

Medical Office | For Lease

**CBRE**

# Gemini I

1045 Gemini St, Houston, TX 77058

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18,658 RSF - First Floor Available



Building owned and managed by  
**HEALTHCARE REALTY**

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## Property Highlights

- + 40,214 SF, Two-story Medical Office Building
- + Easy access to I-45 (Gulf Freeway)
- + Located less than 2 miles from HCA Houston Healthcare Clear Lake
- + Monument signage available
- + Parking ratio: 3.50/1,000

## Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	14,962	77,287	188,610
Population - 5-Year Projection	14,975	78,416	191,275
Median Age - Estimated 2024	33.8	37.3	38.6
Average Household Income - Estimated 2024	\$79,136	\$109,866	\$126,463

SUITE 100 - 3,372-18,658 RSF

ENTIRE FIRST FLOOR AVAILABLE



*Floor can be subdivided\**

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## Contact Us

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