

Medical Office | For Lease

CBRE

Gemini II

16840 Buccaneer Ln, Houston, TX 77058

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Full Floor Opportunity - Up to 21,976 RSF



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Building owned and managed by

HEALTHCARE REALTY



Property Highlights

- + 40,038 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: 3.60/1,000

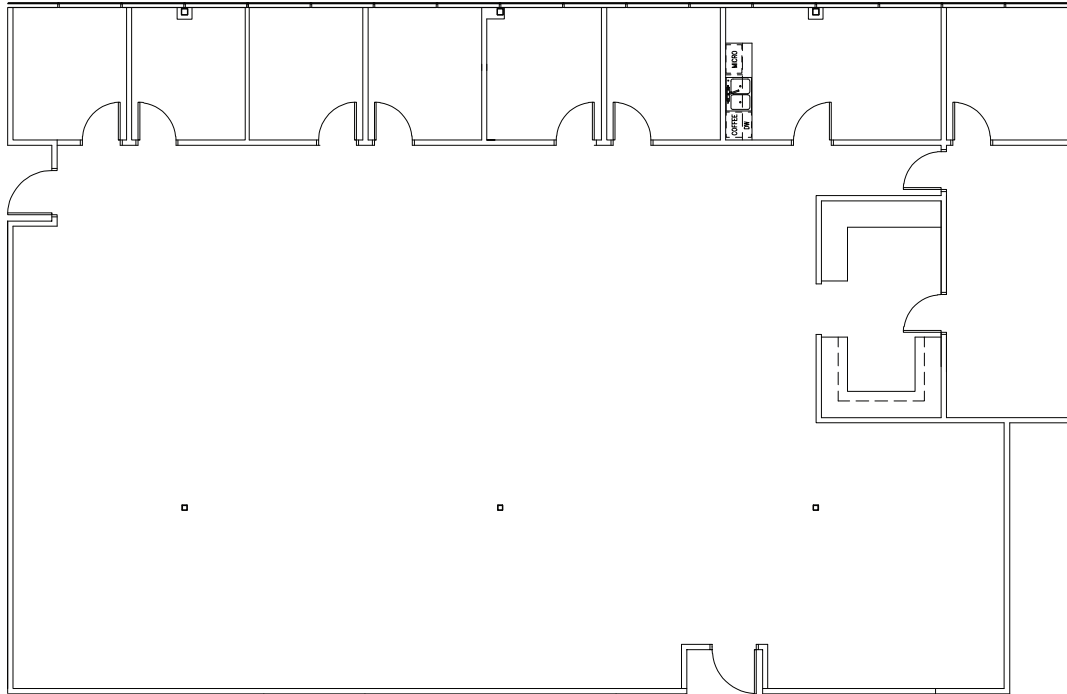
Demographics

	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

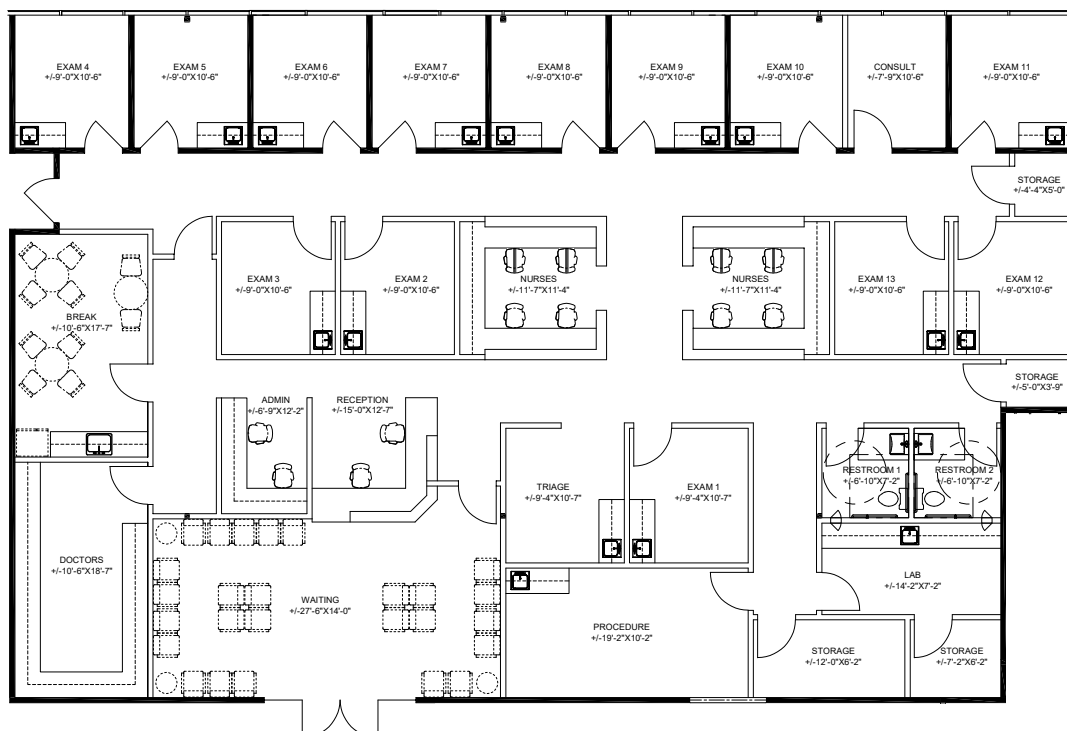
SUITE 110 - 4,450 RSF



1st Floor



CONCEPTUAL PLAN

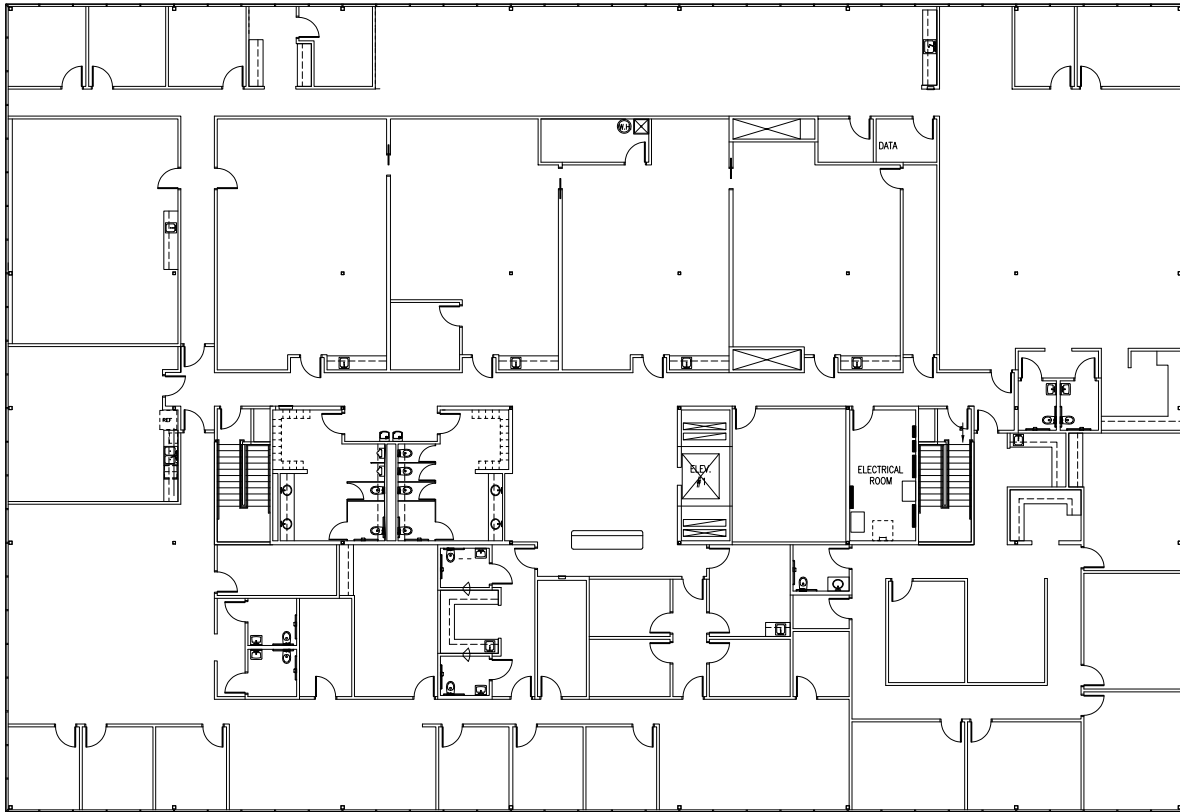


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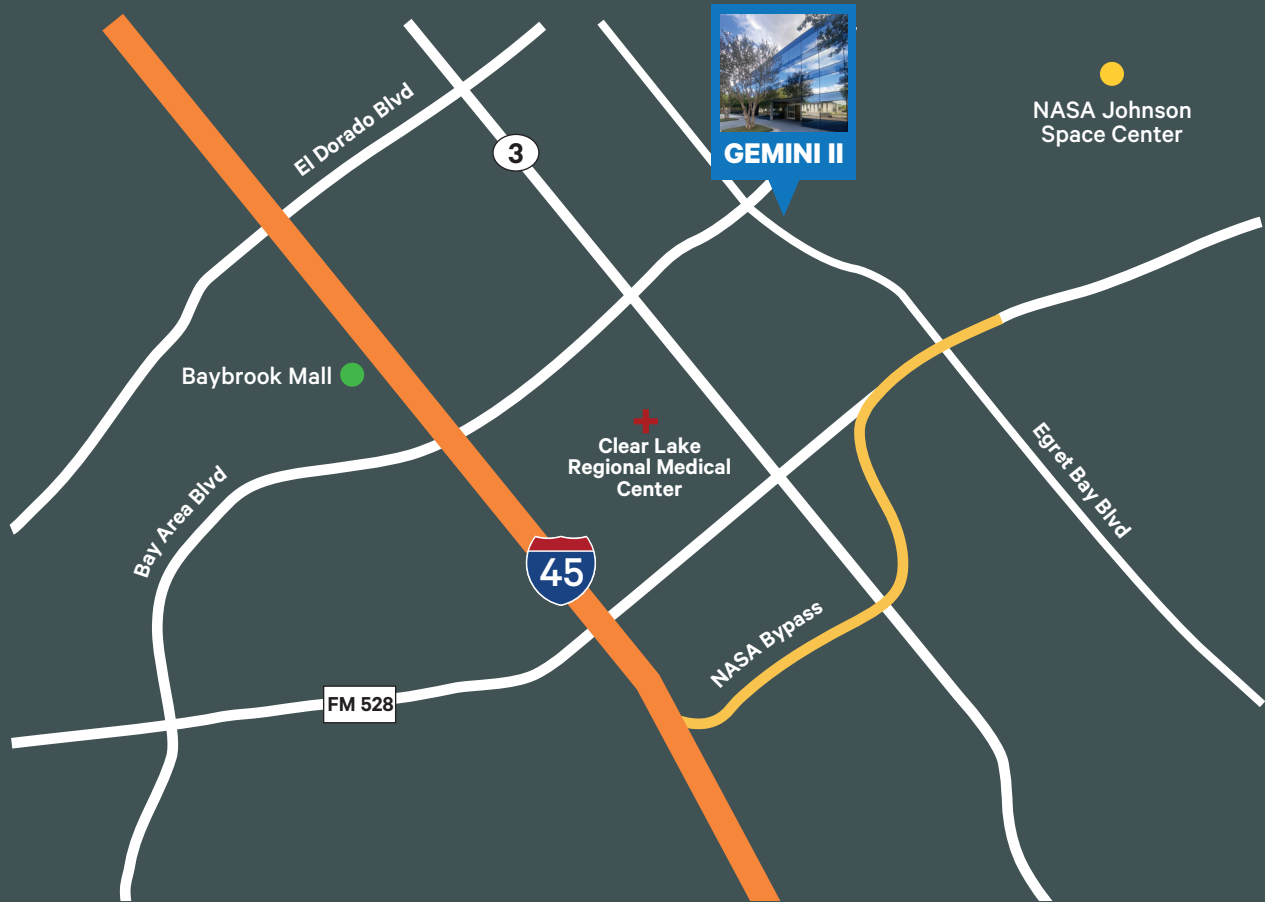
SUITE 200 - 21,976 RSF



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