

17110

HOUSE HAHL
ROAD, SUITE A
CYPRESS, TX 77433

FOR SUBLEASE
FULLY BUILT OUT
MEDICAL PRACTICE SPACE
2,682 SF
AVAILABLE

DISCLAIMER

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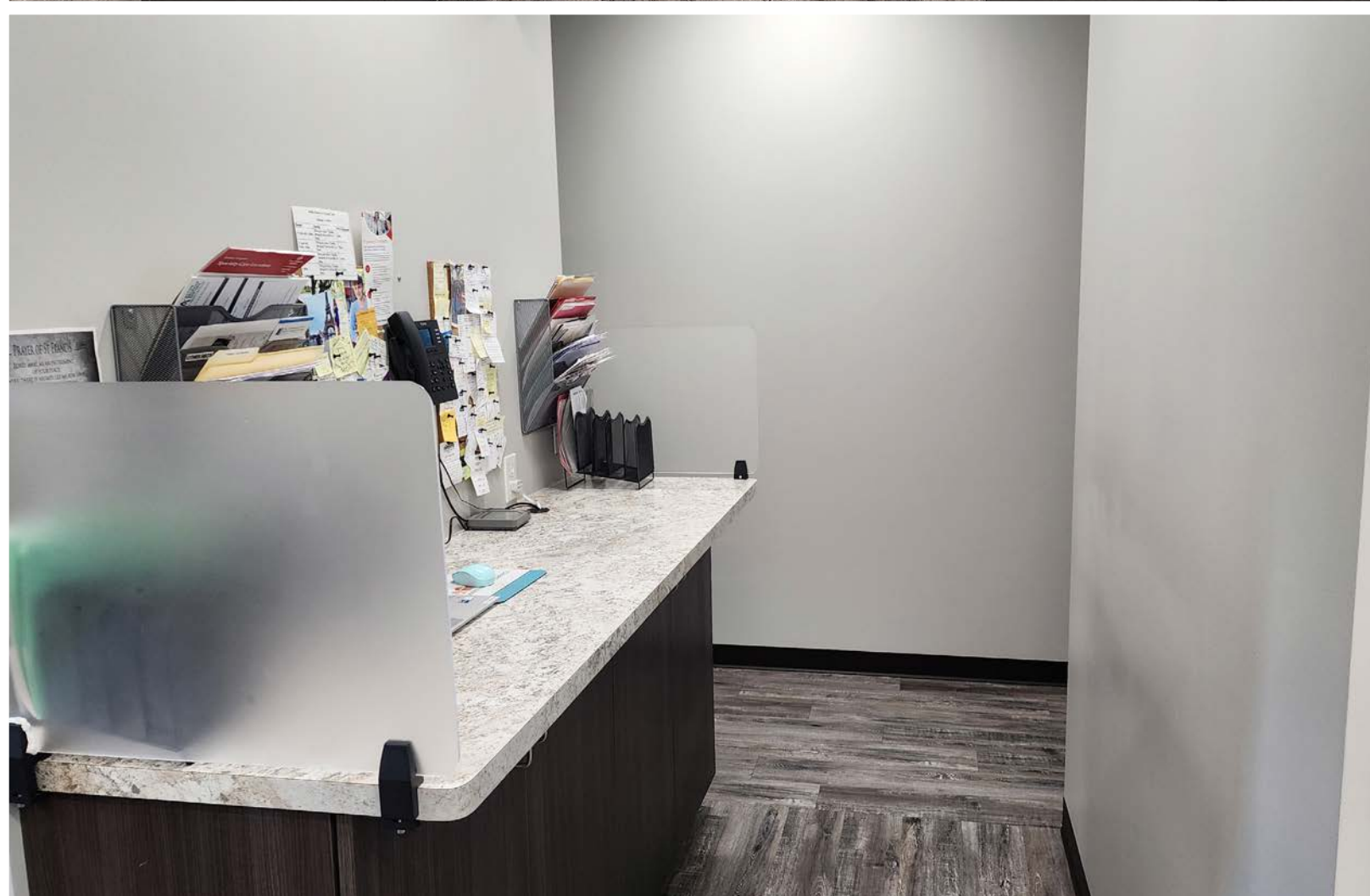
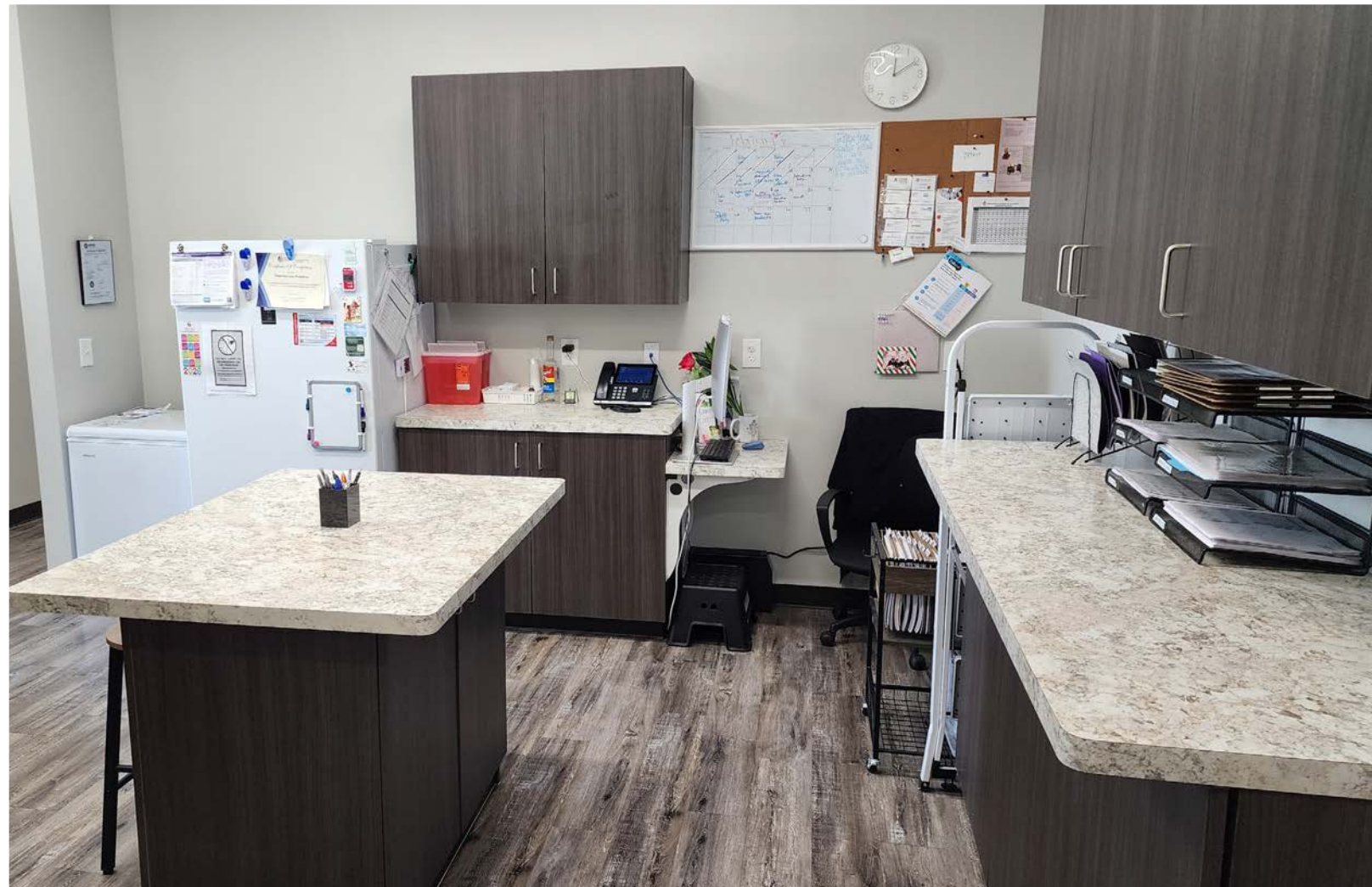
17110 House Hahl Road Suite A

Located on the left end cap with windows on three sides, this fully built out second generation medical practice space is move in ready for a medical practice. The finished build out includes 8 treatment rooms, two restrooms, two triage spaces, a waiting room, front and back office, a break room, and a doctor’s office. Ample parking and easy access for patients.

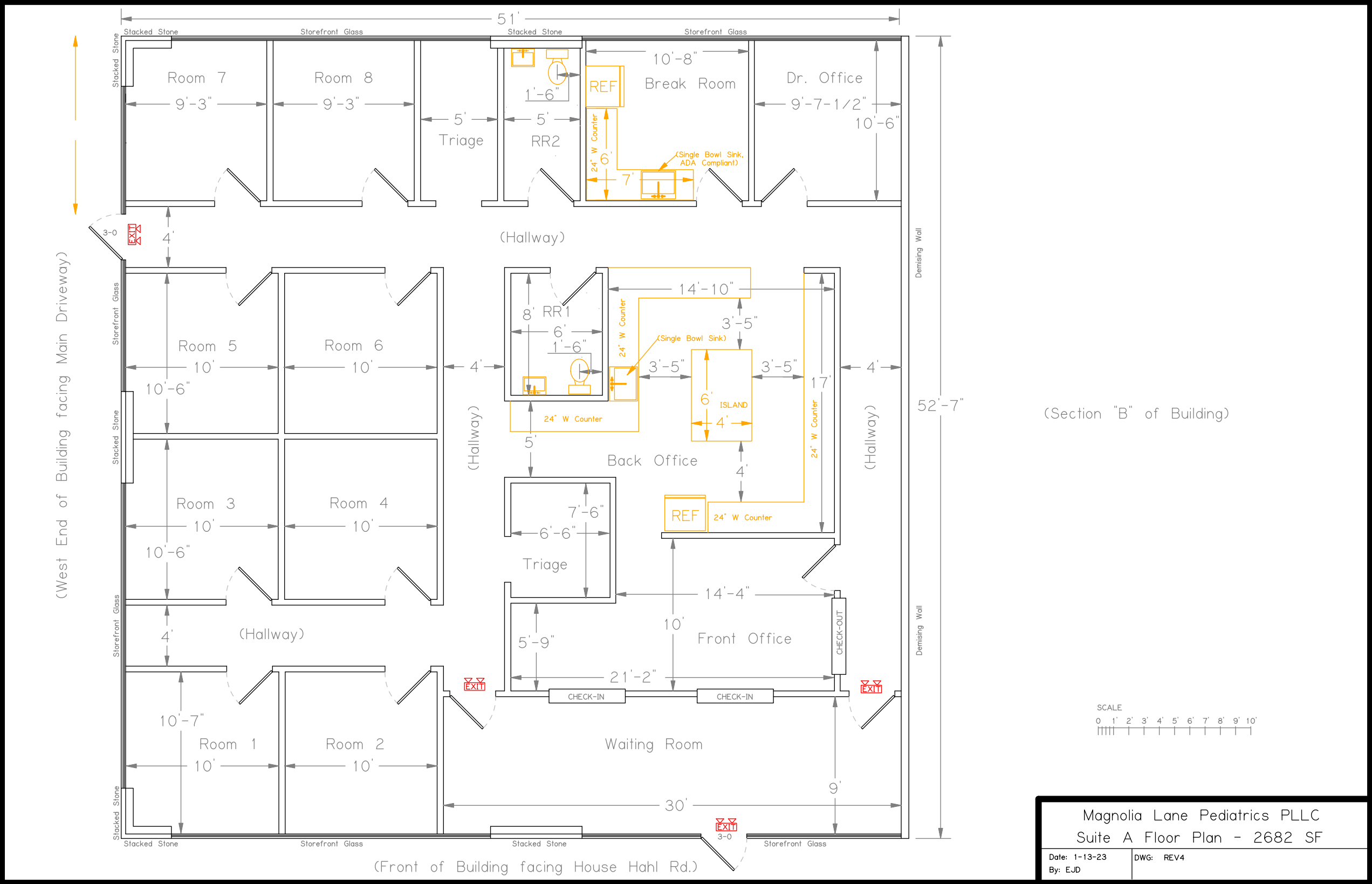
ADDRESS	17110 House Hahl Rd, Suite A, Cypress, TX 77433
TOTAL SF	23,174
AVAILABLE SF	2,682
TENANCY	Multi
STORIES	1
YEAR BUILT	2023
SPACES AVAILABLE	Suite A
% LEASED	92%
ADA ACCESSIBLE	Wheelchair Accessible
SUBLEASE RATE	Contact Broker
SUBLEASE TERM	Expires April 30, 2028



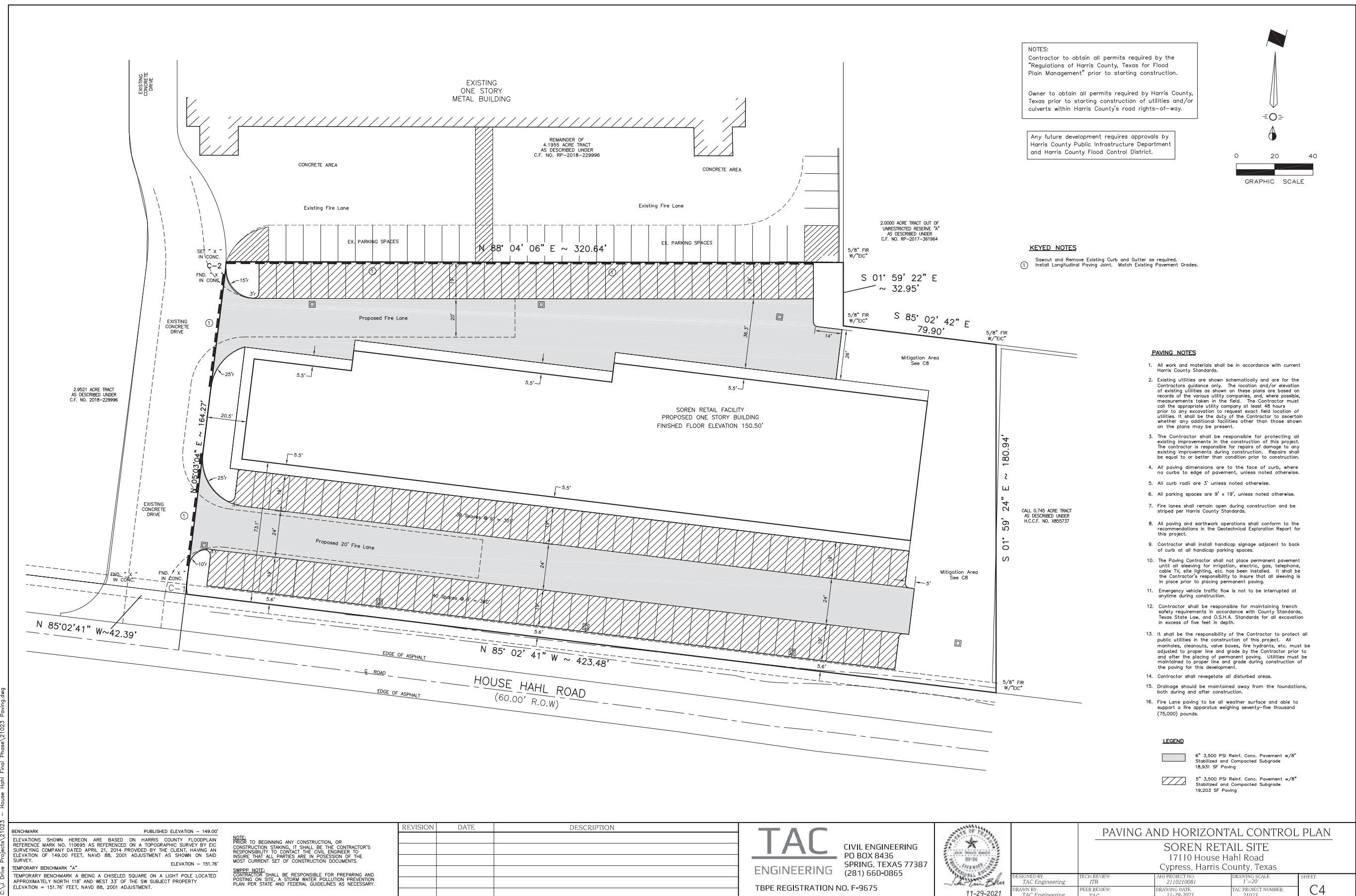








SITE PLAN



POINTS OF INTEREST

28,405

DAILY VEHICLE TRAFFIC
(BOTH DIRECTIONS ON
HOUSE HAHN ROAD)

SPRING CYPRESS SHOPPING CENTER

- | | | |
|-------------------------|---------------------------|------------------|
| • Pet Evolution | • AT&T | • TJ Maxx |
| • Shipley Do-Nuts | • PNC Bank | • Target |
| • Century 21 | • Walgreens | • Lowe's |
| • C&J Tailor | • Cypress Mill Dental | • Office Depot |
| • Aqualiss Therapeutics | • Alicia's Mexican Grille | • James Avery |
| • HCA Houston ER | • Bitstop Bitcoin ATM | • The Home Depot |
| • El Charro | • Walgreens | • Hobby Lobby |
| • CVS | • Western Union | • JC Penney |
| • MoneyGram | • Raising Canes | • Kroger |

THE OFFICES AT CYPRESS 433
BUSINESS PARK

- | | |
|---------------------------------|---------------------------|
| • InSPIRE Rock Climbing Gym | • The Den Sports Facility |
| • Cypress Academy of Gymnastics | • Hart Studios |
| • Blackhorse Storage & Postal | • Fins Swim School |
| • Moffitt Services | • Code Wiz |
| • Premier Pilates | • Cypress Driving Academy |

SUBJECT
PROPERTY



CYPRESS
MILL

CYPRESS
CREEK
RANCH

TOWNE
LAKE
HOMES

COLES
CROSSING

Cypress woods
High School

Spillane
Middle
School

Houston
Methodist
Hospital

Highway 290

COLES CROSSING SHOPPING CENTER

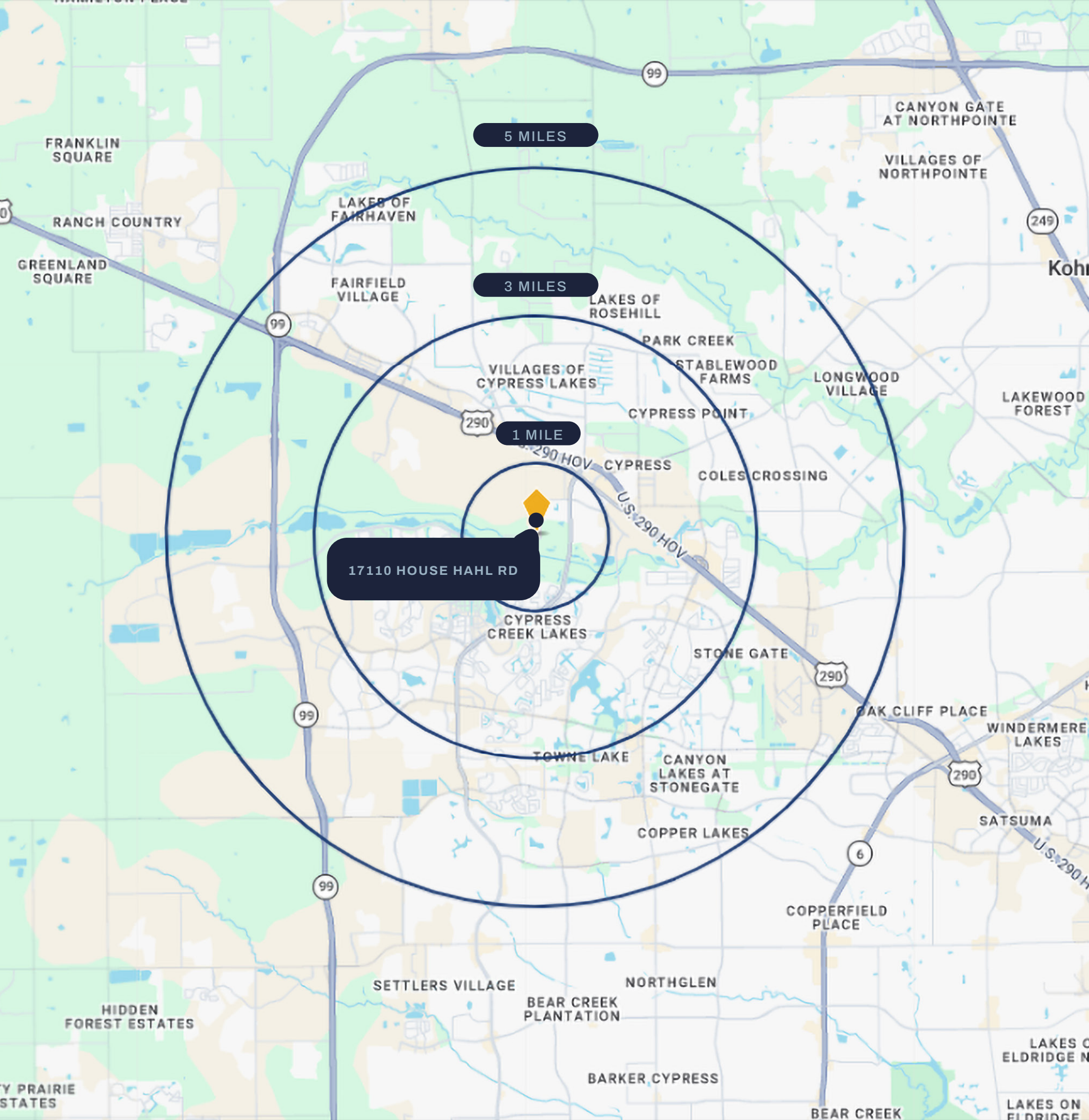
- | | |
|---------------------------|-----------------------|
| • At Home | • Monks Indian Bistro |
| • Hammer & Nails | • Marvino's Italian |
| • HEB | • Cheddar's |
| • Chimac KBBQ | • Chase Bank |
| • Cypress Breakfast House | • Crawfish Cafe |
| • Scary Canary | |

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	4,923	75,786	177,357
2029 Population	5,151	77,797	181,013
Population Growth 2024-2029	0.9%	0.5%	0.4%
2024 Average Age	37.1	36.1	36.4
Households			
2024 Households	1,696	23,631	55,618
2029 Households	1,776	24,242	56,729
Household Growth 2024-2029	0.9%	0.5%	0.4%
Median Household Income	\$109,811	\$121,016	\$118,911
Average Household Size	2.9	3.2	3.2
Housing			
Median Home Value	\$412,674	\$346,964	\$326,507
Median Year Built	2010	2009	2007

Drive Times

LESS THAN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Blackhorse Ranch South	Costco	Houston Premium Outlets
Butterfly Park	Riata Ranch	Bridgeland HS
Turtle Lane Park	Stone Gate	Lakes at Cypress Hill
Cypress Towne Center	Towne Lake	Copperfield Place
	Cypress Ridge	Cypress Springs





Transwestern

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