

Cypresswood Professional Center

8111 CYPRESSWOOD | SPRING, TX 77379

Medical Office For Lease



CYPRESSWOOD PROFESSIONAL CENTER

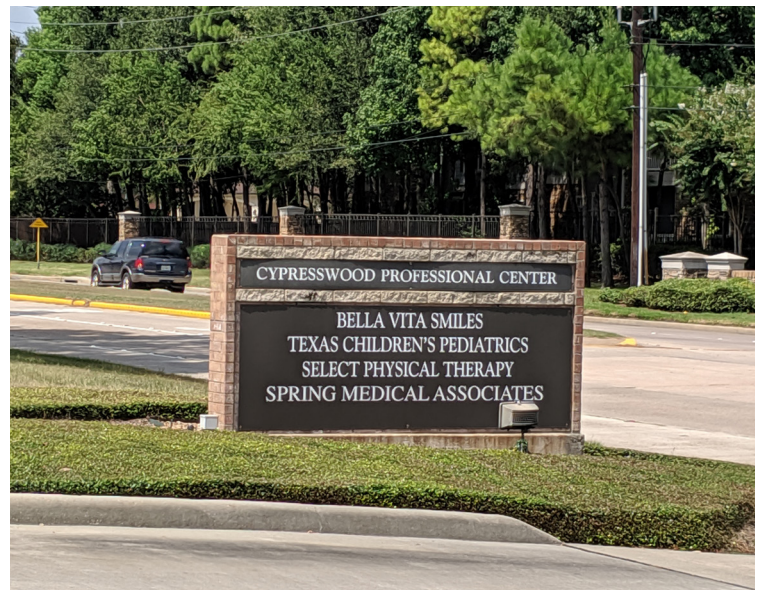
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Property Highlights

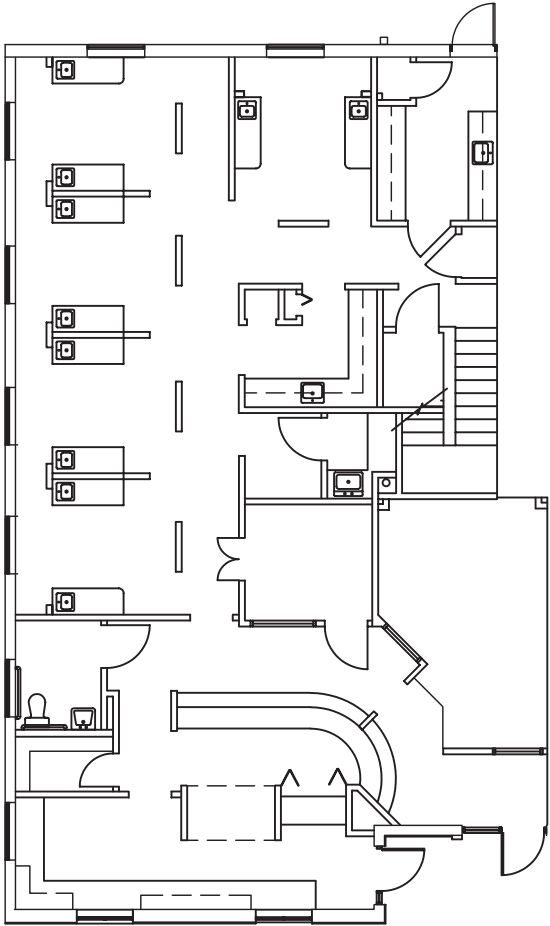
- 29,882 SF, 2-story, Class B Medical Office Building
- Located in the FM 1960/249 submarket with easy access to FM 1960, SH 249, and Beltway 8
- Anchored by Texas Children's Pediatrics
- Building and monument signage available
- High parking ratio (5 spaces/1,000 SF)
- Most spaces are in shell condition and ready to accept new design and finishes; institutional ownership able to provide substantial tenant improvement allowance to design and customize space for specific tenant requirements
- One Move-in Ready space with beautiful finishes

AVAILABILITY	
SUITE 101 (2 STORIES)	3,436 RSF
SUITE 103 (2 STORIES - MOVE IN READY)	3,697 RSF
SUITE 105	1,463 RSF
SUITE 107	1,462 RSF
SUITE 108	2,096 RSF
SUITE 107 & 108 IS CONTIGUOUS SPACE	3,558 RSF

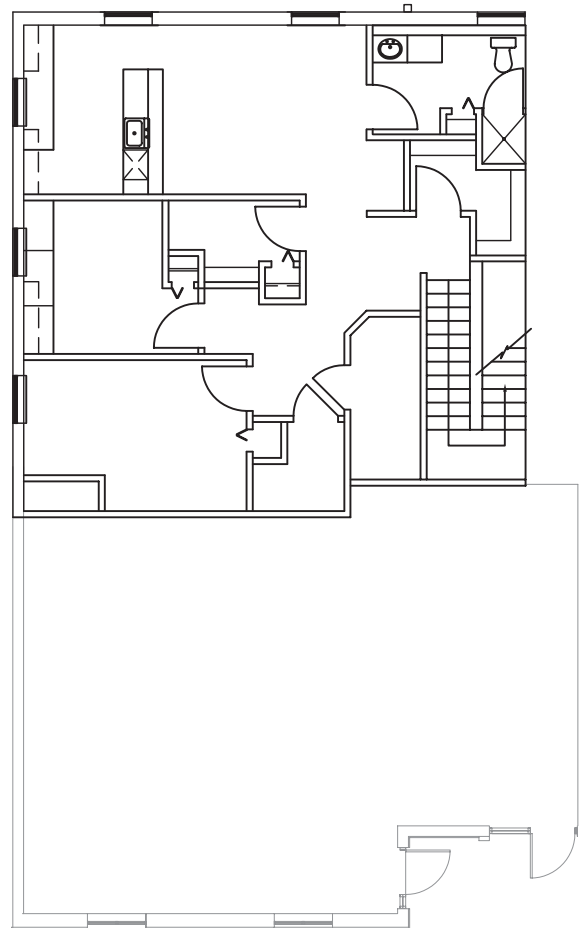


SUITE 101 (2 Stories) - 3,436 RSF

LEVEL 1

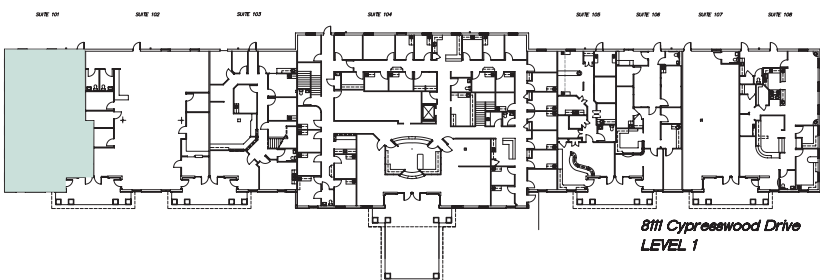
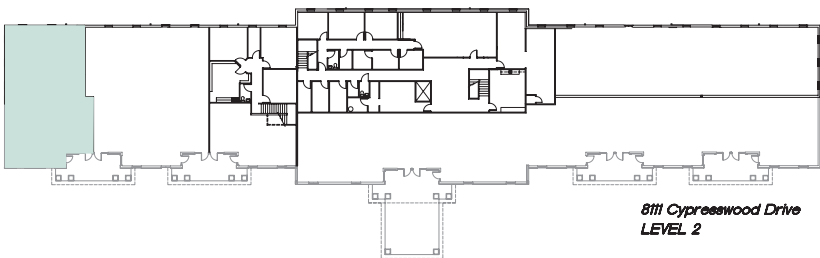


LEVEL 2



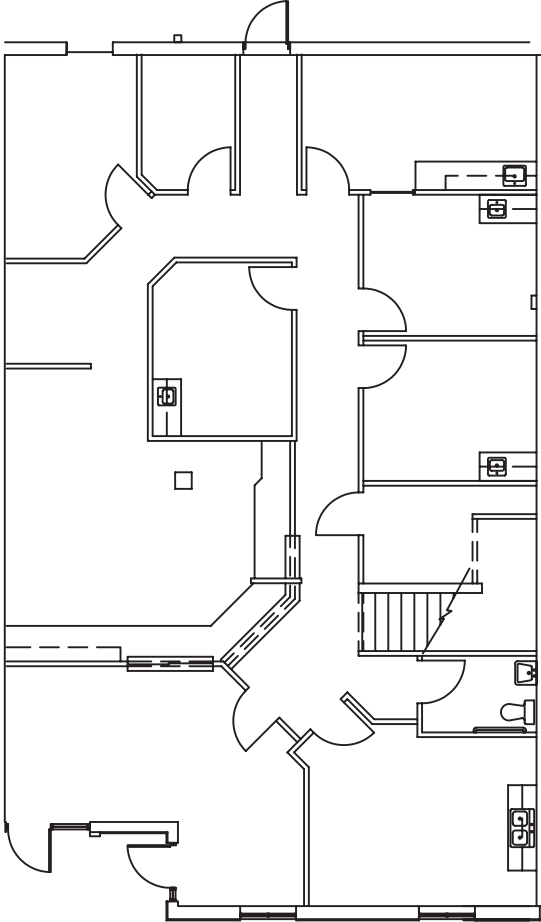
PREVIOUS LAYOUT DEPICTED

FLOOR PLATES

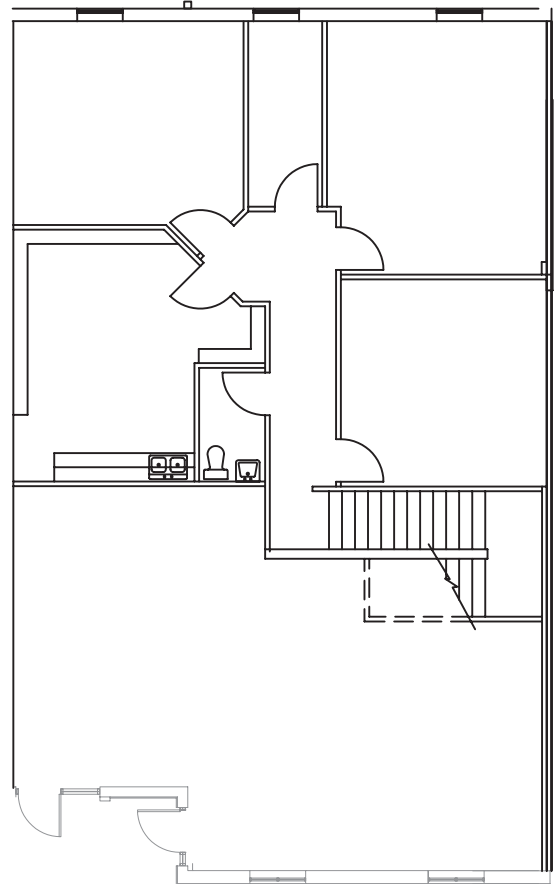


SUITE 103 (2 Stories) - 3,697 RSF

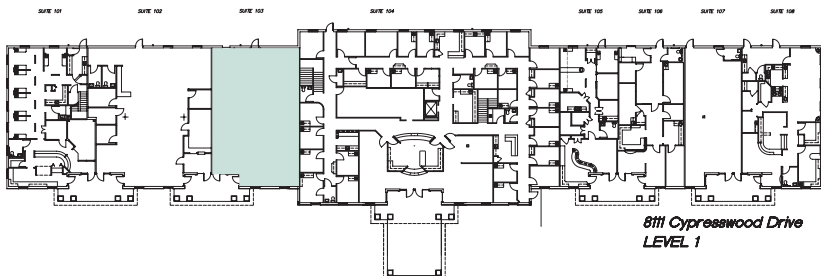
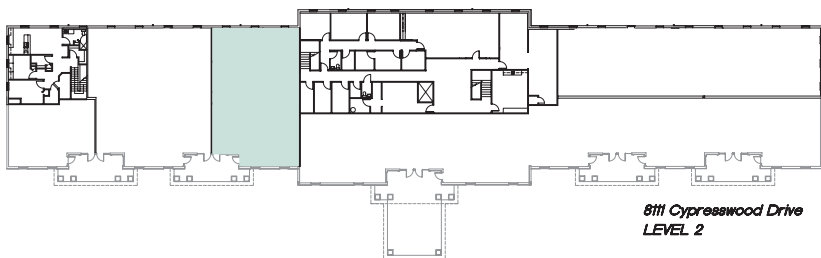
LEVEL 1



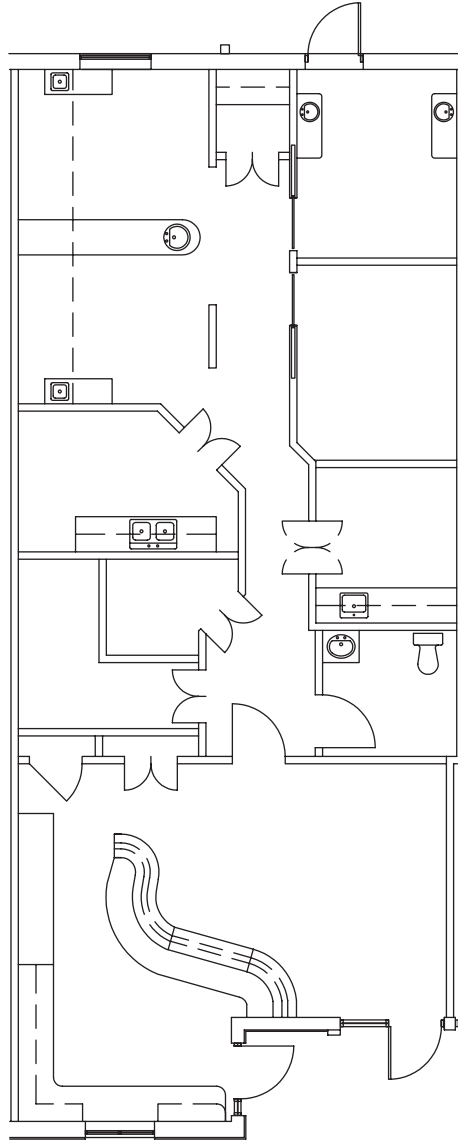
LEVEL 2



FLOOR PLATES

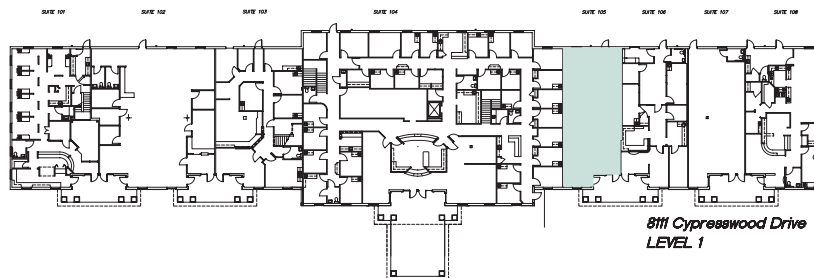


SUITE 105 - 1,463 RSF

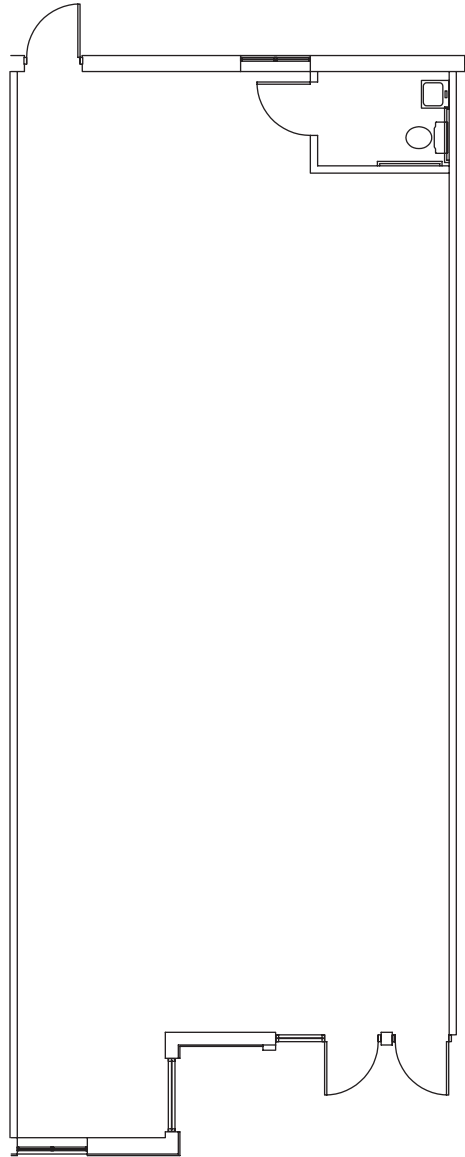


PREVIOUS LAYOUT DEPICTED

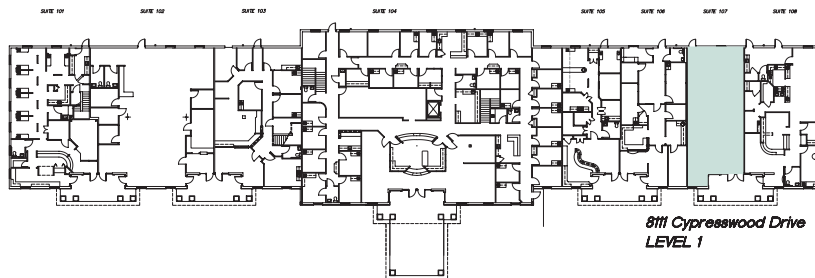
FLOOR PLATES



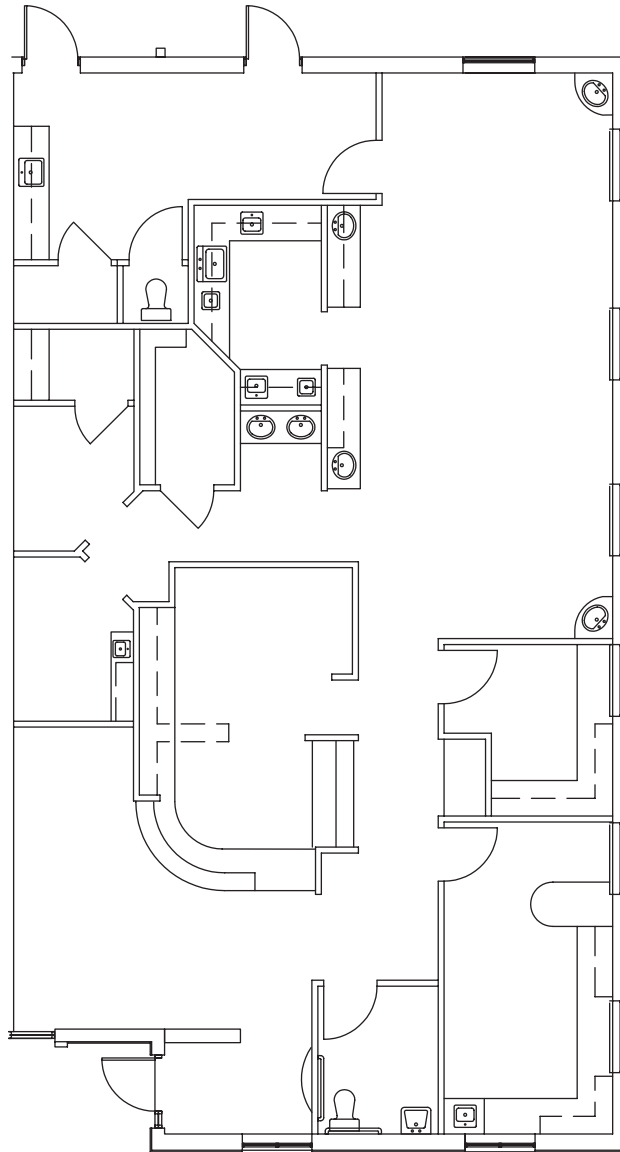
SUITE 107 - 1,462 RSF



FLOOR PLATE

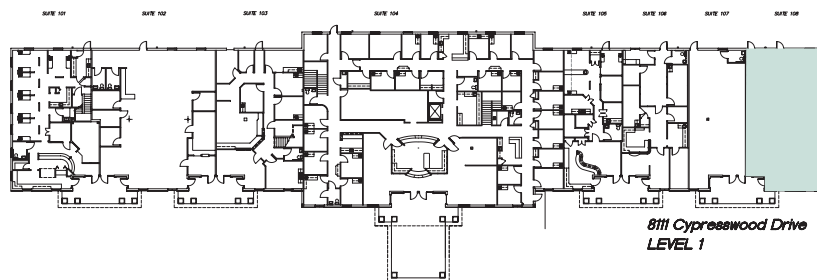


SUITE 108 - 2,095 RS8



PREVIOUS LAYOUT DEPICTED

FLOOR PLATE



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For Lease



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