



17110

**HOUSE HAHL
ROAD, SUITE A**

CYPRESS, TX 77433

**FOR SUBLEASE
FULLY BUILT OUT
MEDICAL PRACTICE SPACE**

**2,682 SF
AVAILABLE**

DISCLAIMER

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

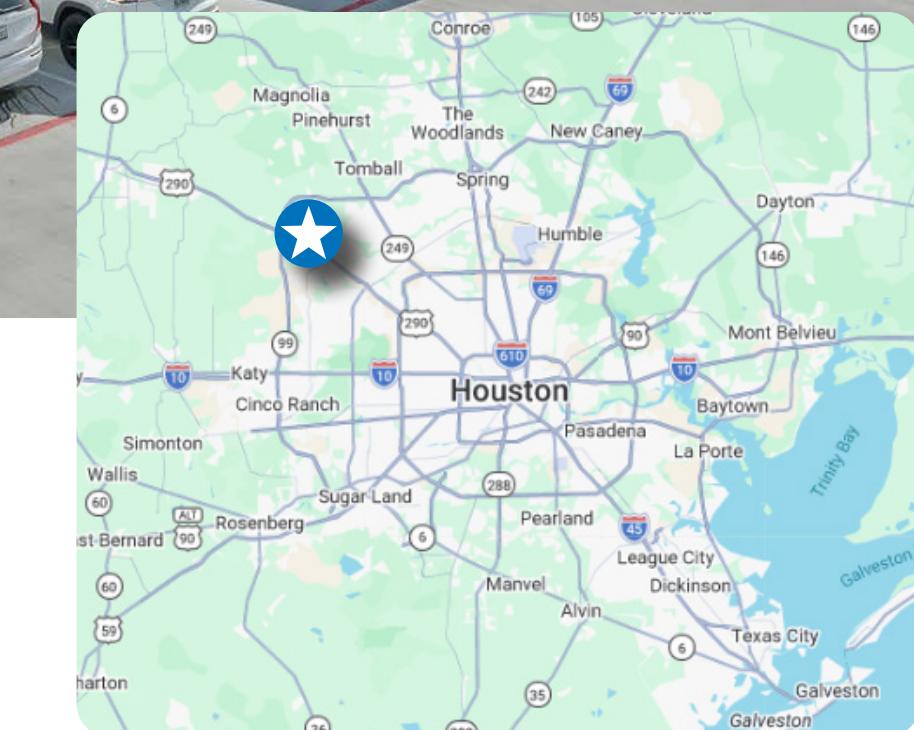
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PROPERTY HIGHLIGHTS

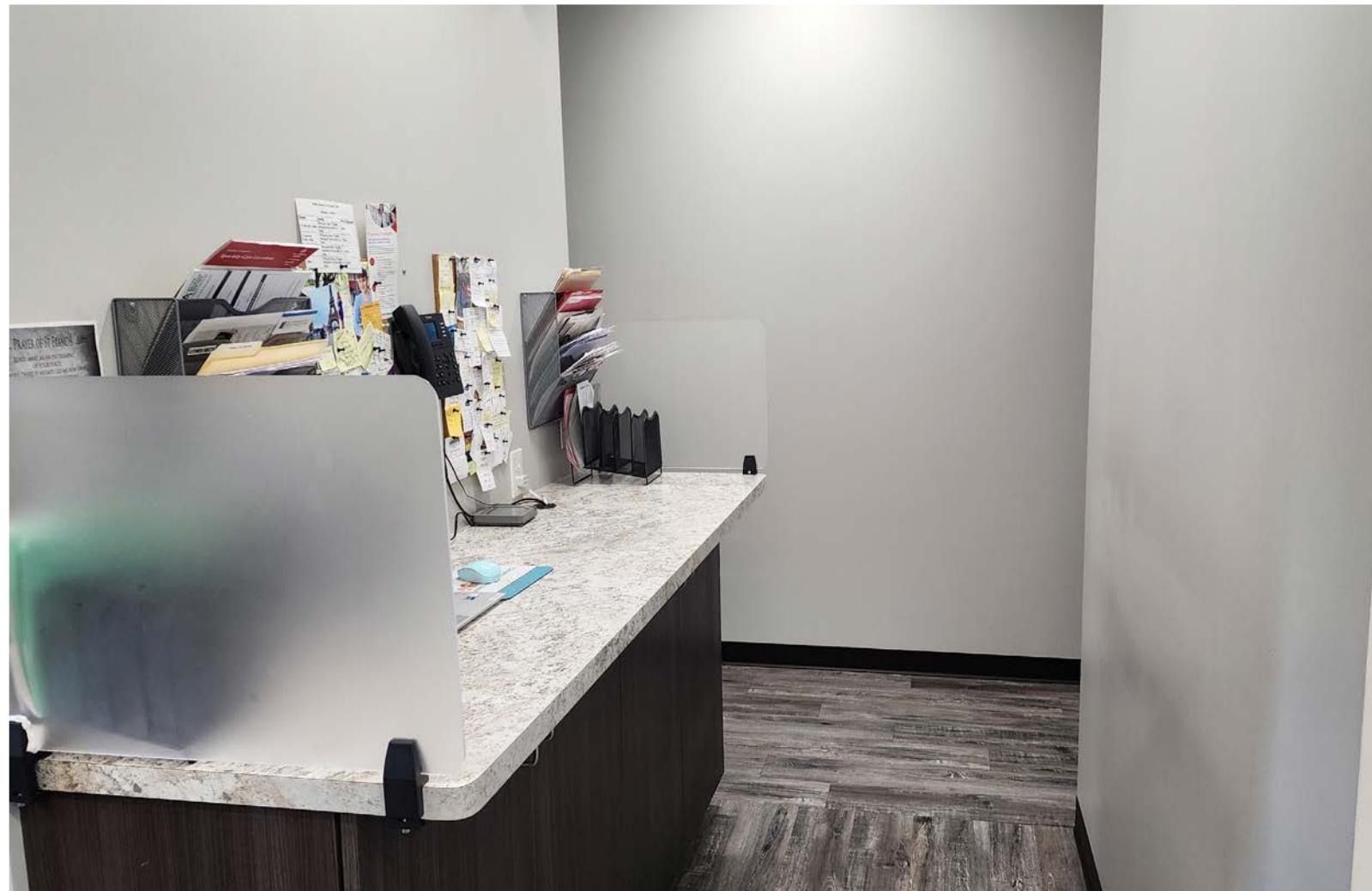
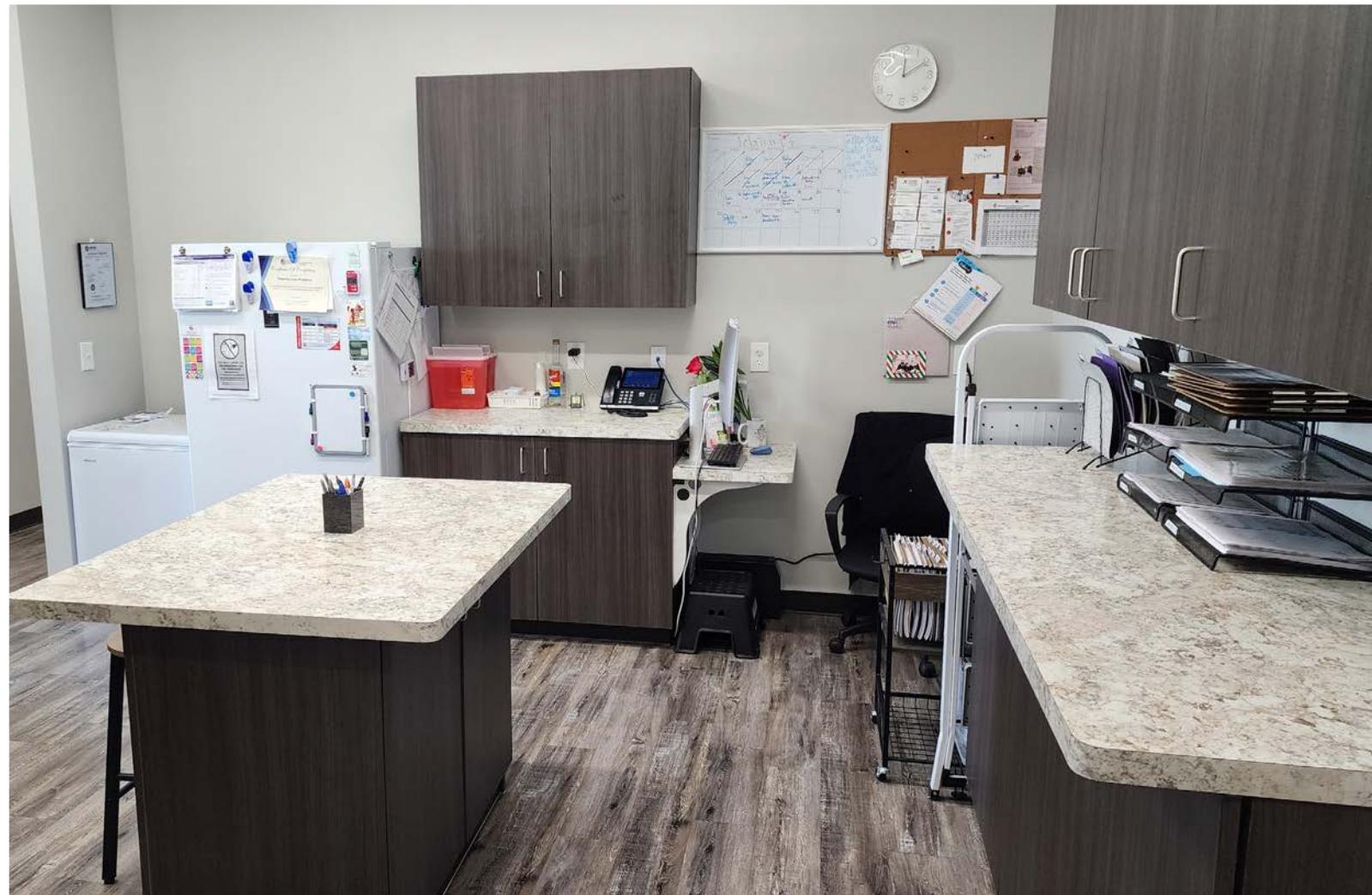
17110 House Hahl Road Suite A

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

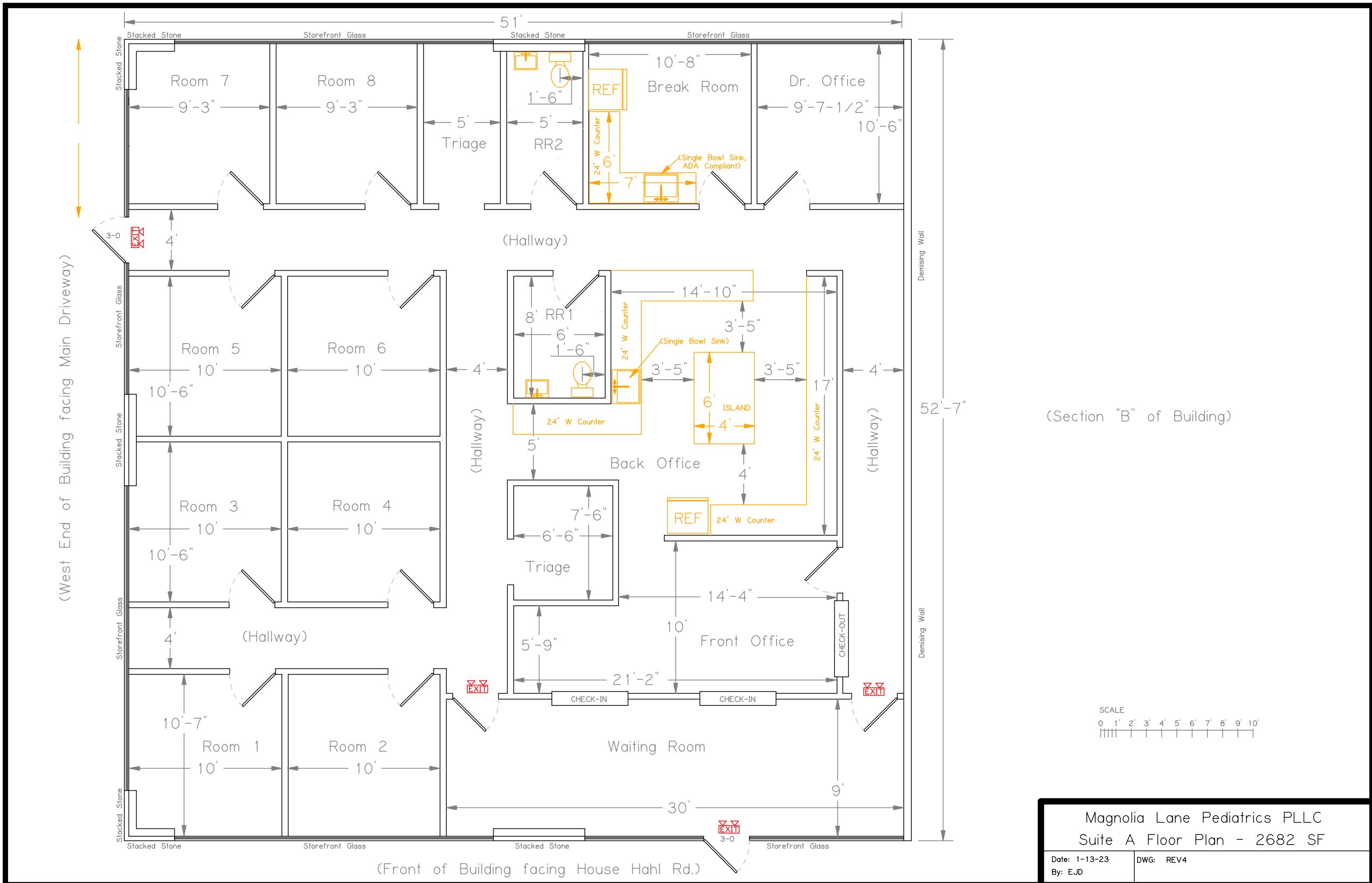




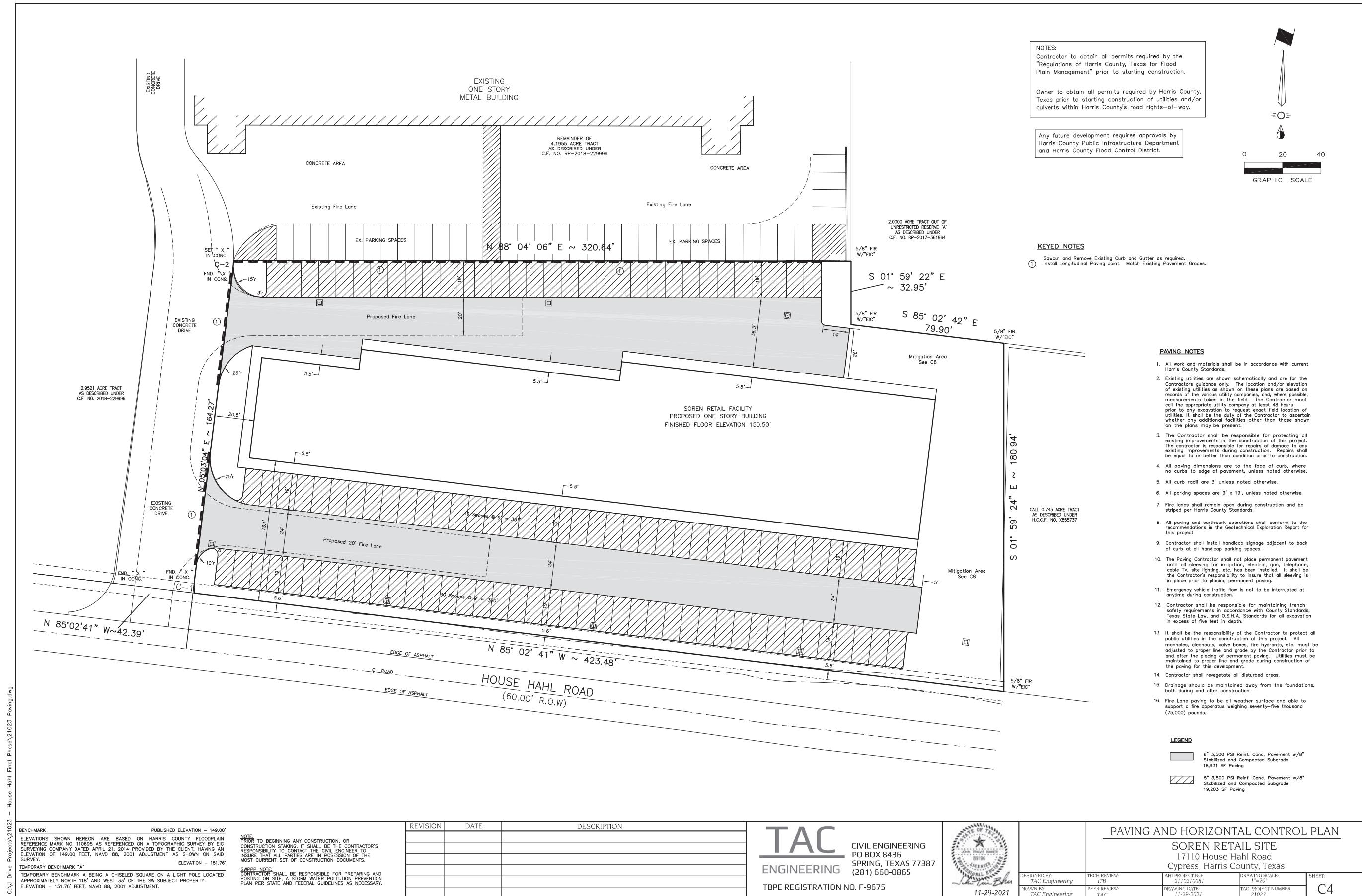




FLOOR PLAN



SITE PLAN



POINTS OF INTEREST

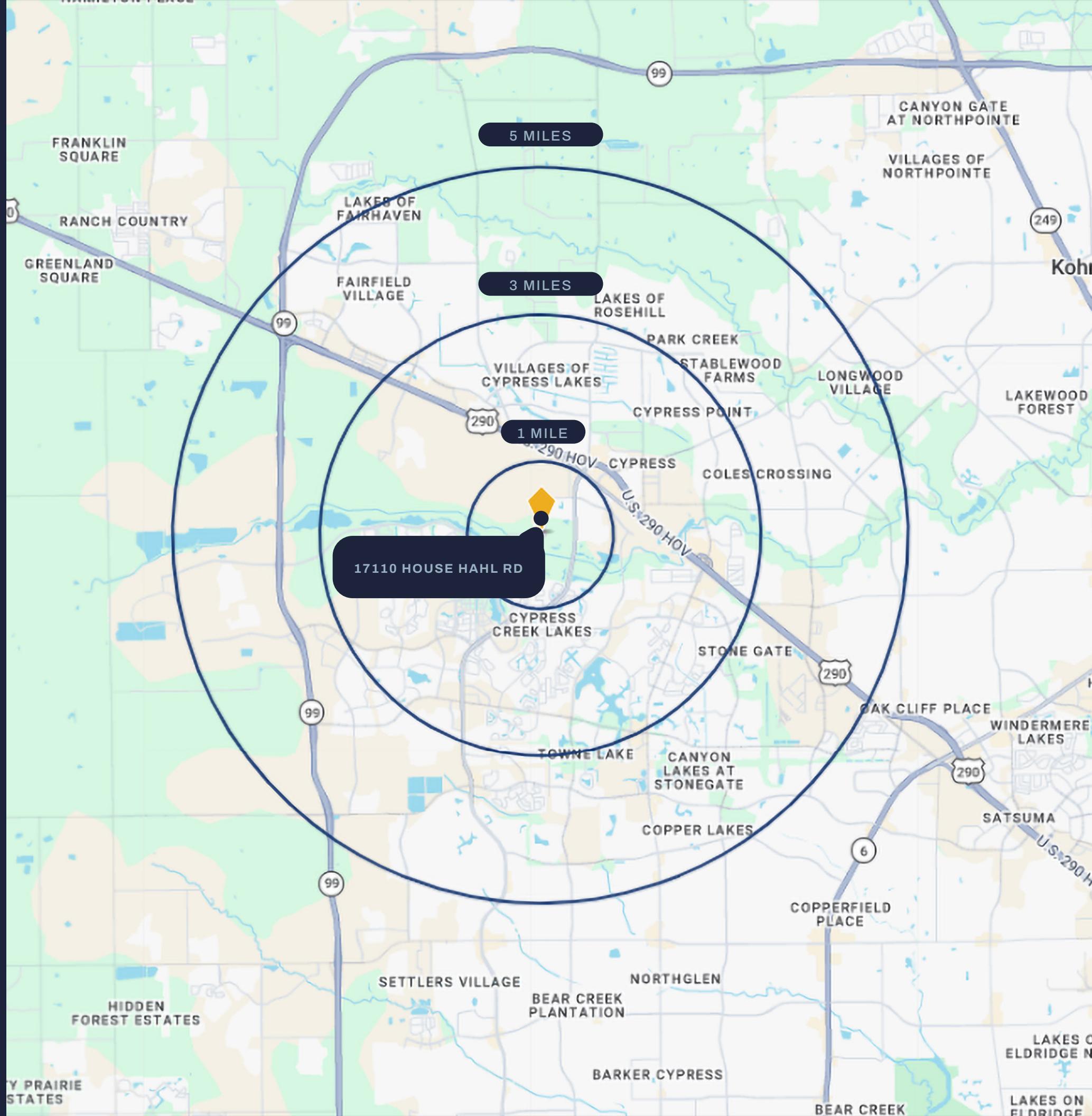


Demographics

	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 Riata Ranch	Houston Premium Outlets
Butterfly Park	Stone Gate	Bridgeland HS
Turtle Lane Park	Towne Lake	Lakes at Cypress Hill
Cypress Towne Center	Cypress Ridge	Copperfield Place Cypress Springs





CONTACT INFORMATION

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