

Medical Office | For Lease

CBRE

North Cypress Medical Plaza I

21216 Northwest Freeway, Cypress, TX 77429

www.cbre.com/properties

Premier Medical Office Space Available up to 15,119 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 2025	12,562	108,243	314,181
Population - 5-Year Projection	12,562	108,243	314,181
Median Age - Estimated 2025	35.7	37.3	37.1
Average Household Income - Estimated 2025	\$114,966	\$115,631	\$123,853

-  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 370	1,730 SF
SUITE 290	3,007 SF SPEC	SUITE 530	2,204 SF SPEC
SUITE 310	7,403 SF	SUITE 540	2,069 SF
SUITE 330	3,039 SF	SUITE 550	3,386 SF
SUITE 340	2,318 SF	SUITE 580	2,271 SF
SUITE 350	5,398 SF	SUITE 650	2,284 SF

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

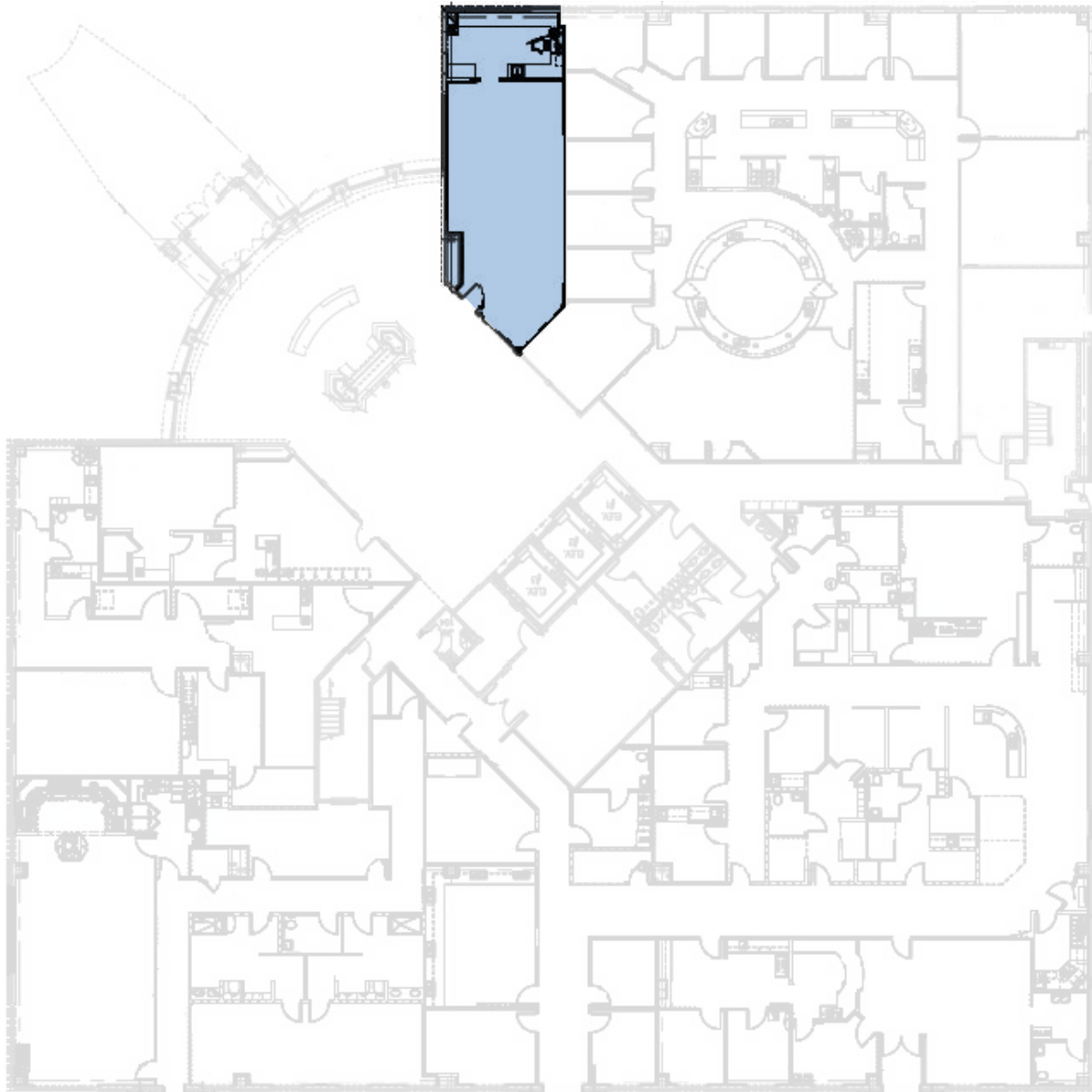
*Suite 310/340/350 - Contiguous for up to 15,119 RSF

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

1st Floor Availabilities

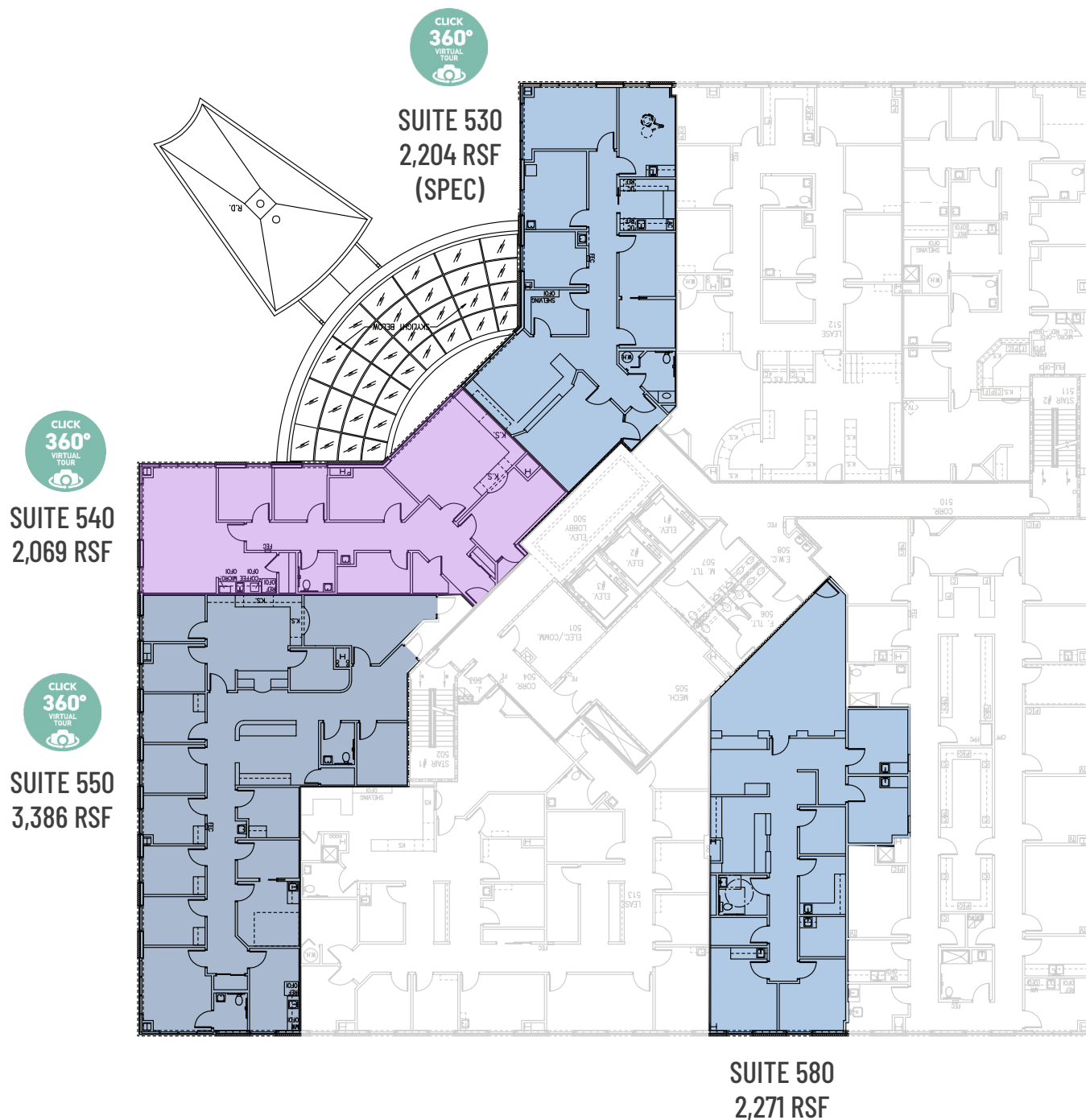
Total available space: 1,037 RSF

SUITE 150
1,037 RSF



5th Floor Availabilities

Total available space: 9,930 RSF

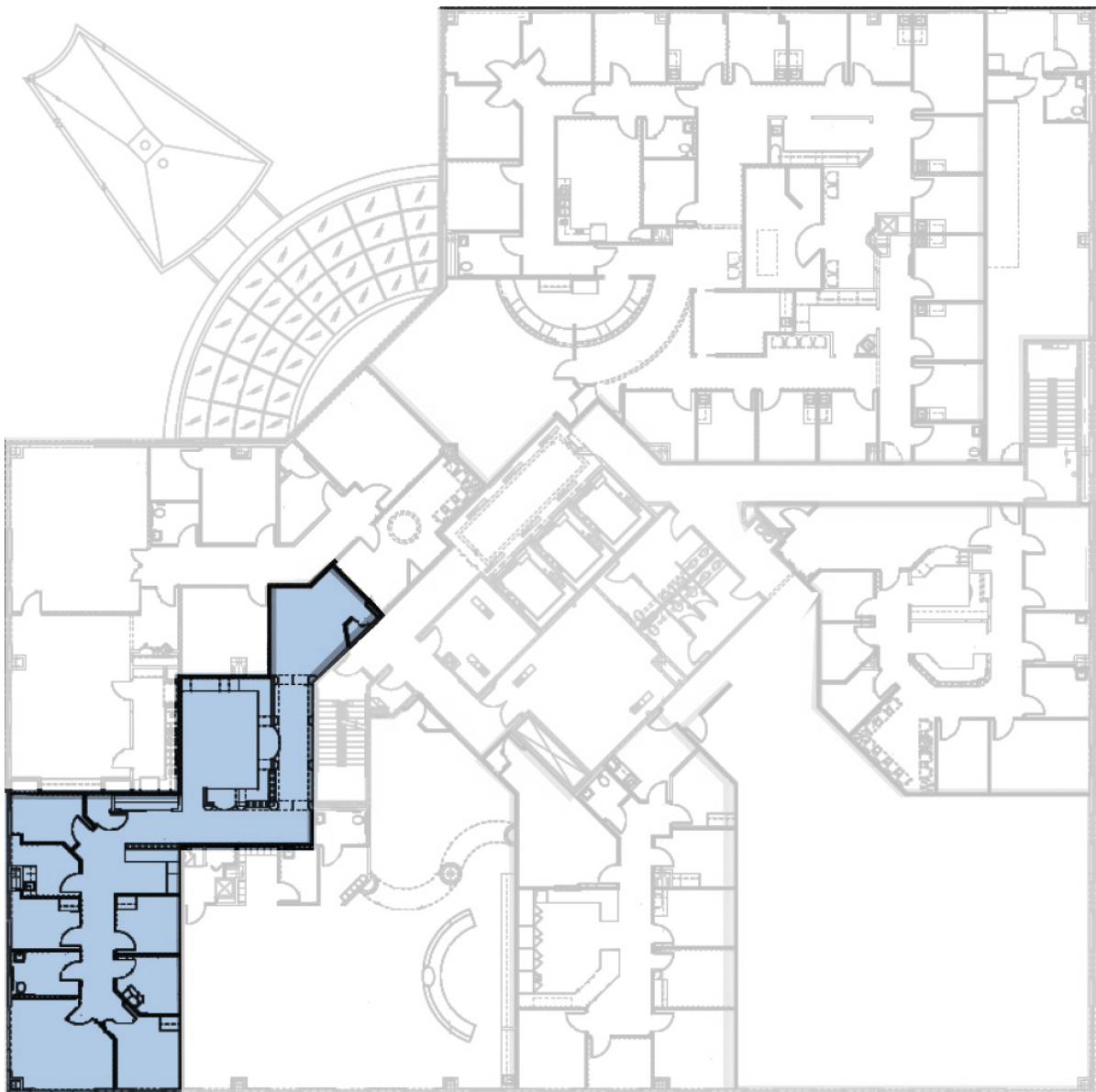


*Suite 530/540/550 - Contiguous for up to 7,659 RSF



6th Floor Availabilities

Total available space: 2,284 RSF



SUITE 650
2,284 RSF



NORTH CYPRESS MEDICAL PLAZA I

21216 Northwest Freeway, Cypress, TX 77429

For Lease



Contact Us

Angela Barber

Vice President
+1 832 455 6945
angela.barber@cbre.com

Danielle Parsons

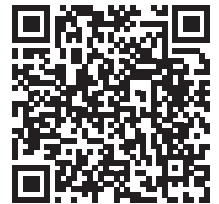
Associate
+1 713 907 8905
danielle.parsons@cbre.com

Pamela Sprouse

Vice President
+1 832 335 0277
pamela.sprouse@cbre.com

Building owned and managed by
HEALTHCARE REALTY

For more information
and additional
availabilities:



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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 logos 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.