

Outpatient Medical Space | For Lease

CBRE

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NYSE

Cypress Medical Plaza 1

27700 Northwest Fwy
Cypress, TX 77433
www.cbre.us/properties

Located on the Memorial Hermann Cypress Campus



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Property Highlights

- + 165,671 SF, 6-Story, Class A Outpatient Medical Building
- + On Highway 290 between Mason Rd & Mueschke Rd
- + Abundant free parking
- + On campus, Memorial Hermann Cypress Hospital
- + Building includes emergency center, wound care center, The University of Texas MD Anderson Cancer Center Breast Care with Memorial Hermann, Sports Medicine & Rehabilitation, and Diagnostic Laboratory
- + Significant TI Allowance available for shell spaces; Spec Suites available “as-is”



Learn More!
[CLICK HERE](#) to view our video about Cypress Medical Plaza 1



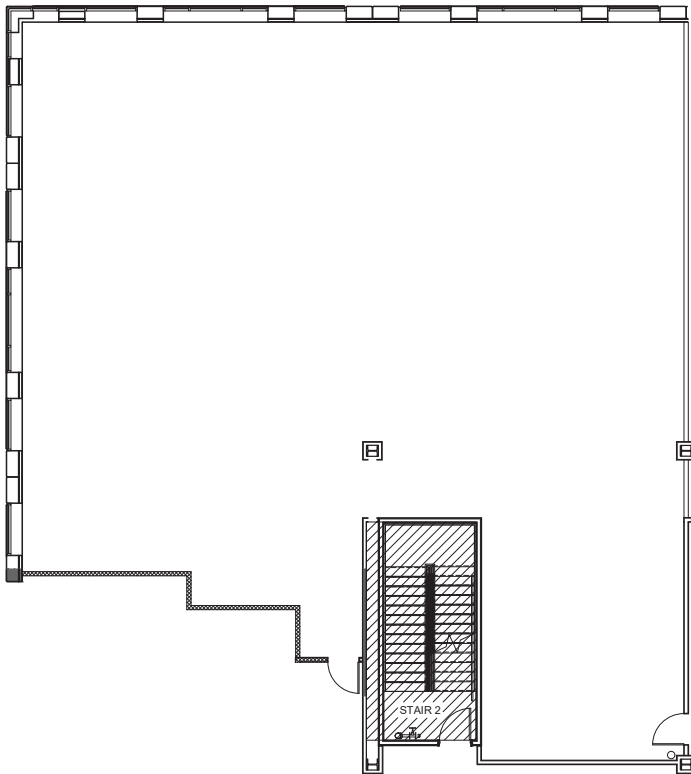
Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	7,374	59,486	149,840
Population - 5-Year Projection	7,220	61,542	179,379
Median Age - Estimated 2024	35.1	36.6	36.1
Average Household Income - Estimated 2024	\$130,643	\$164,237	\$171,840

For Lease

SUITE 270 - 4,571 RSF

SHELL SPACE

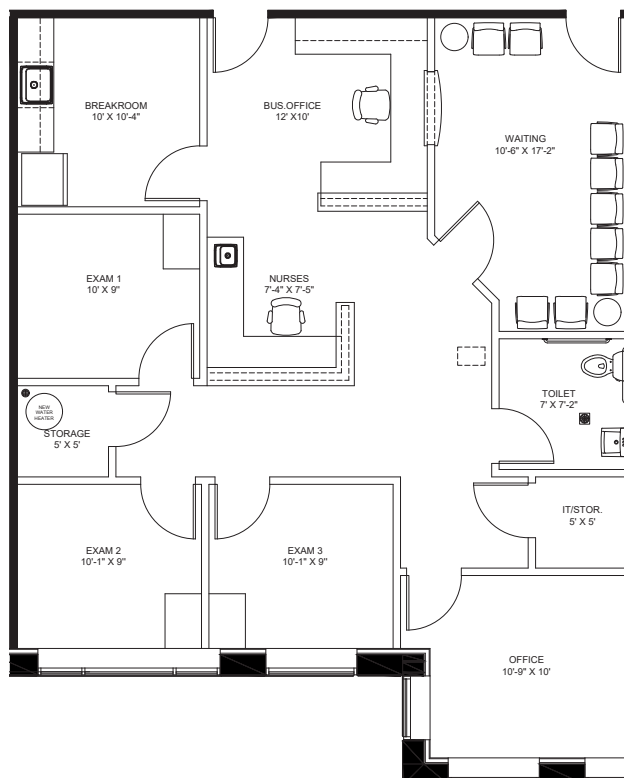


2nd Floor

Suite 270 and 280 are contiguous for up to 7,030 SF

SUITE 355 - 1,493 RSF

2ND GEN



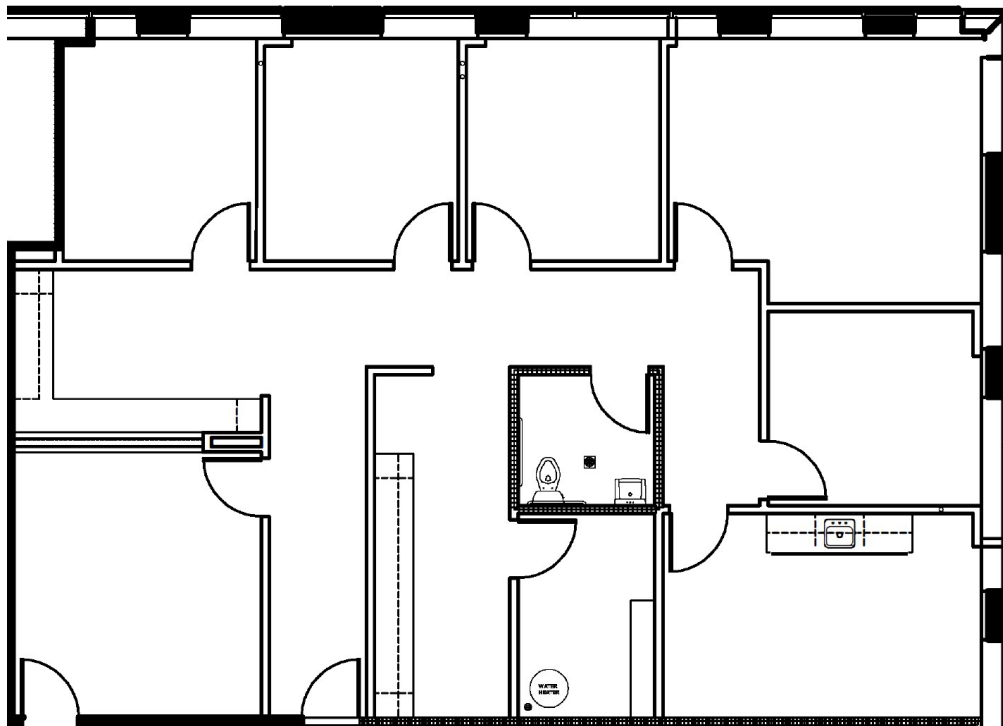
3rd Floor



For Lease

SUITE 420 - 2,196 RSF

2ND GEN

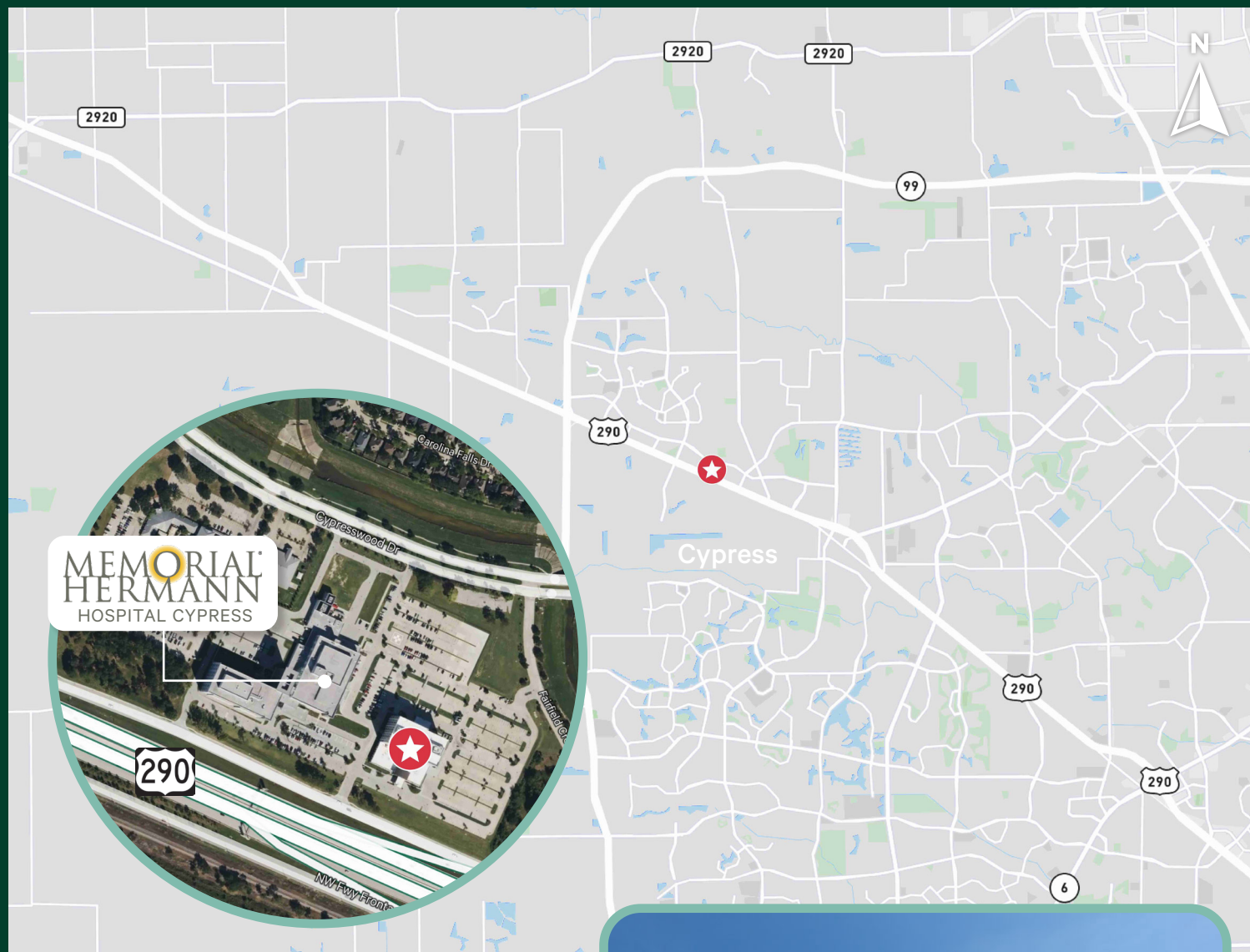


4th Floor

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For Lease



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