

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 700	4,130 RSF
SUITE 270	6,565 RSF	SUITE 710	2,370 RSF
SUITE 310	2,098 RSF	SUITE 730/740	15,623 RSF
SUITE 330	492 RSF	SUITE 800	6,747 RSF
SUITE 510	1,409 RSF	SUITE 870	4,075 RSF
SUITE 640	358 RSF	SUITE 950	6,198 RSF
SUITE 670	1,818 RSF	SUITE 1130	2,964 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

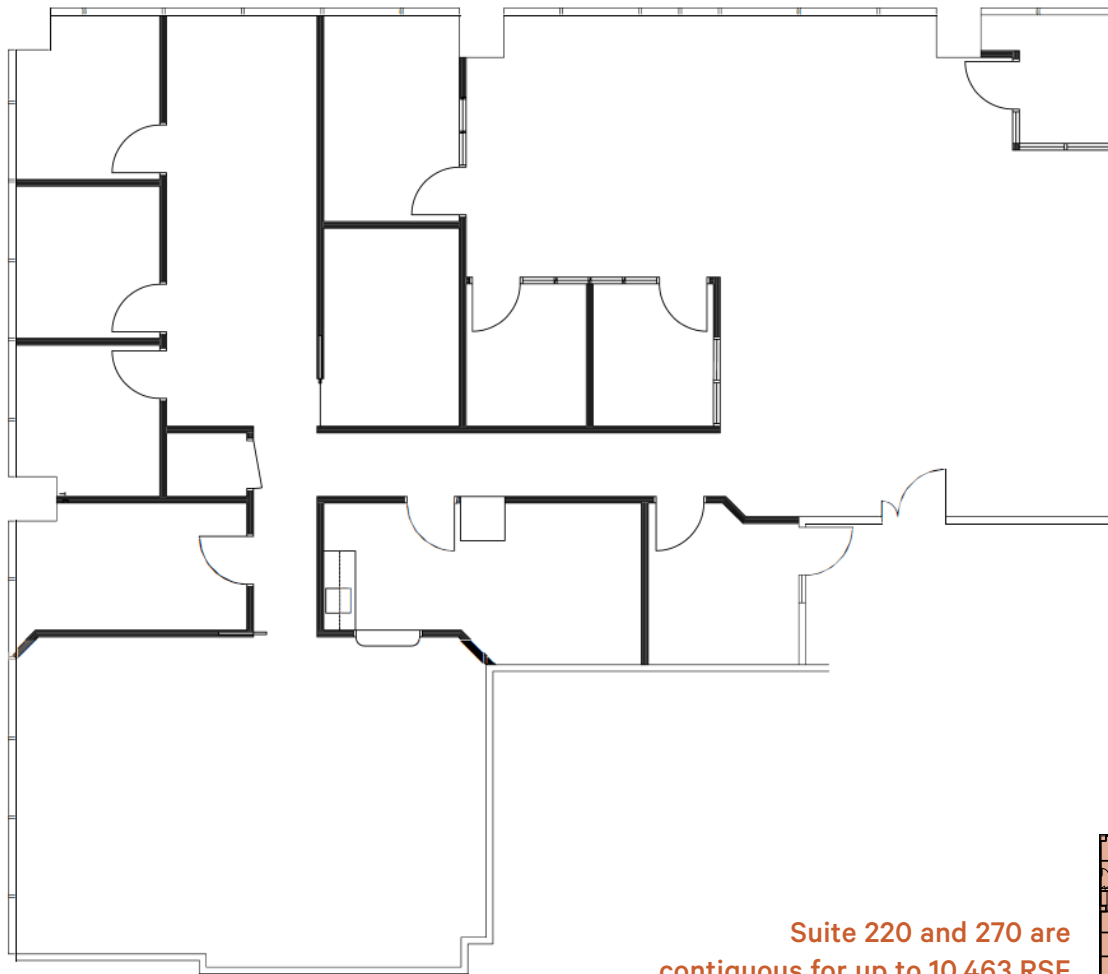
358 RSF - 22,123 RSF CONTIGUOUS AVAILABLE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	20,817	209,910	471,283
Population - 5-Year Projection	21,751	219,085	490,613
Median Age - Estimated 2024	34.4	33.4	34.6
Average Household Income - Estimated 2024	\$142,180	\$143,202	\$143,704

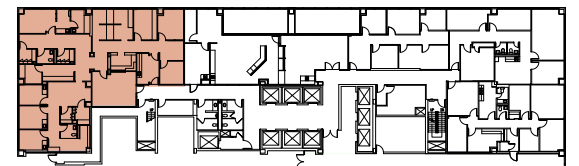
FLOOR PLANS

SUITE 220 - 3,898 RSF

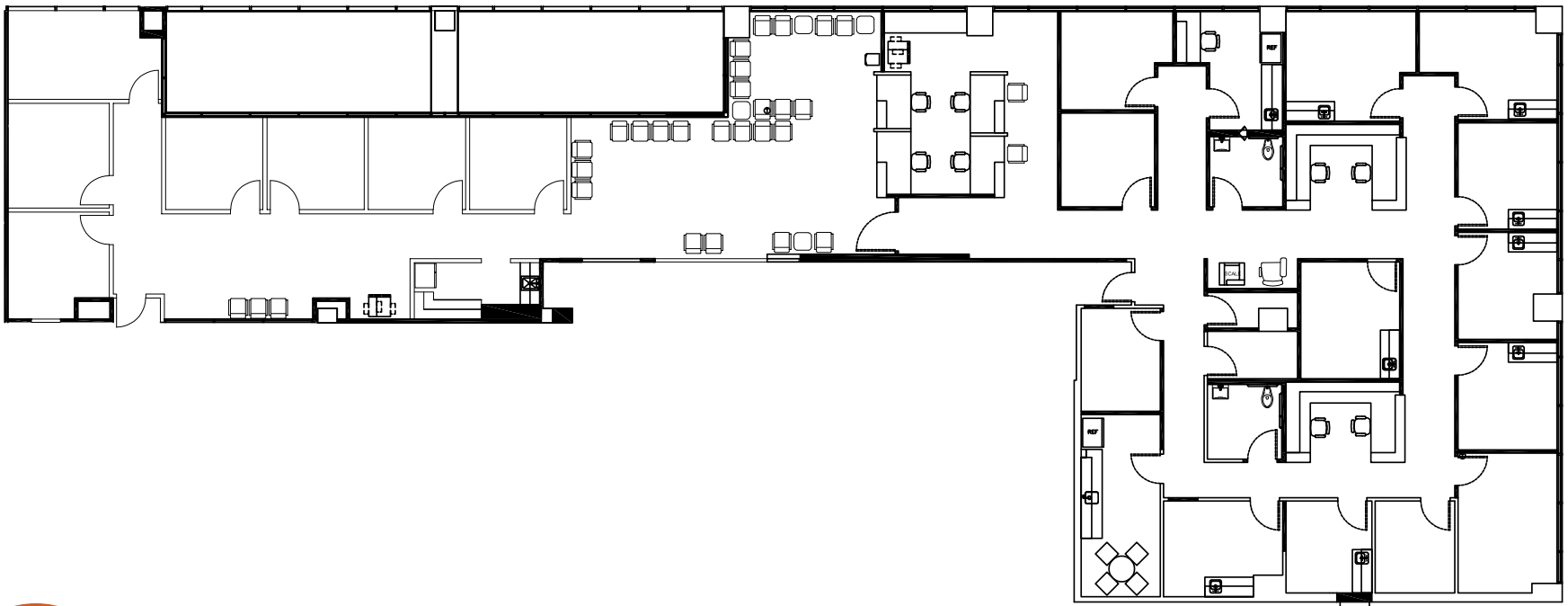


2nd Floor

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

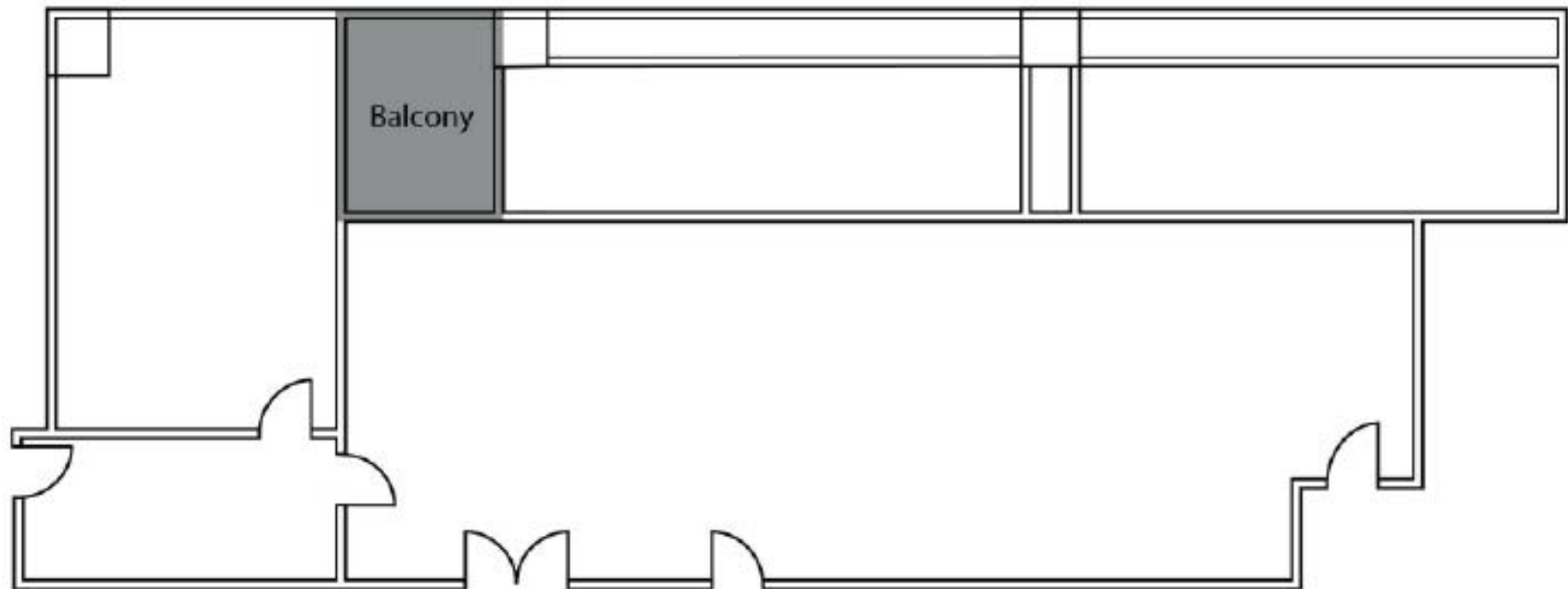


SUITE 270 - 6,565 RSF

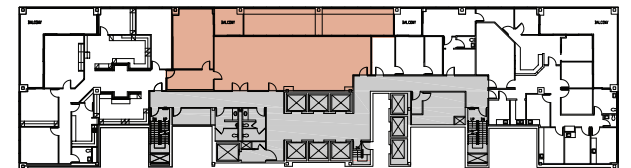


Suite 220 and 270 are
contiguous for up to 10,463 RSF

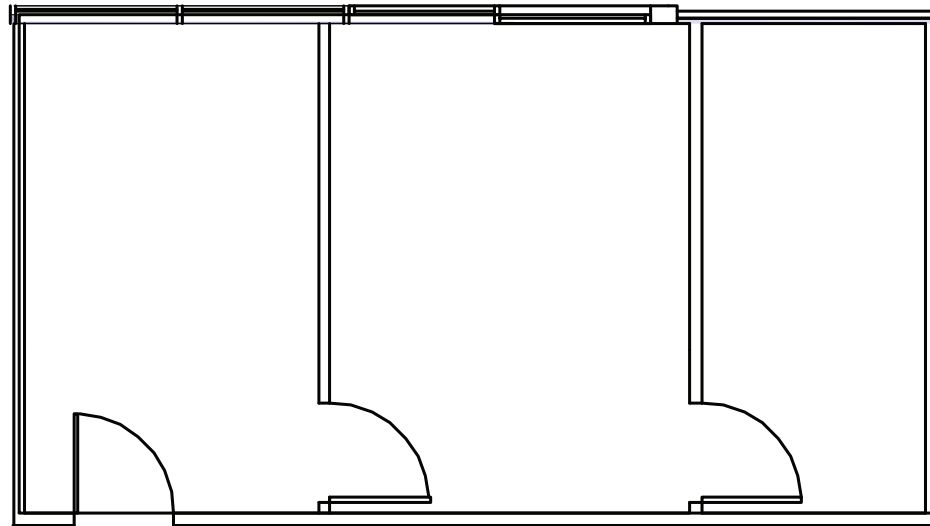
SUITE 310 - 2,098 RSF



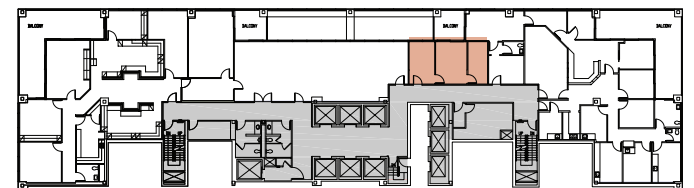
3rd Floor



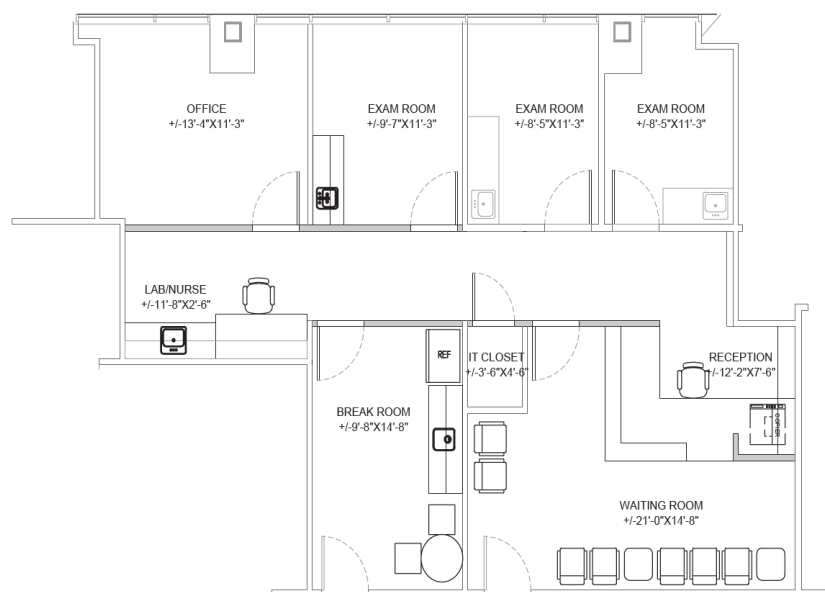
SUITE 330 - 492 RSF



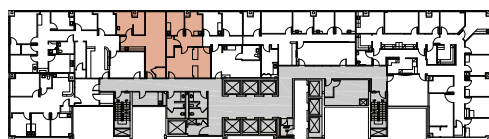
3rd Floor



SUITE 510 - 1,409 RSF



5th Floor

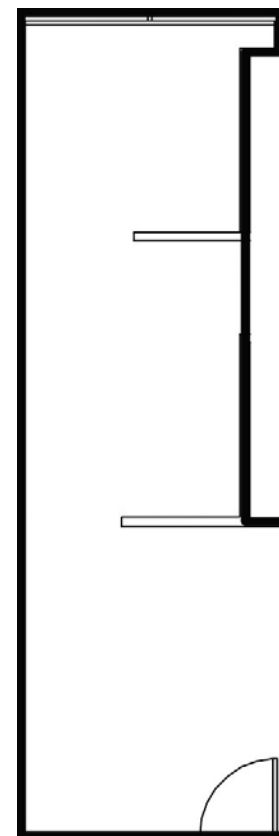


360°

VIRTUAL
TOUR



SUITE 640 - 358 RSF



6th Floor

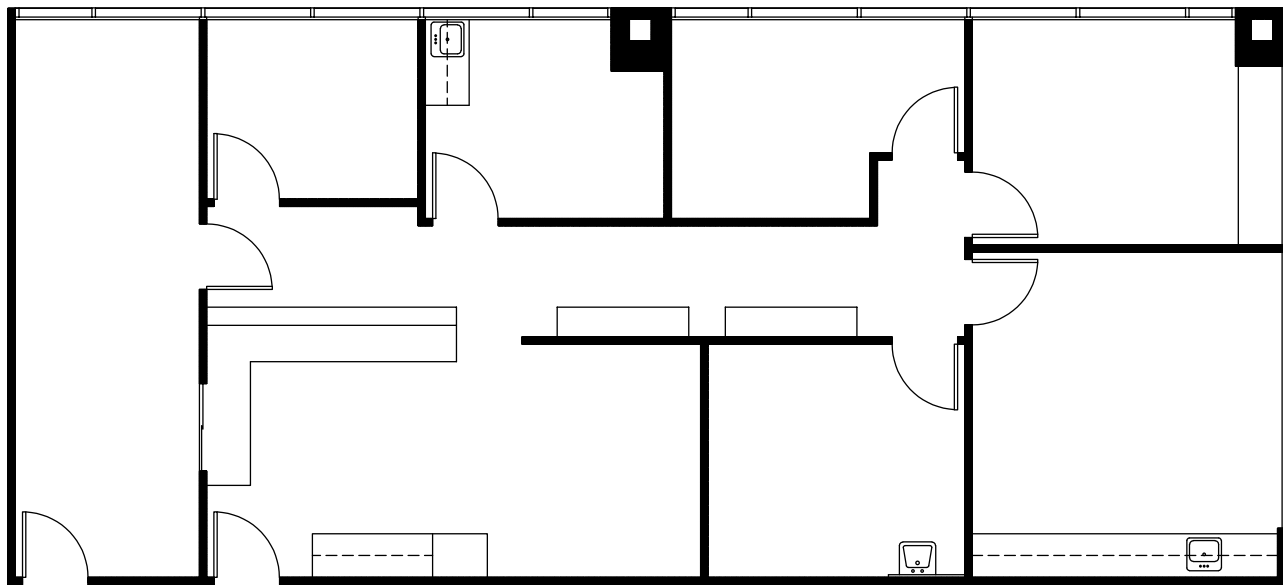


360°

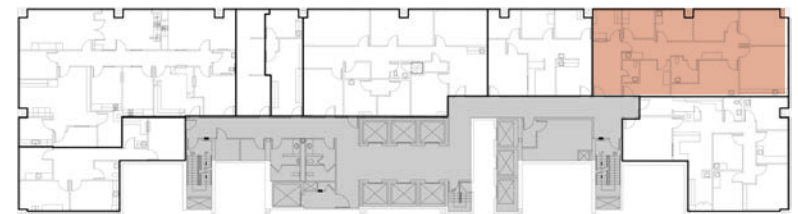
VIRTUAL
TOUR



SUITE 670 - 1,818 RSF



6th Floor



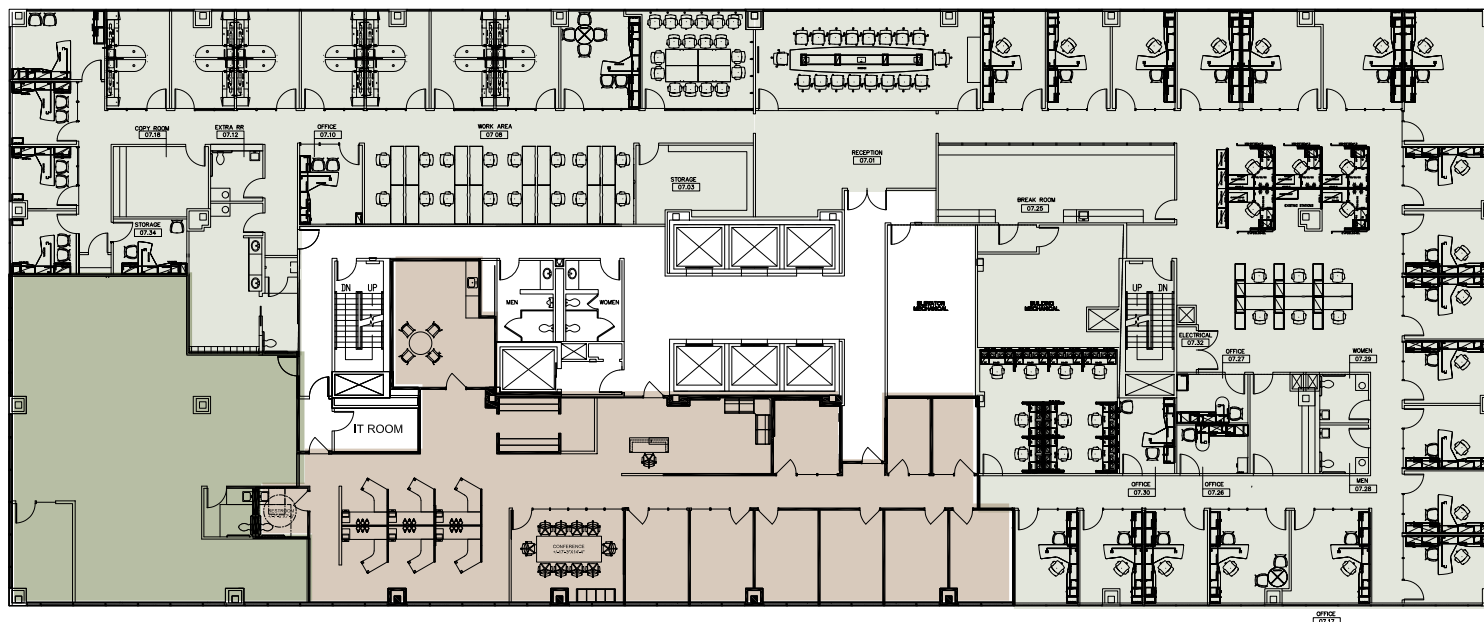
SUITE 700/710/730/740

22,123 RSF

FULL FLOOR AVAILABLE

Available 1/1/2026

Suite 730/740 - 15,623 RSF



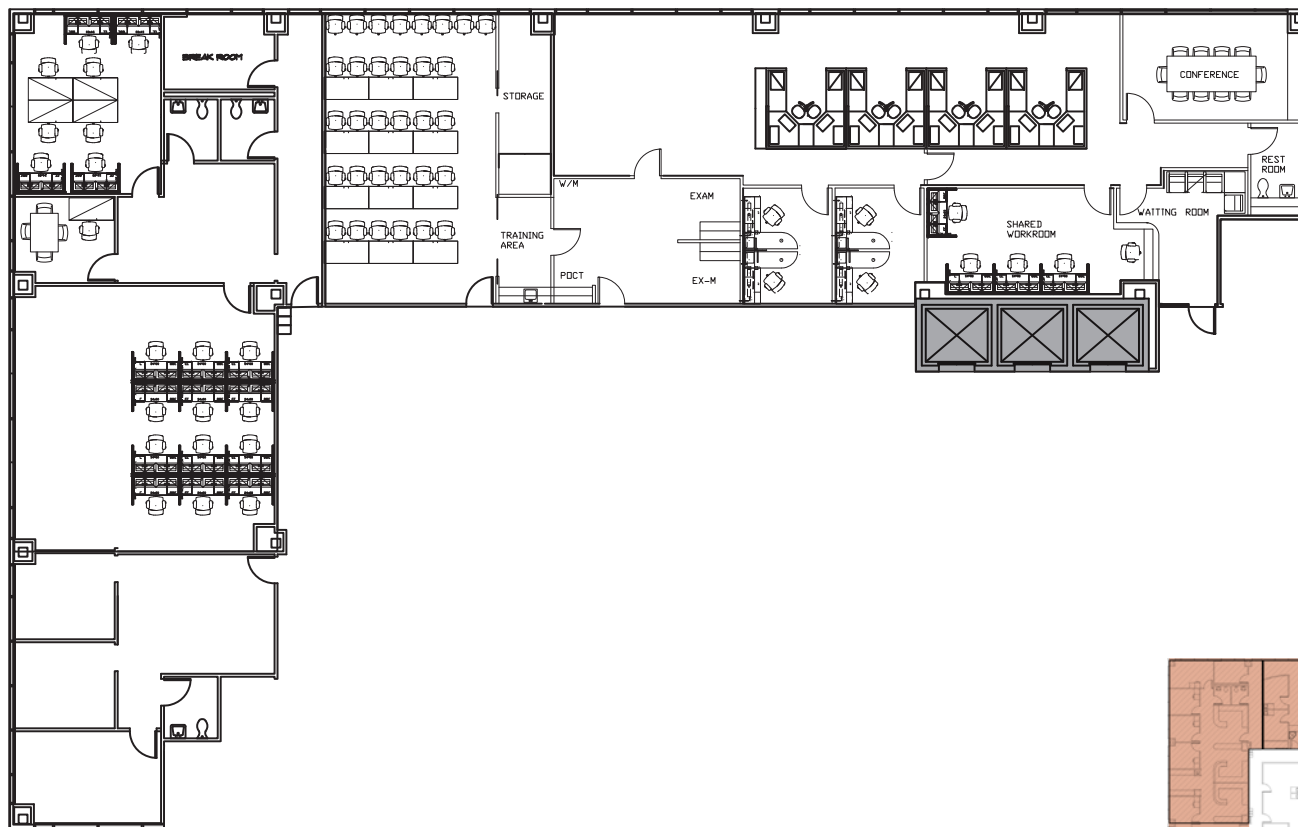
Suite 710 - 2,370 RSF

Suite 700 - 4,130 RSF

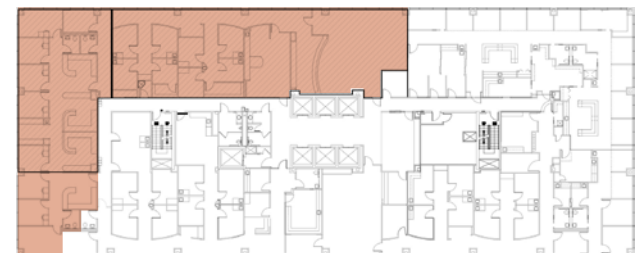


SUITE 800 - 6,747 RSF

Available 5/1/2026



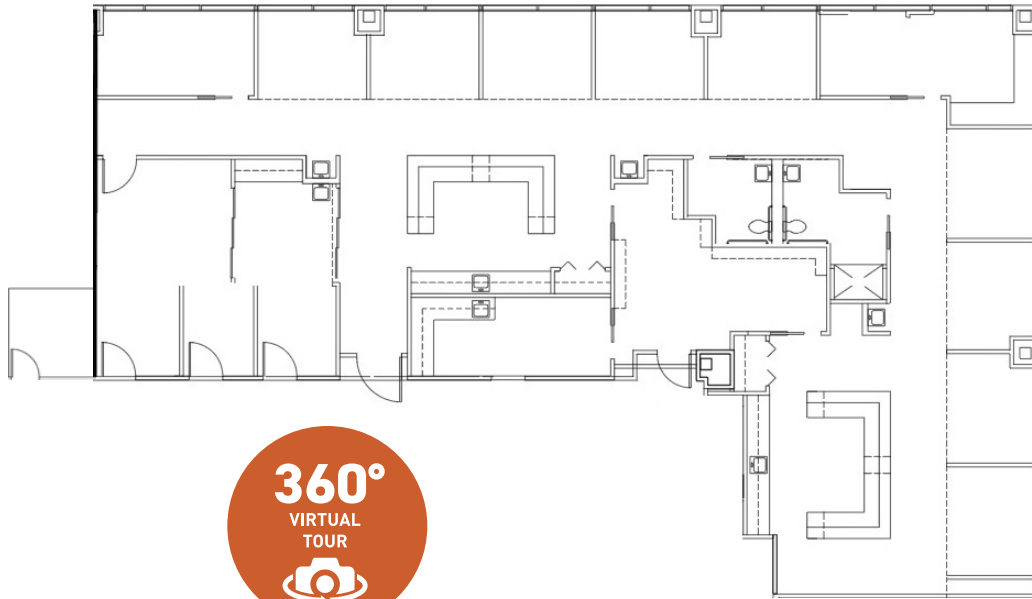
8th Floor



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

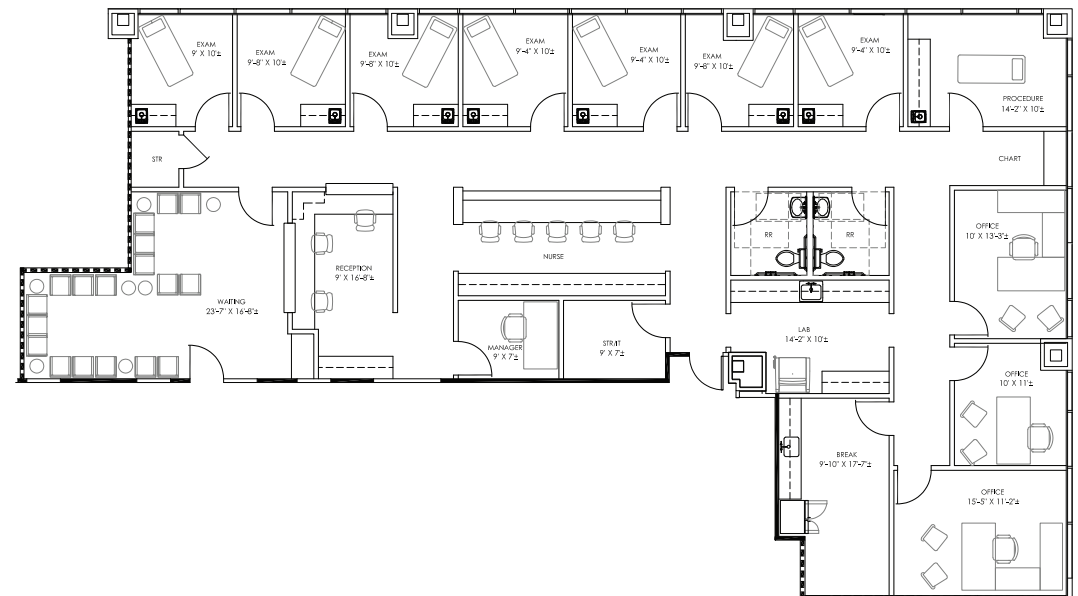
SUITE 870 - 4,075 RSF

CURRENT FLOOR PLAN



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

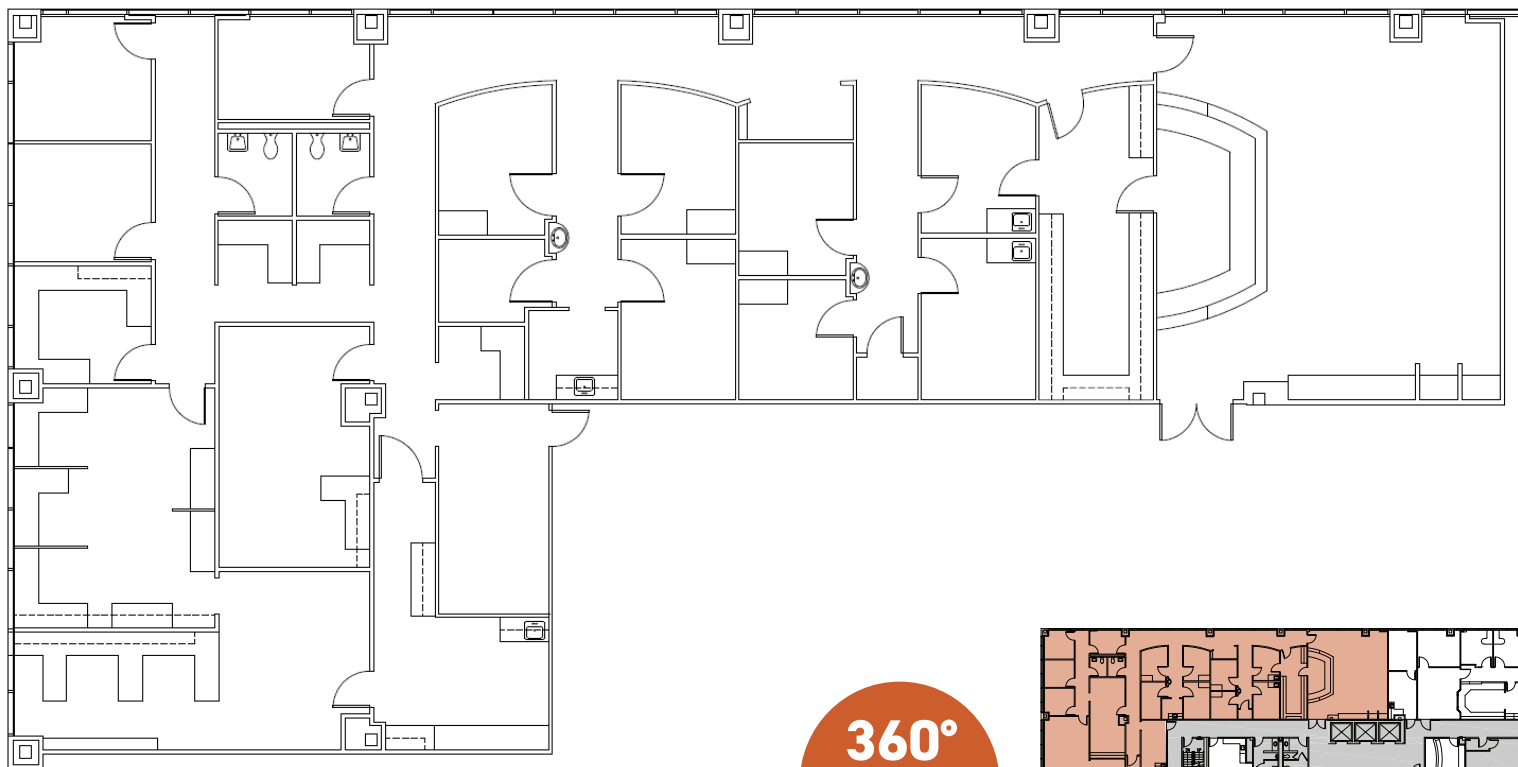
CONCEPTUAL FLOOR PLAN



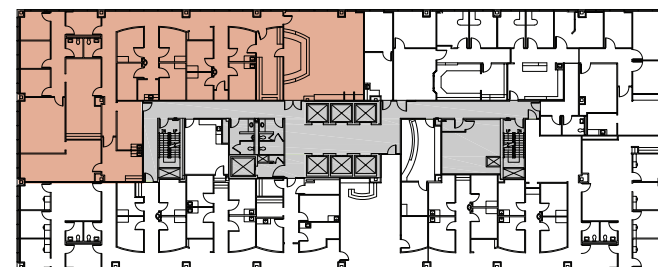
8th Floor



SUITE 950 - 6,198 RSF

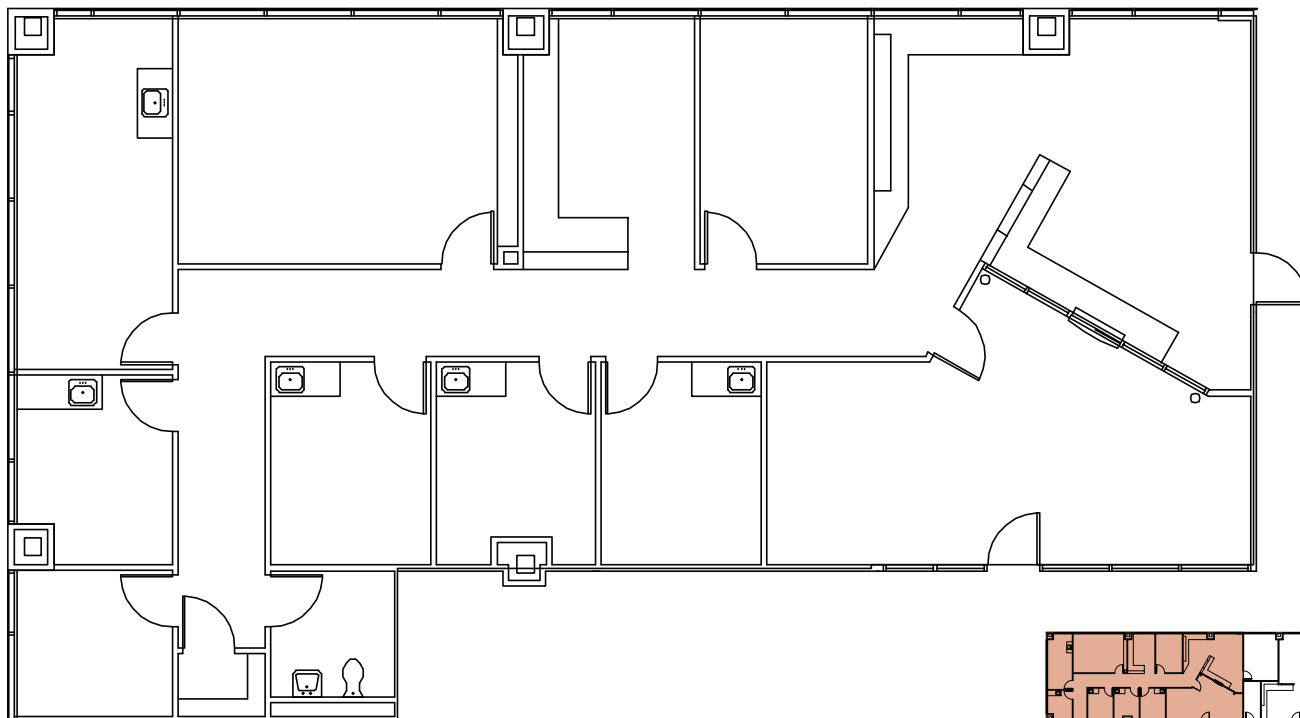


9th Floor



SUITE 1130 - 2,964 RSF

Available 4/1/2026



11th 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





MEDICAL OFFICE SPACE FOR LEASE

1200 BINZ

1200 BINZ ST | HOUSTON, TX 77002

LANE KANE

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

DANIELLE PARSONS

Associate
+1 713 907 8905
danielle.parsons@cbre.com

Building owned and managed by
HEALTHCARE REALTY

CBRE

© 2025 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.