

Medical Office | For Lease

CBRE

Clear Lake Medical Office Building

250 Blossom Street
Webster, TX 77598
www.cbre.com/properties

Up to 4,637 RSF Available



Building owned and managed by
HEALTHCARE REALTY

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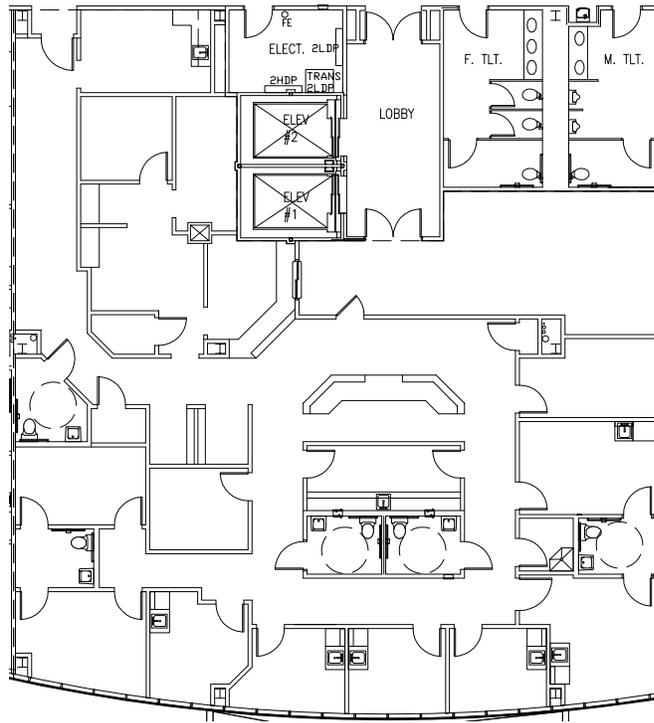
Property Highlights

- 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

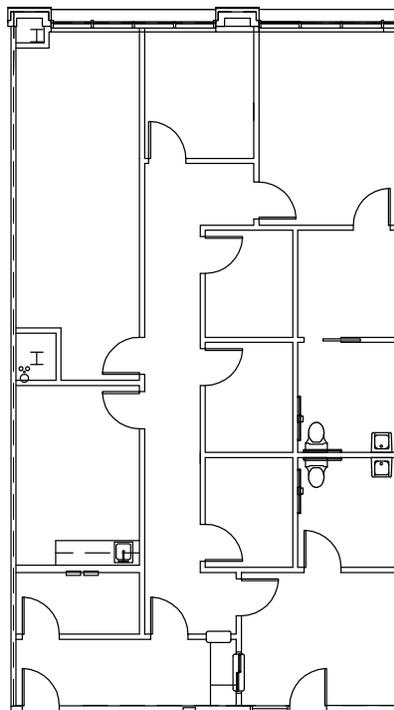
	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	8,725	79,795	203,395
Population - 5-Year Projection	8,755	81,327	205,172
Median Age - Estimated 2024	33.5	36.1	38.7
Average Household Income - Estimated 2024	\$80,917	\$103,189	\$129,345

SUITE 220 - 4,637 RSF



2nd Floor

SUITE 250 - 1,911 RSF



2nd Floor



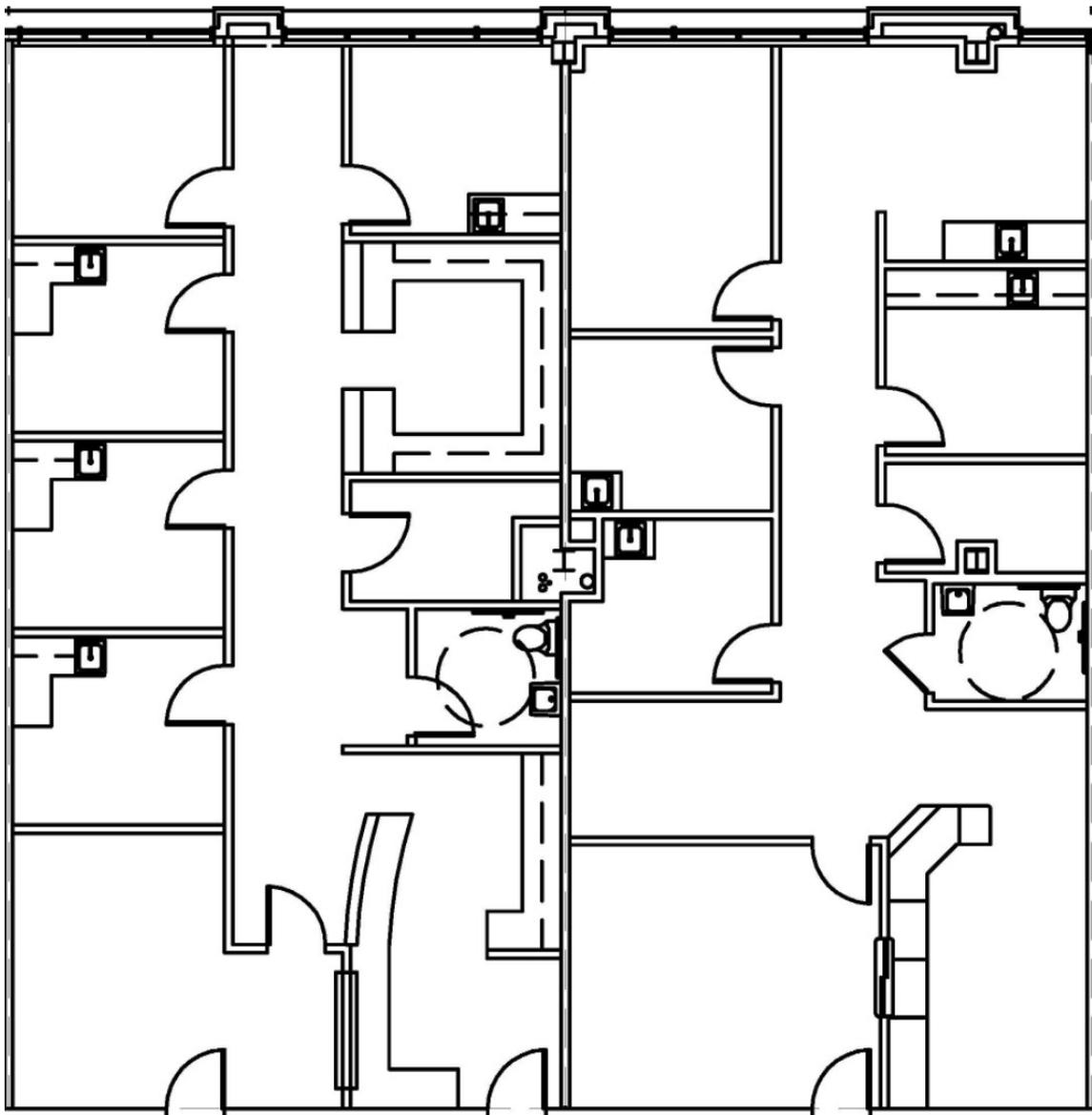
SUITE 275/280 - 3,425 RSF



2nd Floor

SUITE 280
1,764 RSF

SUITE 275
1,661 RSF



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