

Medical Office | For Lease

**CBRE**

# Clear Lake Medical Office Building

250 Blossom Street  
Webster, TX 77598  
[www.cbre.com/properties](http://www.cbre.com/properties)

Up to 4,637 RSF Available



Building owned and managed by  
**HEALTHCARE REALTY**

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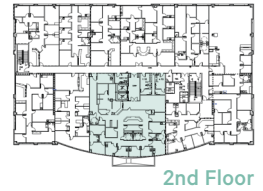
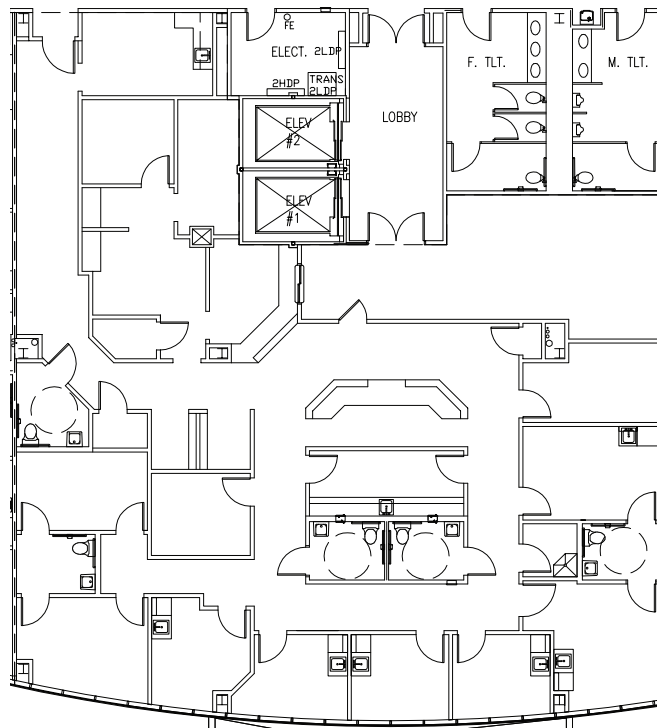
## Property Highlights

- 106,525 SF, Class A medical office building
- On the campus of UTMB Health Clear Lake Hospital
- Convenient access to Interstate 45
- Free surface parking available
- Monument signage opportunities
- Diverse tenant mix including: family practice, internal medicine, and gastroenterology practices

## Demographics

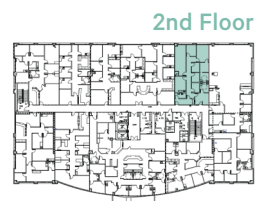
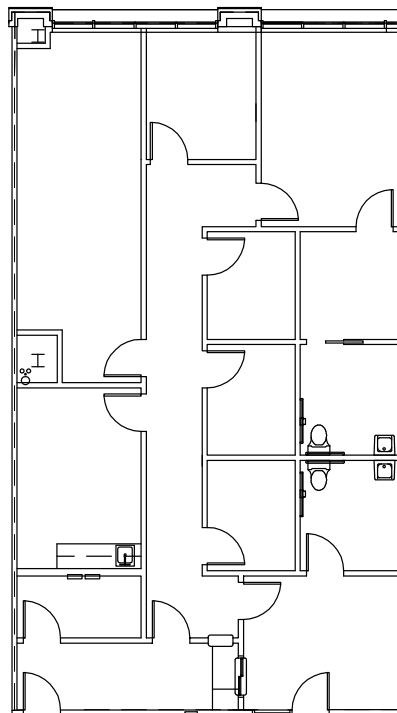
	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	8,725	79,795	203,395
Population - 5-Year Projection	8,755	81,327	205,172
Median Age - Estimated 2024	33.5	36.1	38.7
Average Household Income - Estimated 2024	\$80,917	\$103,189	\$129,345

SUITE 220 - 4,637 RSF



2nd Floor

SUITE 250 - 1,911 RSF



2nd Floor



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## Contact Us

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