

Medical Office | For Lease

CBRE

Gemini II

16840 Buccaneer Ln, Houston, TX 77058

www.cbre.com/properties

Full Floor Opportunity - Up to 21,976 RSF





Property Highlights

- + 40,038 SF, Two-story Medical Office Building
- + Monument signage available
- + Easy access to I-45 (Gulf Freeway)
- + Parking ratio: 3.60/1,000
- + Located less than 2 miles from
HCA Houston Healthcare Clear Lake

Demographics

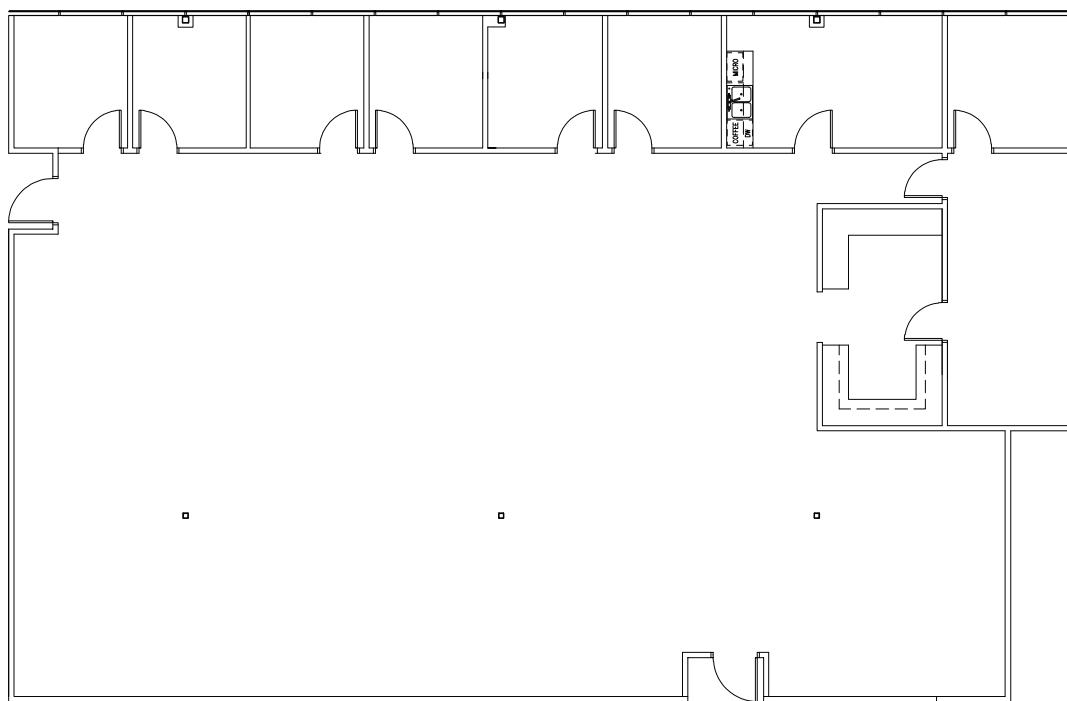
| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------------------------|----------|-----------|-----------|
| Population - Estimated 2024 | 14,962 | 77,287 | 188,610 |
| Population - 5-Year Projection | 14,975 | 78,416 | 191,275 |
| Median Age - Estimated 2024 | 33.8 | 37.3 | 38.6 |
| Average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

For Lease

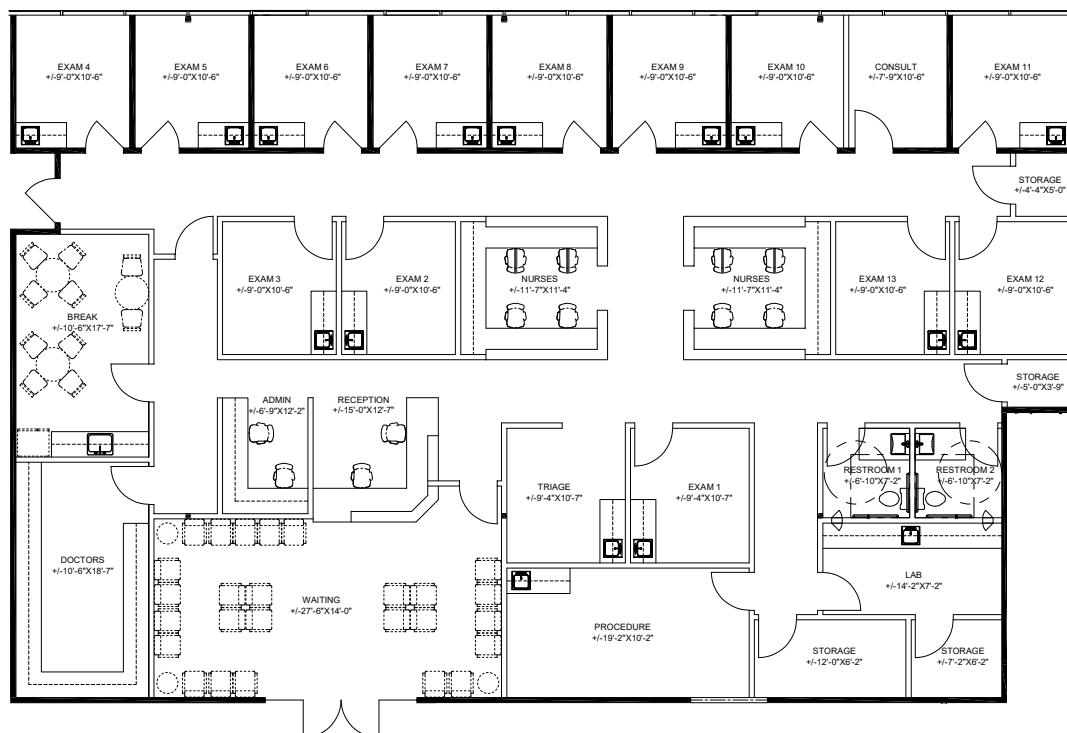
SUITE 110 - 4,450 RSF



1st Floor



CONCEPTUAL PLAN



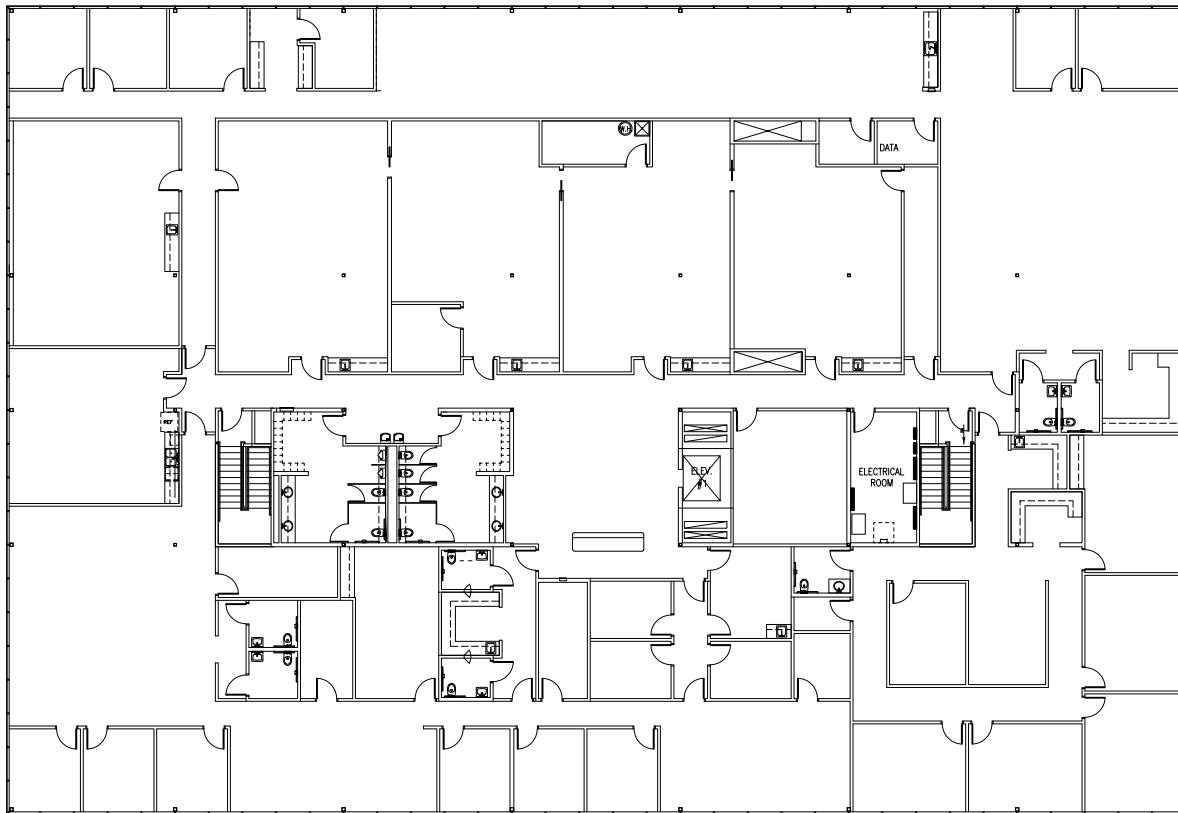
GEMINI II

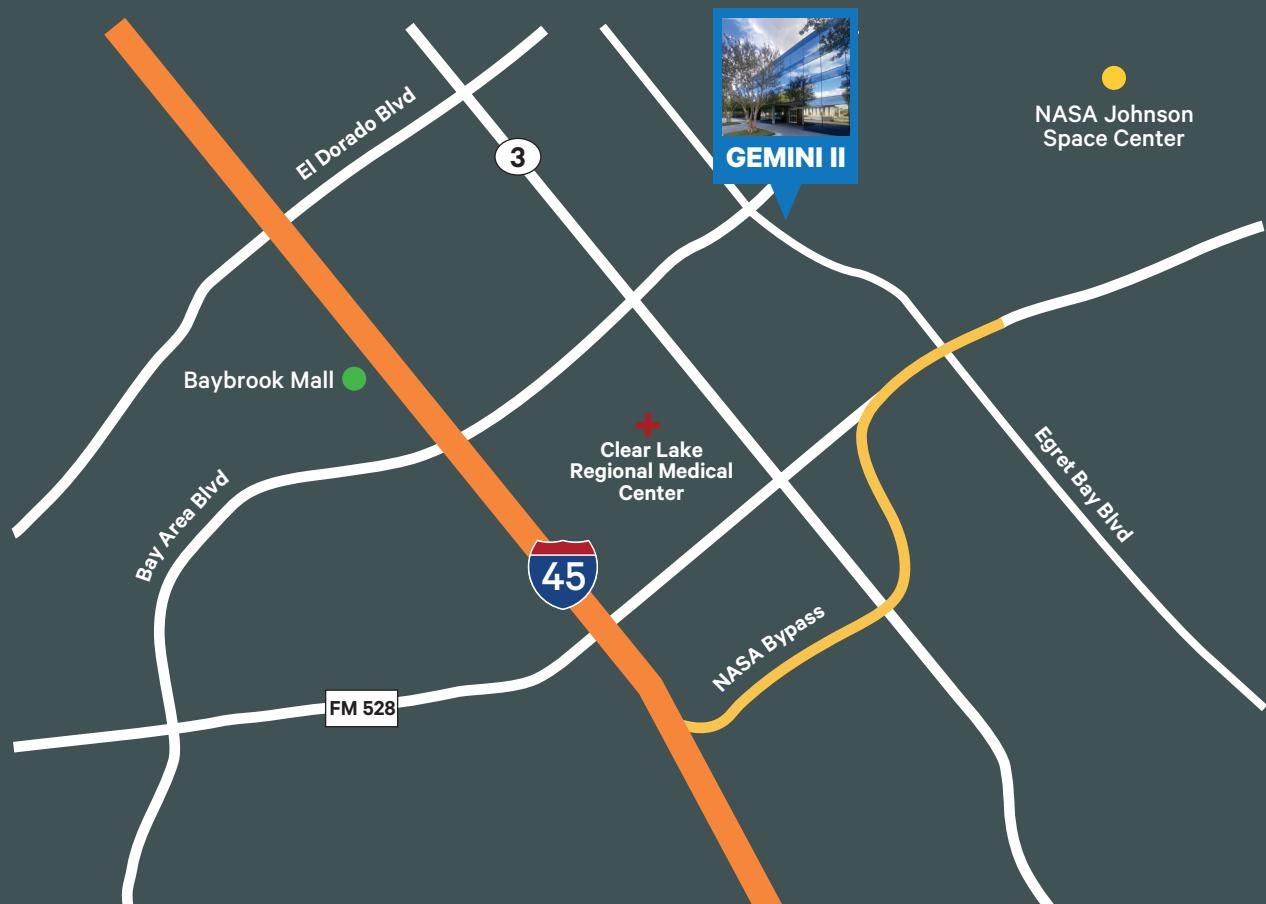
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Building owned and managed by

HEALTHCARE REALTY

SUITE 200 - 21,976 RSF





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HEALTHCARE REALTY

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