

MEDICAL OFFICE SPACE FOR LEASE

BUILDING SIGNAGE  
OPPORTUNITY IN THE  
MUSEUM DISTRICT

FULL FLOOR  
AVAILABLE

1200  
BINZ

1200 BINZ ST | HOUSTON, TX 77004

Building owned and managed by **HEALTHCARE REALTY**

**CBRE**



PREMIER MEDICAL OFFICE SPACE  
NORTH OF THE TEXAS MEDICAL  
CENTER

# PROPERTY HIGHLIGHTS

- Full floor space available
- Building signage opportunity in the Museum District
- 257,707 SF, 14-story, Class A medical office building with top-of-the-line suites
- Connected to HCA Houston Healthcare Medical Center via skybridge
- Secured parking garage with low Med Center rates
- Building set along Houston METRORail station servicing the Red Line
- Variety of restaurants located on first floor
- On-site property management and engineering and 24-hour security
- Synergistic tenant roster



Highly desirable location  
in the Museum District of  
Southwest Houston



Located within 5 miles  
of 4 area hospitals



Custom designed  
suites and move-in  
ready options available



Newly renovated  
common areas with  
updated finishes



Monument signage  
available



Strong referral pattern  
and tenant mix

# AVAILABILITY

<b>SUITE</b>	<b>SIZE</b>	<b>SUITE</b>	<b>SIZE</b>
SUITE 220	3,898 RSF	SUITE 700	4,130 RSF
SUITE 270	6,565 RSF	SUITE 710	2,370 RSF
SUITE 310	2,098 RSF	SUITE 730/740	15,623 RSF
SUITE 330	492 RSF	SUITE 800	6,747 RSF
SUITE 510	1,409 RSF	SUITE 870	4,075 RSF
SUITE 640	358 RSF	SUITE 950	6,198 RSF
SUITE 670	1,818 RSF	SUITE 1020	1,342 RSF
SUITE 690	1,624 RSF	SUITE 1130	2,964 RSF
		SUITE 1370	2,393 RSF

[1] Suite 220 & 270 - up to 10,463 RSF contiguous

[2] Suite 700/710/730/740 - up to 22,123 RSF contiguous

[3] Suite 800 & 870 - 10,822 RSF contiguous

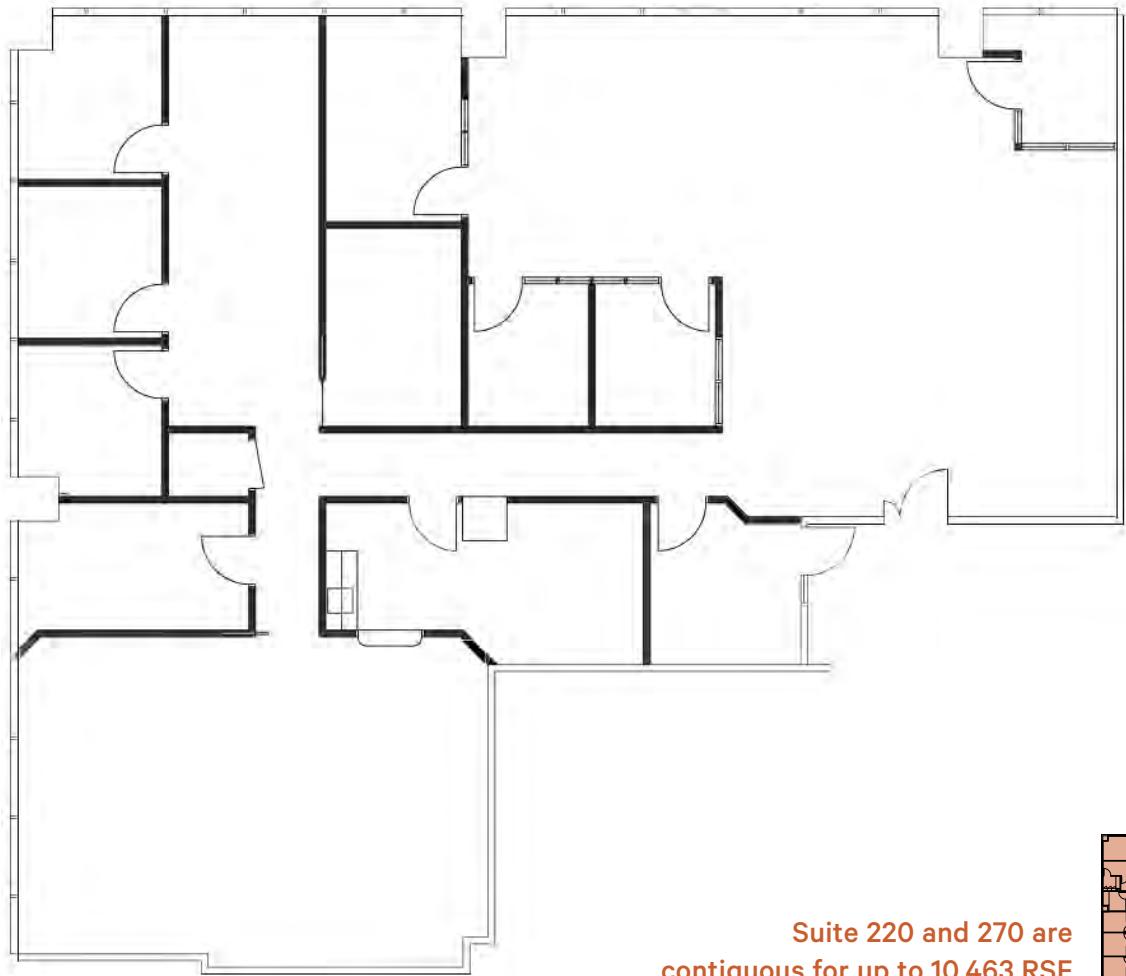
## 358 RSF - 22,123 RSF CONTIGUOUS AVAILABLE

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	20,817	209,910	471,283
Population - 5-Year Projection	21,751	219,085	490,613
Median Age - Estimated 2024	34.4	33.4	34.6
Average Household Income - Estimated 2024	\$142,180	\$143,202	\$143,704

# FLOOR PLANS

SUITE 220 - 3,898 RSF

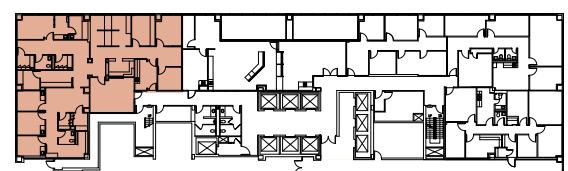


Suite 220 and 270 are contiguous for up to 10,463 RSF

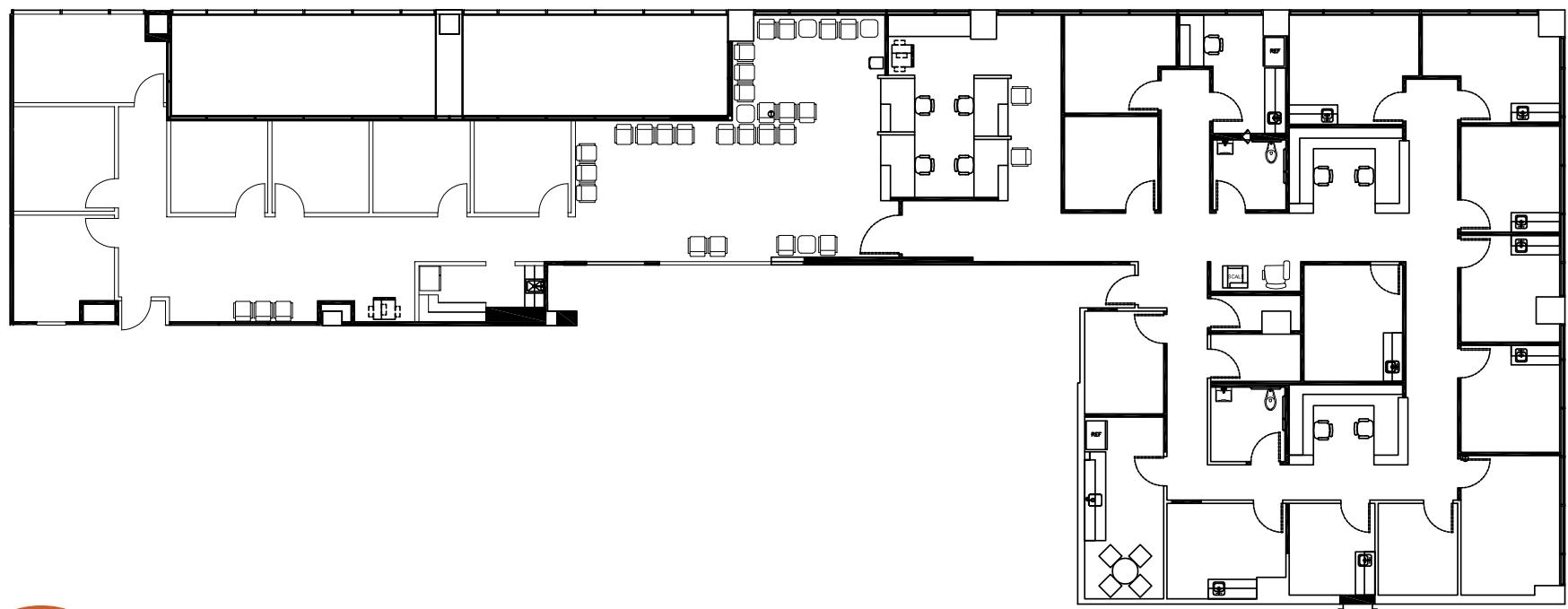
360°  
VIRTUAL  
TOUR



2nd Floor



# SUITE 270 - 6,565 RSF



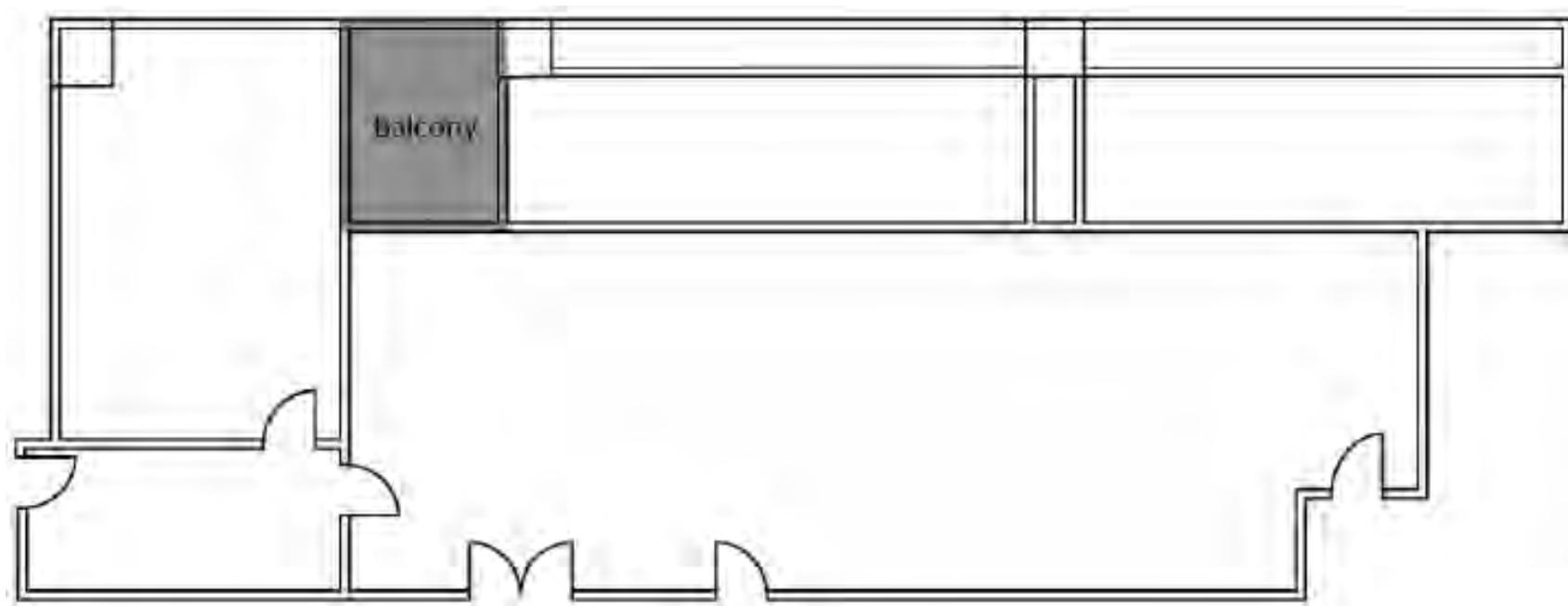
360°

VIRTUAL  
TOUR

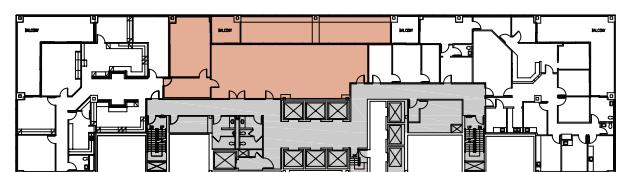


Suite 220 and 270 are  
contiguous for up to 10,463 RSF

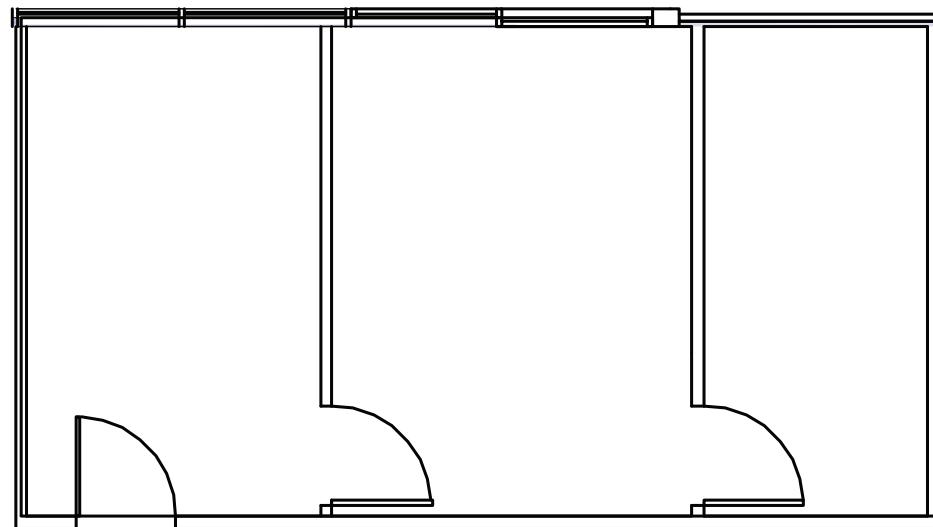
# SUITE 310 - 2,098 RSF



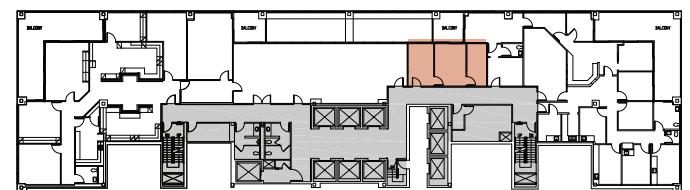
3rd Floor



# SUITE 330 - 492 RSF



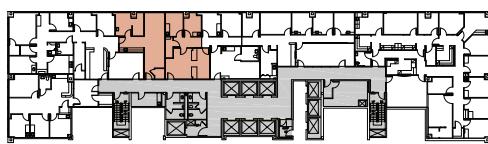
3rd Floor



# SUITE 510 - 1,409 RSF

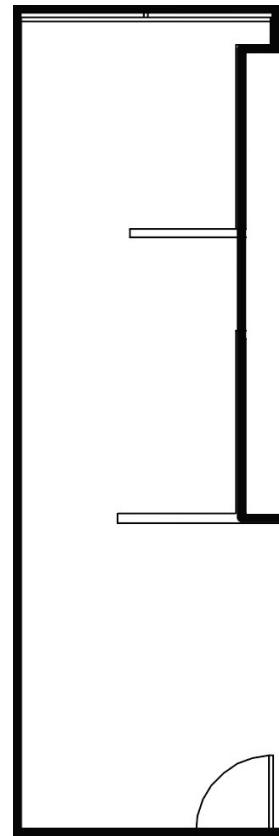


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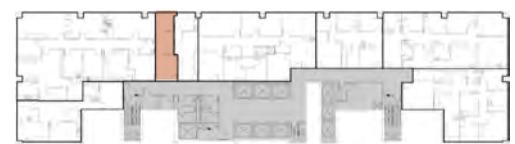


5th Floor

# SUITE 640 - 358 RSF

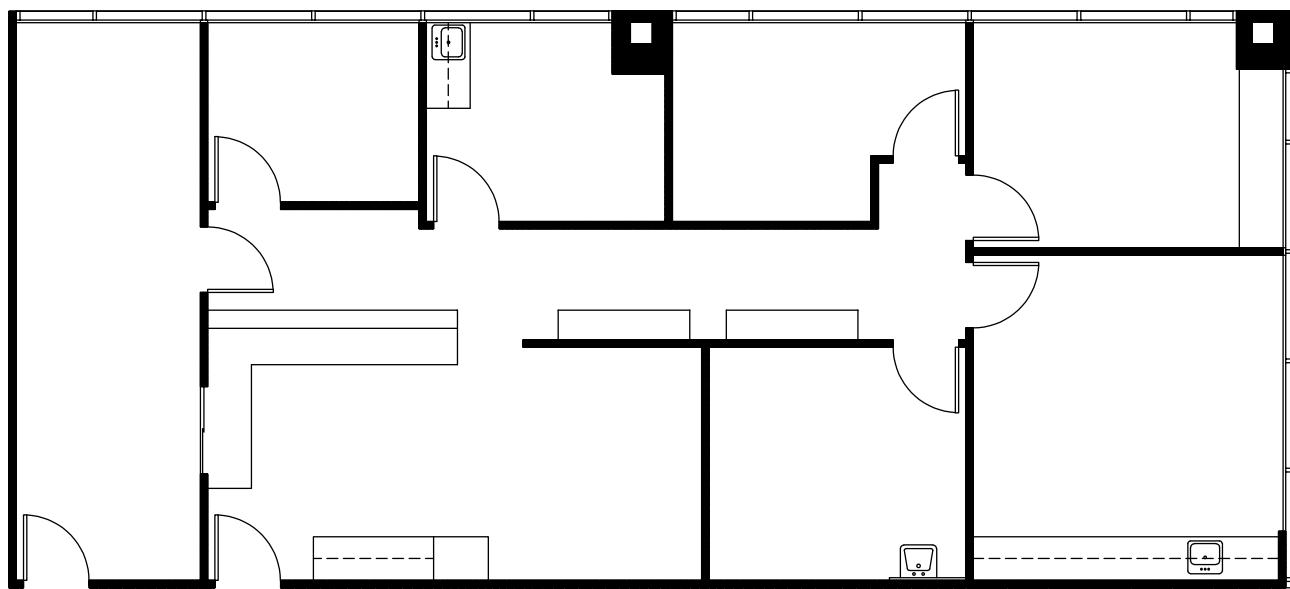


360°  
VIRTUAL  
TOUR



6th Floor

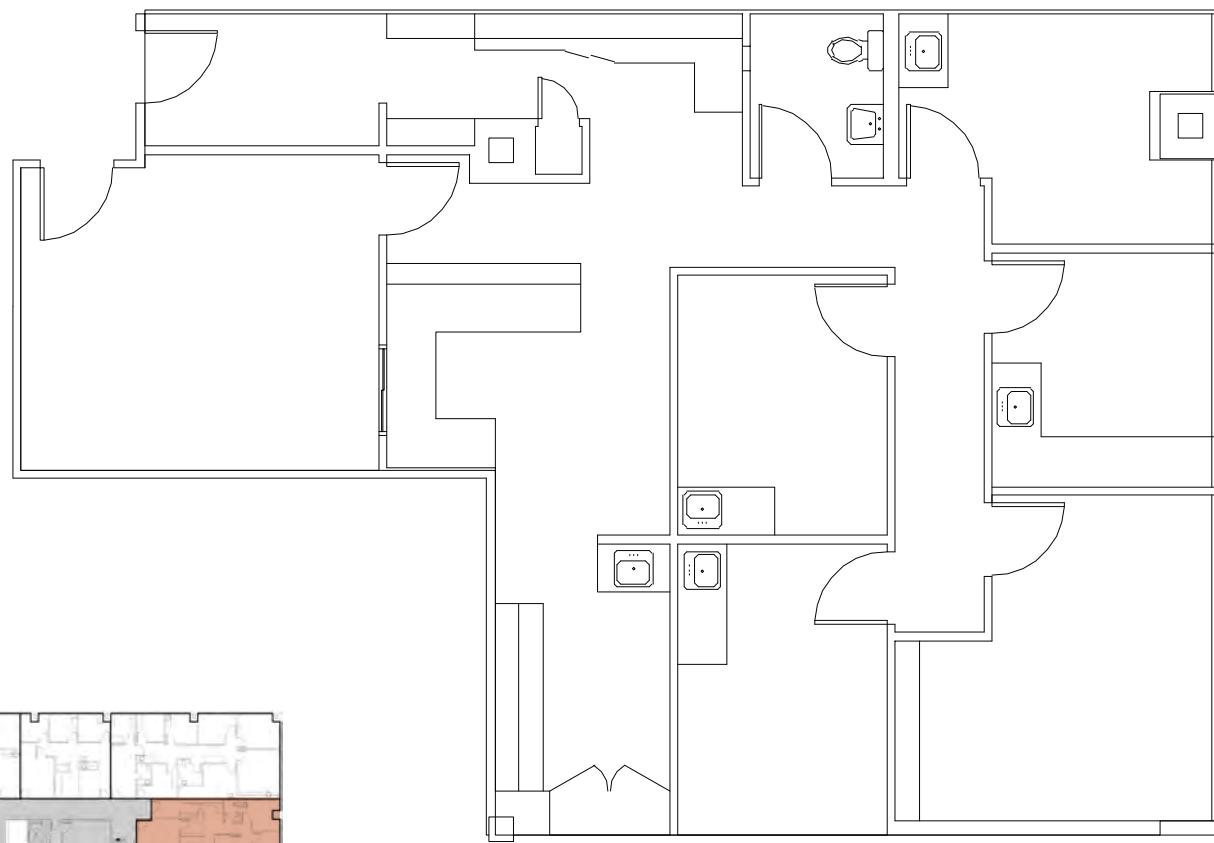
# SUITE 670 - 1,818 RSF



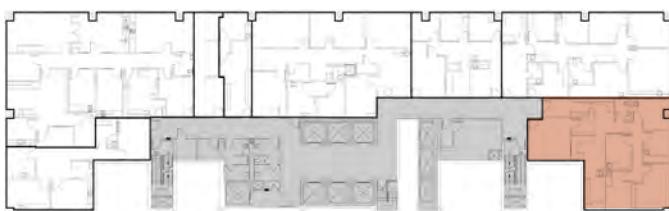
6th Floor



# SUITE 690 - 1,624 RSF



6th Floor



Available 9/1/2026

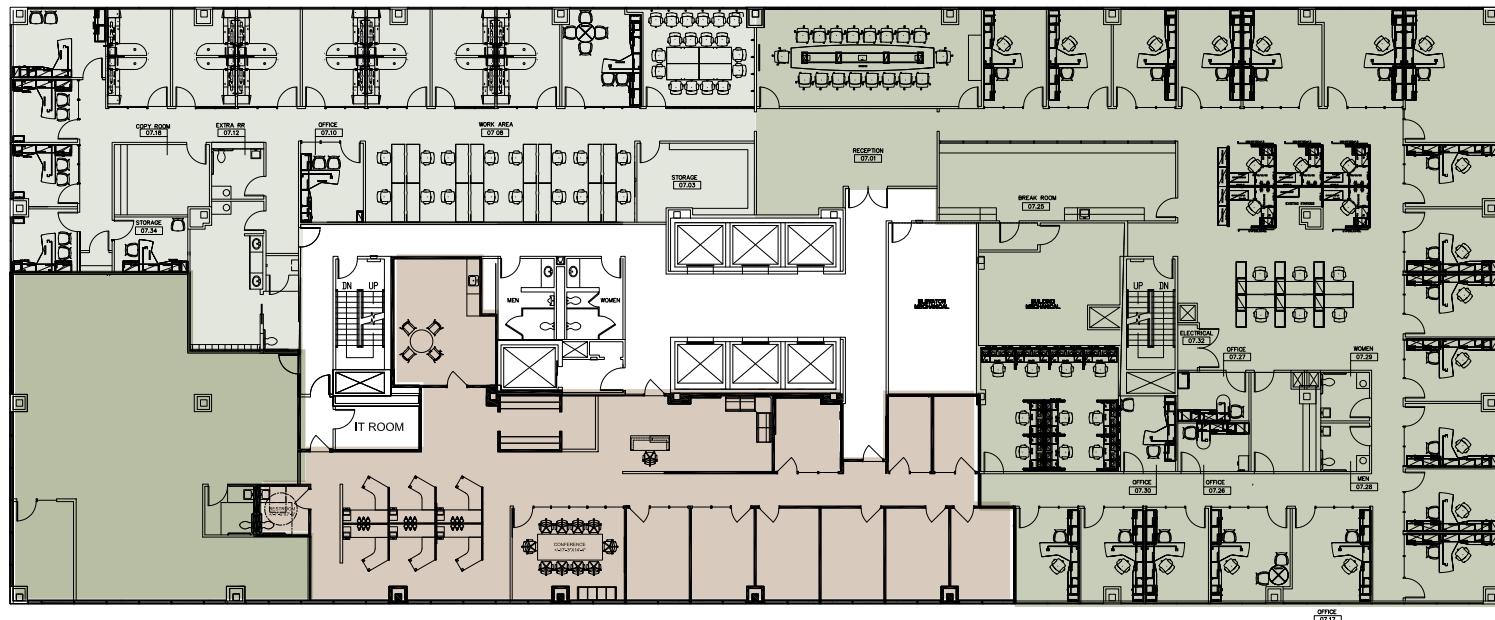
# SUITE 700/710/730/740 22,123 RSF

**FULL FLOOR AVAILABLE**

Available 1/1/2026

Suite 740 - 7,059 RSF  
Available 1/1/2026

Suite 730 - 8,564 RSF  
Available 1/1/2027



Suite 710 - 2,370 RSF

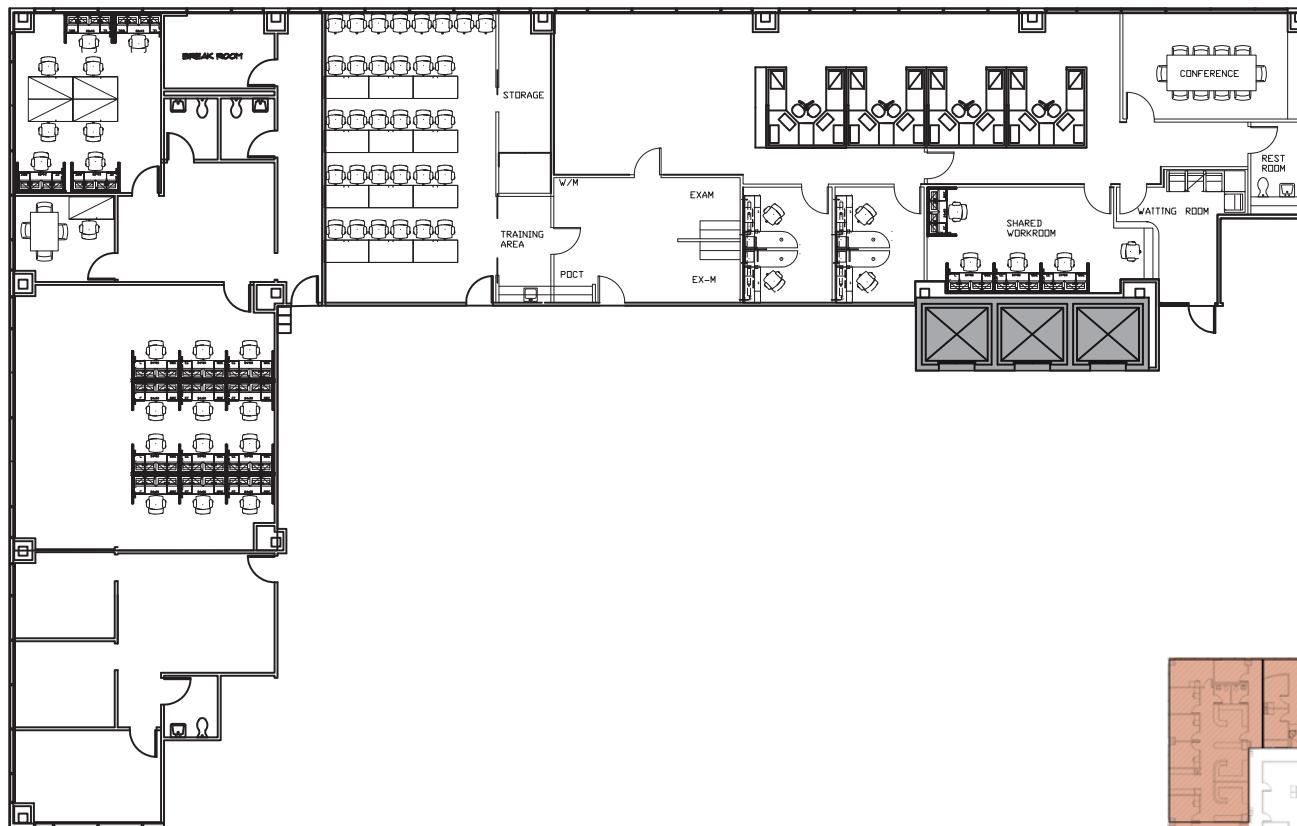
Suite 700 - 4,130 RSF

**360°**  
VIRTUAL  
TOUR

**360°**  
VIRTUAL  
TOUR

# SUITE 800 - 6,747 RSF

Available 5/1/2026

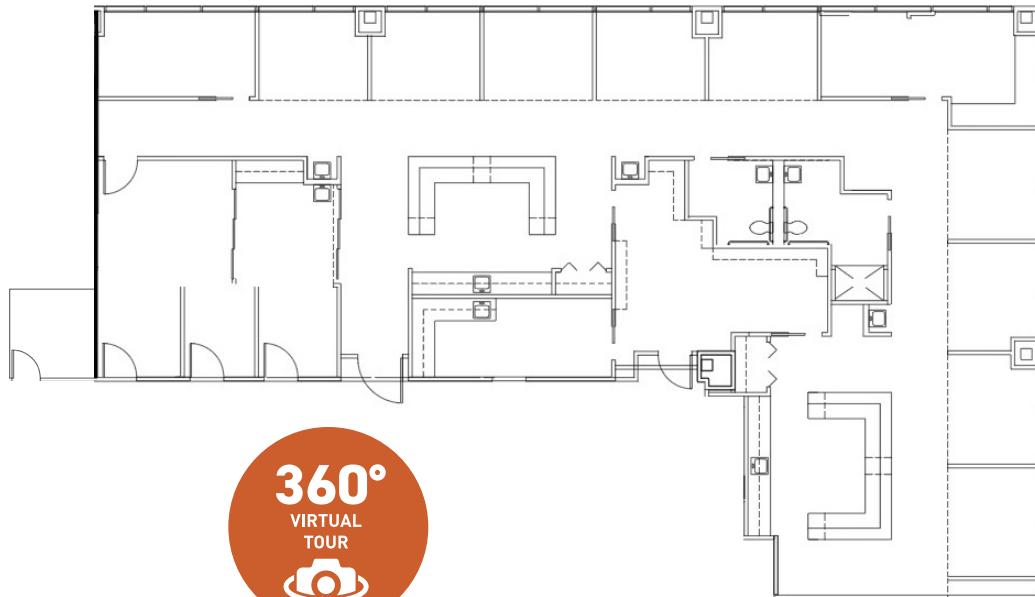


\*Suite 800 and 870 are contiguous  
for up to 10,822 RSF



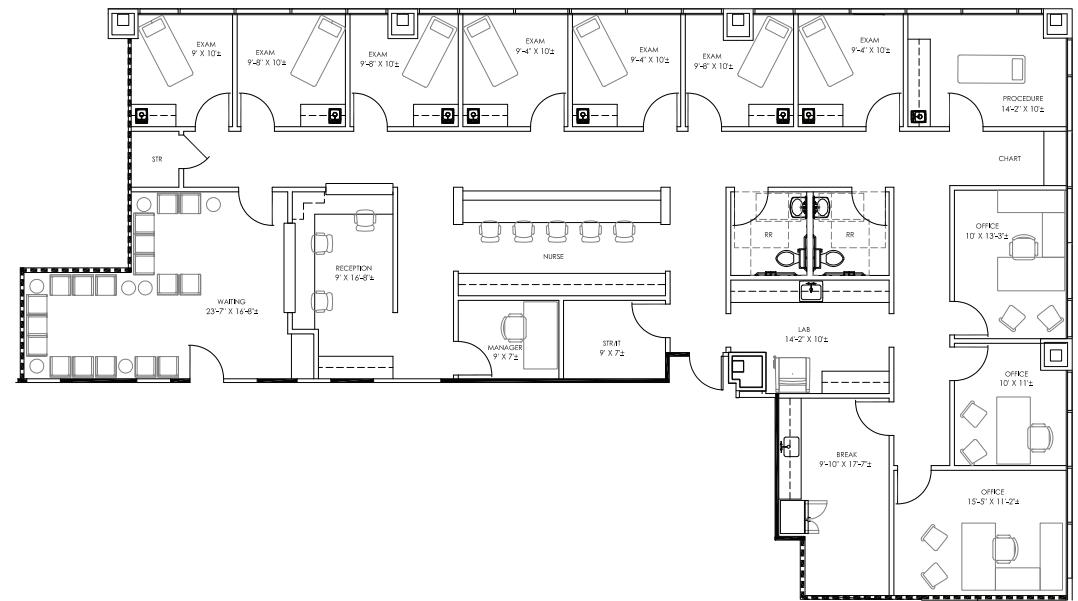
# SUITE 870 - 4,075 RSF

## CURRENT FLOOR PLAN



\*Suite 800 and 870 are contiguous for up to 10,822 RSF

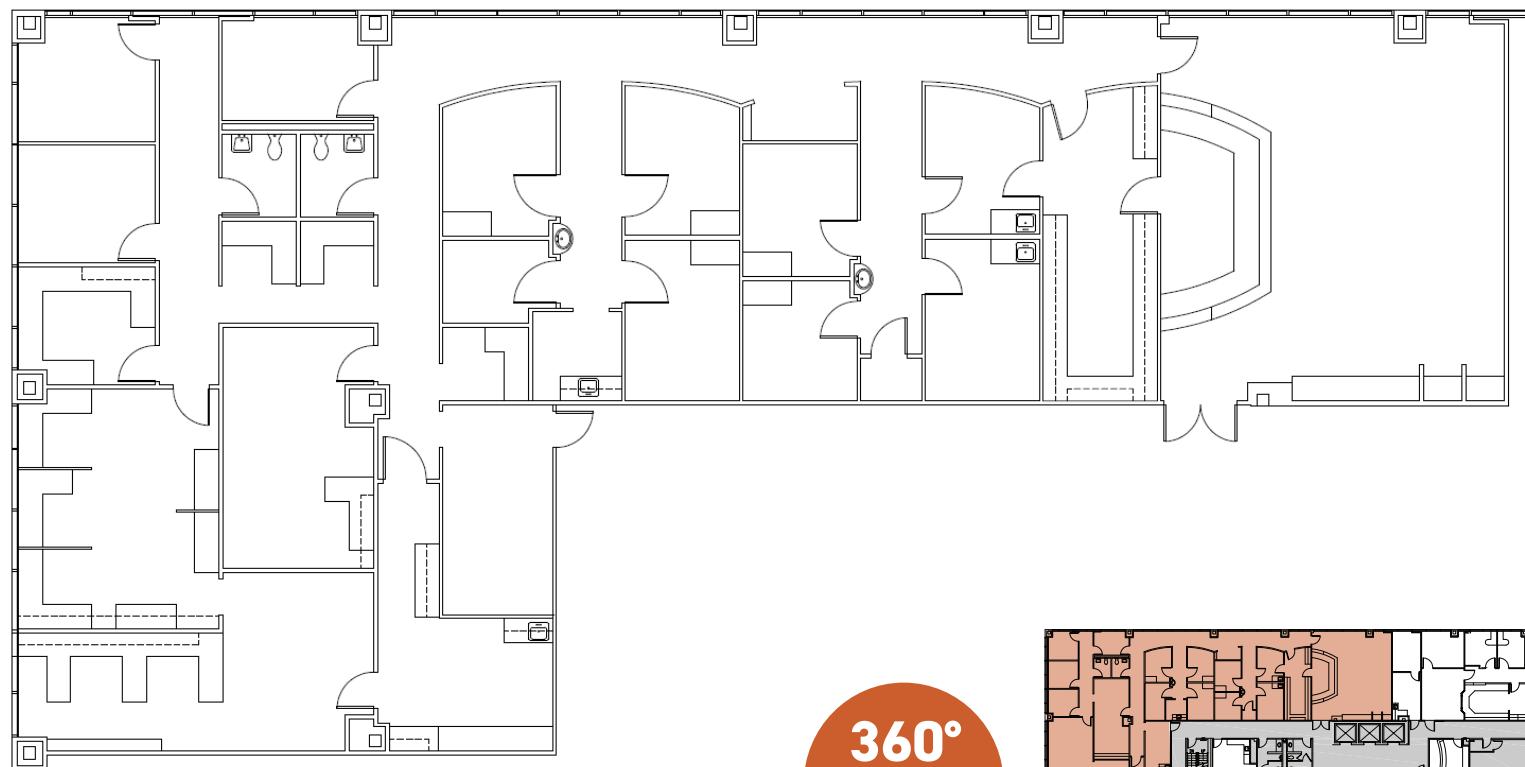
## CONCEPTUAL FLOOR PLAN



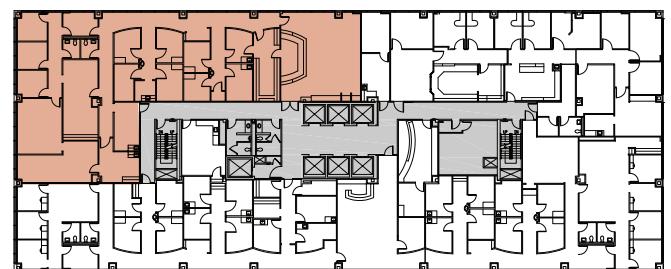
## 8th Floor



SUITE 950 - 6,198 RSF



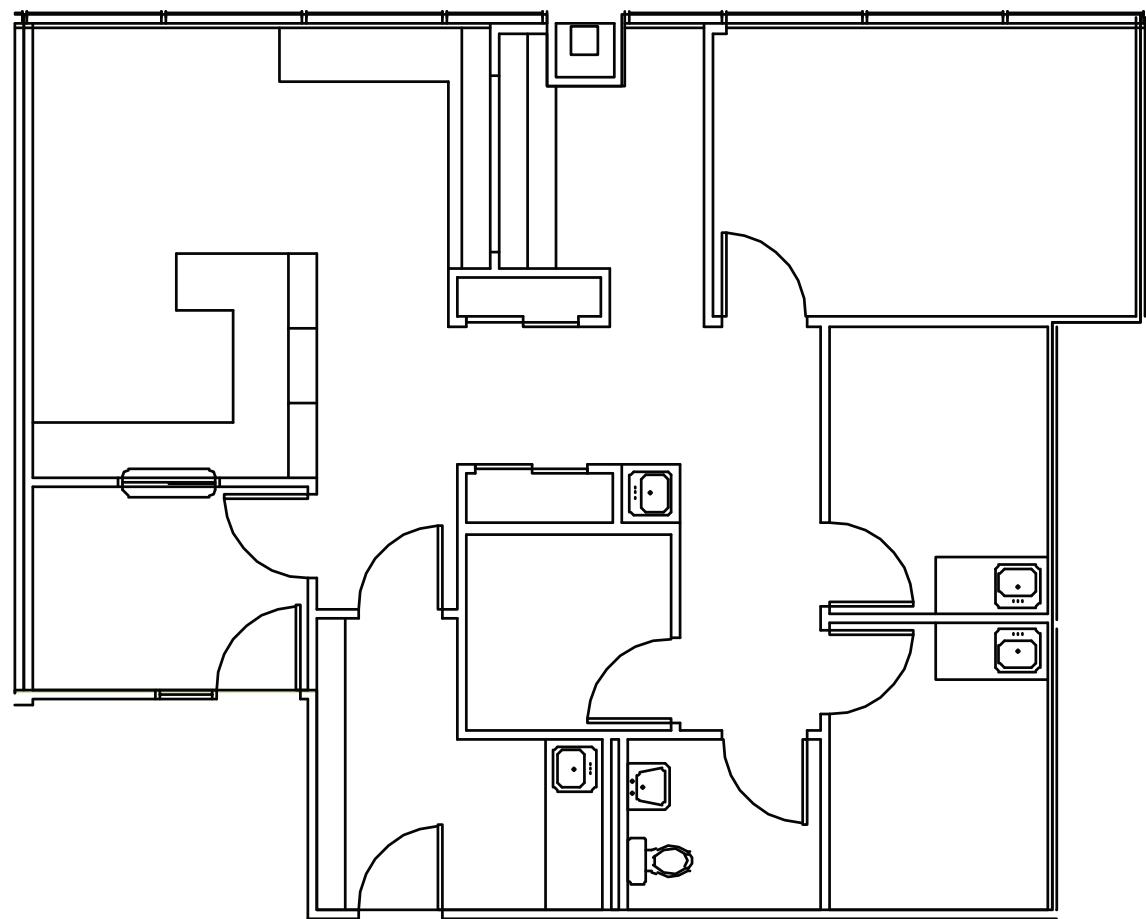
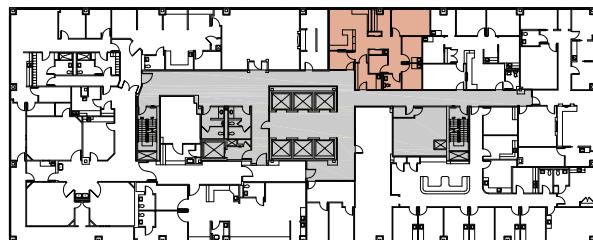
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# SUITE 1020- 1,342 RSF

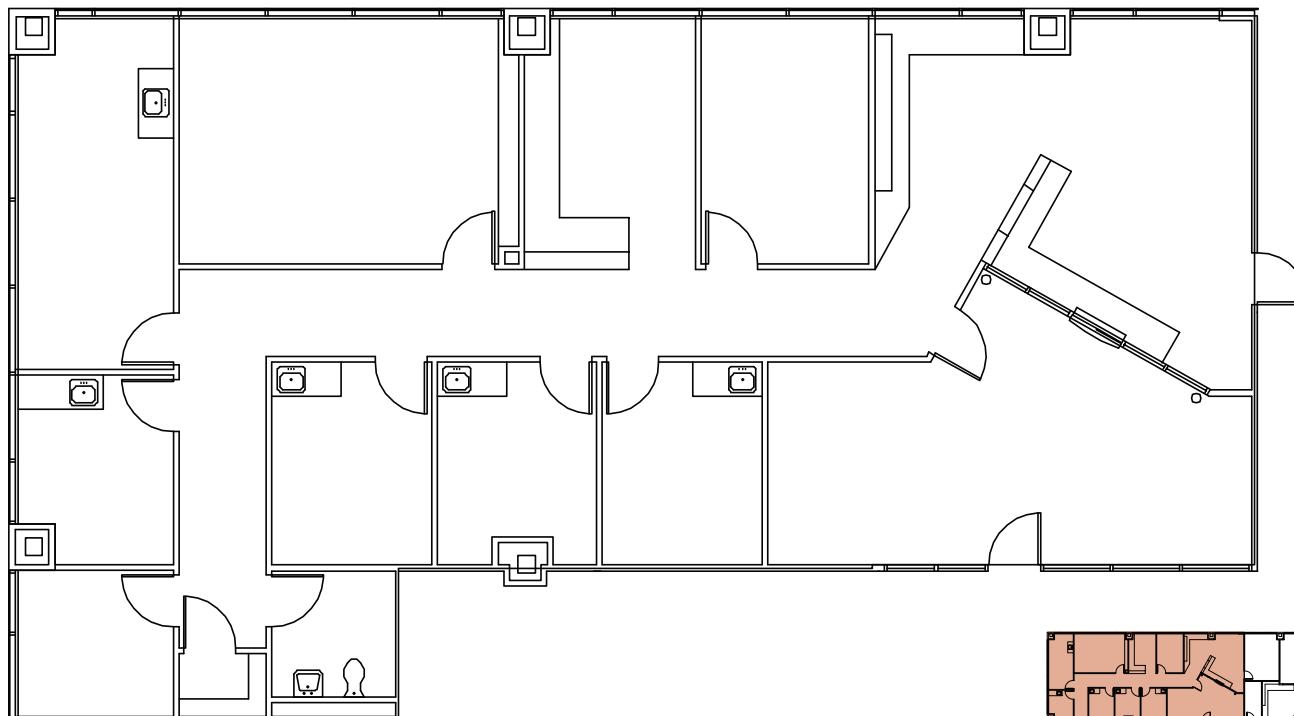
Available 1/1/2027

10th Floor



# SUITE 1130 - 2,964 RSF

Available 4/1/2026

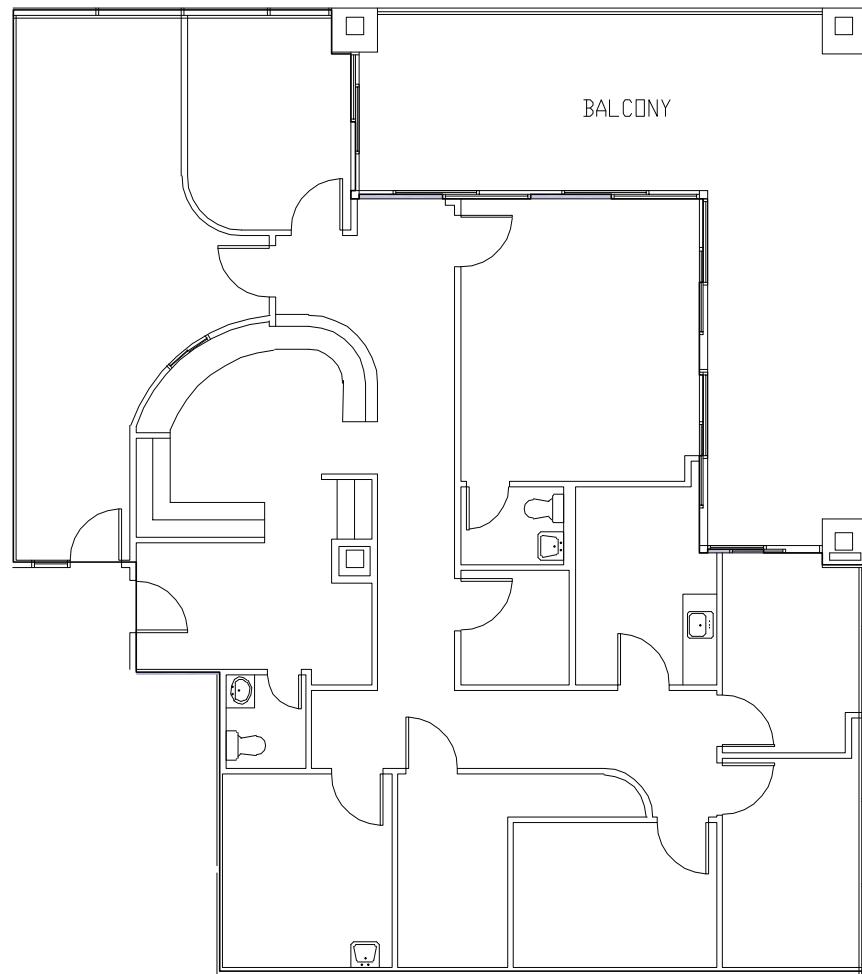


11th Floor

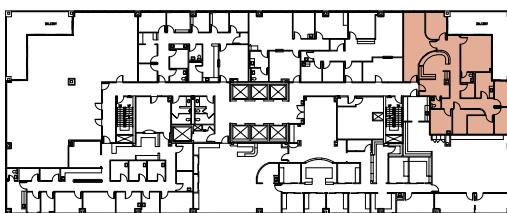


# SUITE 1370 - 2,393 RSF

Available 4/1/2026



13th Floor



# AREA MAP

HIGHLY DESIRABLE  
LOCATION IN THE  
MUSEUM DISTRICT

## Area Amenities

- Perfectly positioned less than a mile to the world's largest medical hub, the Texas Medical Center, with a network of over 50 hospitals, research institutions, and clinics, employing more than 100,000 people and admitting more than 6 million patients a year
- Located in the walkable Museum District, home to 19 museums, Hermann Park, the Houston Zoo, shops, restaurants, and nightlife spots
- Just steps to Rice University, a renowned research institution
- Five-minute drive to I-69, I-45, and Hwy 288, offering easy accessibility for tenants and guests





## MEDICAL OFFICE SPACE FOR LEASE

# 1200 BINZ

1200 BINZ ST | HOUSTON, TX 77002

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**HEALTHCARE REALTY**

**CBRE**

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