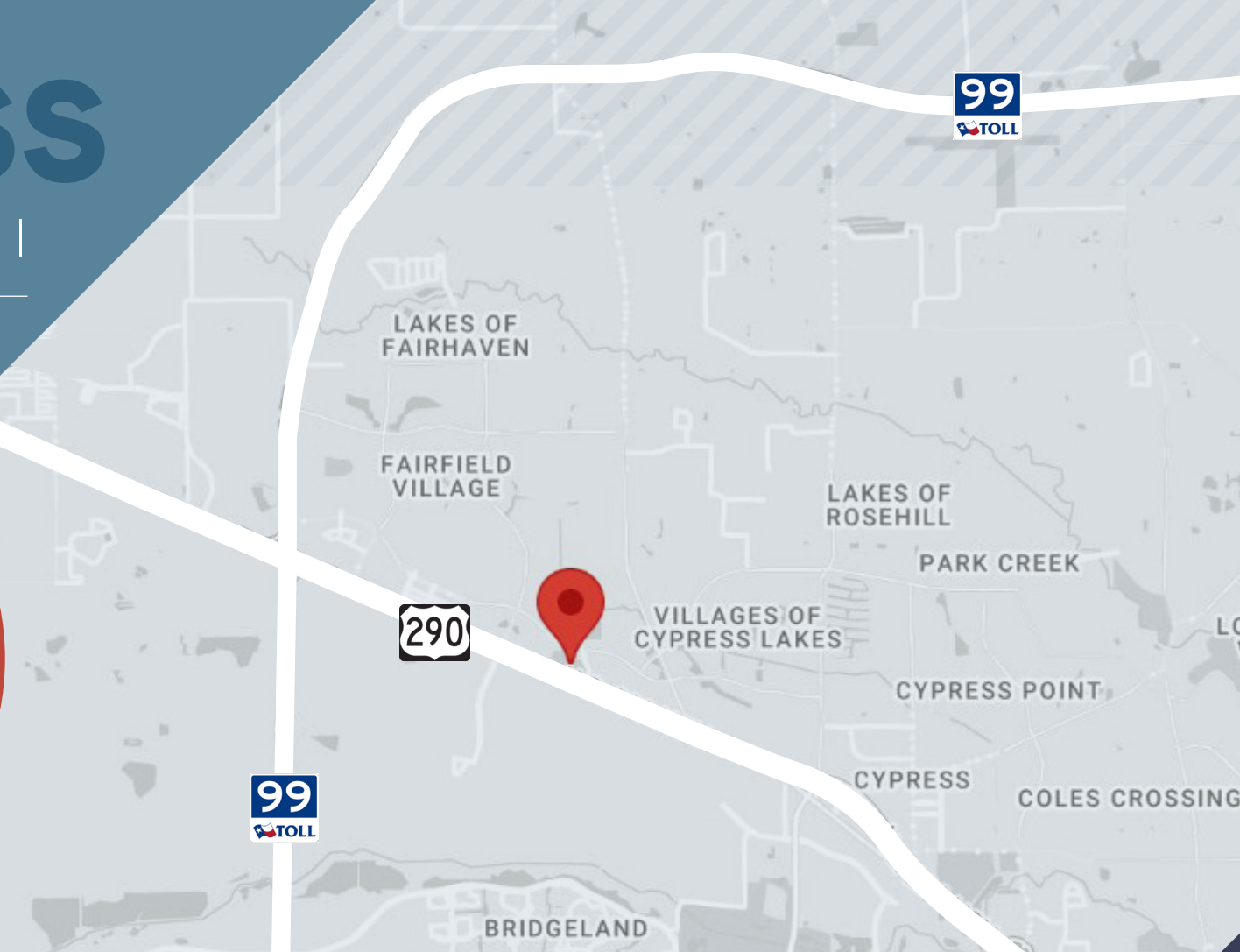


4TH FLOOR

CYPRESS

MEDICAL PLAZA I

27700 NORTHWEST FWY, CYPRESS TX 77433



CONTACT US

LANE KANE

Vice President
+1 904 305 7633
lane.kane@cbre.com

BRANDY BELLOW SPINKS

Executive Vice President
+1 713 726 6100
brandy.bellow@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.