

FOR SALE AND LEASE | MULTI-SUITE MEDICAL CENTER

845 Cypress Creek Pkwy | Houston, TX 77090

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



Sean Anderson

Associate

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Partner

512.643.6224

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Connor Watson

Vice President

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PROPERTY AT A GLANCE

ADDRESS	845 CYPRESS CREEK PKWY
CITY, STATE, ZIPCODE	HOUSTON, TX 77090
LAND ACRES	2.26 AC
BUILDING SIZE	20,200 SF
YEAR BUILT	2005
PARCEL NO.	1262990010002
COUNTY	HARRIS

EXECUTIVE SUMMARY

Partners is pleased to present 845 Cypress Creek Pkwy for sale and lease. The property is a 20,200 SF turn-key multi suite medical center located less than a mile from the HCA Houston Northwest Hospital and next door to United Memorial Medical Center. This medical office is ideal for a wide variety of practices and specialties. This site offers excellent access to Cypress Creek Pkwy, I-45, and the Hardy Toll Road.

Please contact Sean Anderson for more details. (512) 647-1541

PRICE: \$2,400,000



SITE



PROPERTY OVERVIEW



PRICE

\$2,400,000 (\$118.81/SF)



LEASE RATE

\$9.50/SF



BUILDING SIZE

20,200 SF



LOT SIZE

2.26 AC



YEAR BUILT

2005

[PROPERTY WEBSITE](#)



PROPERTY HIGHLIGHTS

TURN-KEY MEDICAL CENTER

This medical office is ideal for a wide variety of practices and specialties

MEDICAL CENTRIC LOCATION

Strategically located between HCA Houston Northwest Hospital and United Memorial Medical Center in the Spring/Cypress Station medical district

HIGH VISIBILITY - HIGHWAY ACCESS

Excellent access to I-10 and the Hardy Toll Road via Cypress Creek Pkwy

FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.

UNPARALLELED MARKET GROWTH

Houston MSA is the U.S. energy headquarters for virtually every segment of the oil and gas industry, and is one of the most important industrial bases in the world ranking No. 2 in manufacturing GDP in the U.S. It has the largest medical complex in the world, the Texas Medical Center, which provides health care, research, and education at its 58+ institutions. In addition, Houston MSA comprises of more than 1,760 life sciences and biotechnology companies, cutting-edge hospitals, health facilities, and research institutions.

LOAN QUOTE

partners

Quinn Conway
Senior Associate
Loan Origination
469.964.7487

Loan Terms	SBA 504
Purchase Price	\$2,400,000
Max LTV (C)	90% (50% Bank / 40% SBA)
Term	25 Years
Amortization	25 Years
Rate	~6.90%
Recourse	Full
Prepayment Penalty	Declining

*Rates represent preliminary quotes and represent no legal obligation

**Subject to borrower review

Loan Alternatives

CYPRESS CREEK PKWY MEDICAL OFFICE

AUGUST, 2024

partners

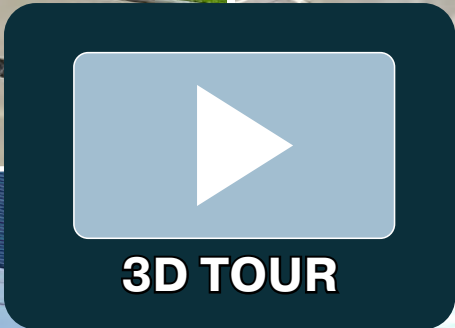
845 CYPRESS CREEK PKWY | HOUSTON, TX 77090

DOWNTOWN
HOUSTON



SITE

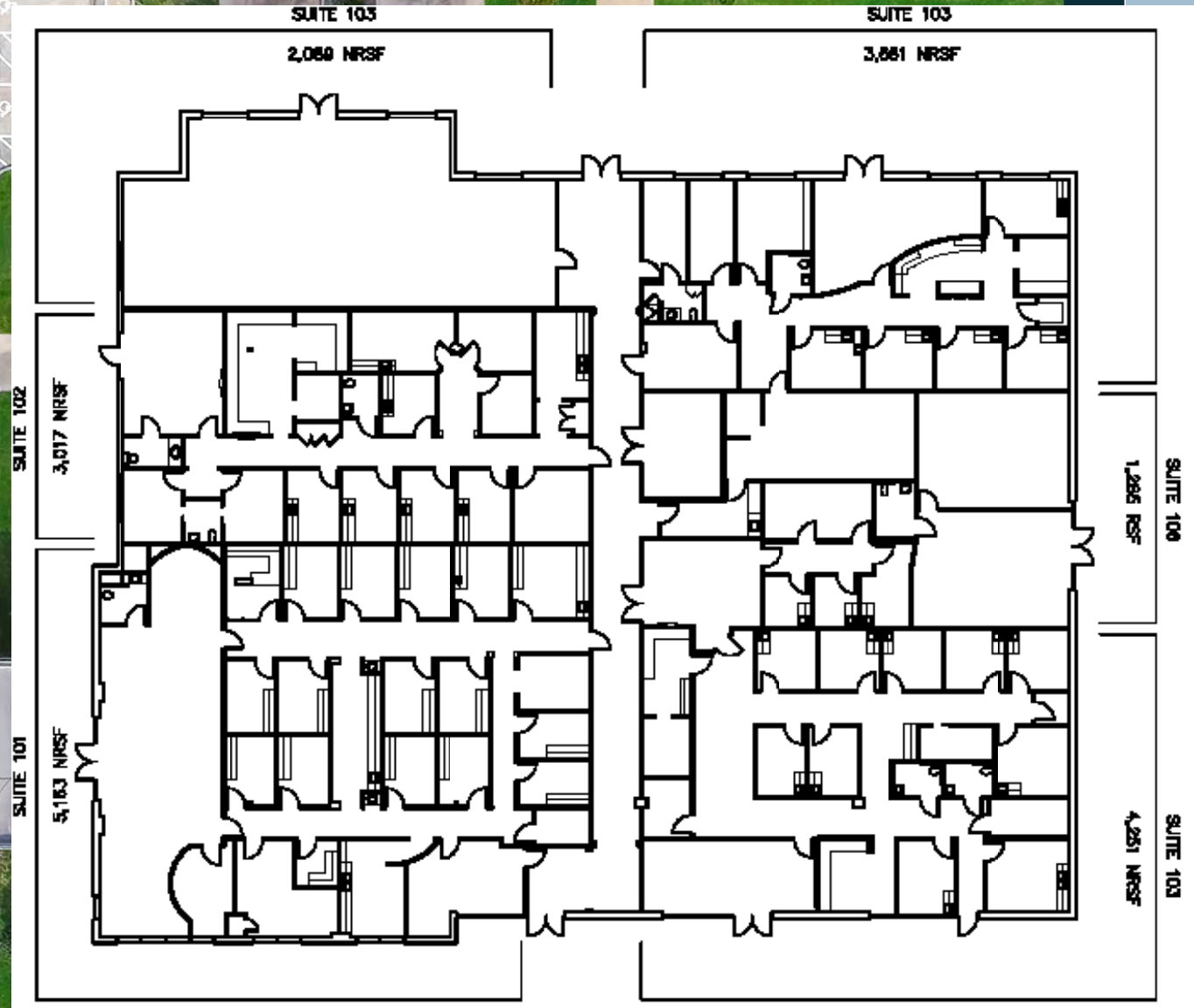
HOUSTON MEDICAL ER
HOUSTON | SPRING



FLOOR PLAN



3D TOUR



DRIVE TIMES



3 MIN
HCA HOUSTON
HEALTHCARE
NORTHWEST



3 MIN
IH-45



14 MIN
AIRPORT



5 MIN
UNITED
MEMORIAL
MEDICAL CENTER

ALLIANCE
HOSPITAL

MILLENNIUM PHYSICIANS
- ONCOLOGY

NORTHWEST PEDIATRIC
DENTAL



HCA NORTHWEST

HOUSTON MEDICAL CENTER
HOUSTON | SPRING

MEMORIAL
NORTHWEST



STARBUCKS
Cane's
PAPPAS



SITE

UMMC
UNITED MEMORIAL MEDICAL CENTER

CYPRESS
STATION

WESTFIELD
HIGH SCHOOL

MEYER
ELEMENTARY SCHOOL

LAUREL OAKS

SPRING LAKES

CYPRESS
LANDING

CAROLEE BOOKER
ELEMENTARY SCHOOL

DEKANEY
HIGH SCHOOL

CENTURY PLAZA



**7.34
MILLION**
ESTIMATED
POPULATION
MSA



HOUSTON, TX

Houston, Texas is a dynamic city attracting businesses for several compelling reasons. Its robust and diversified economy, particularly in sectors like energy, healthcare, and manufacturing, makes it a top choice for corporations. Houston's strategic location, with excellent transportation infrastructure and access to global markets, further enhances its appeal. The city also offers a well-educated and diverse workforce, making it an ideal place for businesses to find talent. With its quality of life, affordability, and a burgeoning innovation ecosystem, Houston is a prime destination for companies looking to establish or expand their operations.

ENERGY HUB
HOUSTON IS OFTEN
RECOGNIZED AS THE
"ENERGY CAPITAL OF THE
WORLD"

SPACE CITY
WITH CLOSE TIES TO
NASA'S JOHNSON
SPACE CENTER, APOLLO
& SPACE SHUTTLE
PROGRAM

**MEDICAL
CENTER**
ONE OF THE WORLD'S
LARGEST MEDICAL
COMPLEXES

**CULTURAL
DIVERSITY**
ONE OF THE MOST
ETHNICALLY AND
RACIALLY DIVERSE MSA
IN THE U.S.



DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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