

Medical Office | For Lease

CBRE

North Cypress Medical Plaza II

21212 Northwest Freeway, Cypress, TX 77429

www.cbre.com/properties

Premier Medical Office Space Available up to 15,500 SF








Building owned and managed by HEALTHCARE REALTY



Property Highlights

- + 151,703 SF, six-story, medical office building
- + Located on the campus of HCA Houston Healthcare North Cypress, a 163 - licensed bed general acute care hospital, currently undergoing renovations and poised for growth due to rise in need for medical care
- + Approximately 1.6 miles west of the intersection of Texas State Highway 6 and U.S. Route 290, also known as the Northwest Freeway
- + Recently completed full common area renovations
- + All 2nd generation medical spaces available for lease
- + Connected to six-level parking garage via a skywalk with complimentary visitor parking
- + Green space that includes a large lake surrounded by lush landscaping and trees and a walking path
- + Prominent visibility and easily accessible via multiple entry points
- + \$100MM Campus Expansion Underway
- + \$30MM Campus Redevelopment Underway

-  Highly desirable location in the Cypress neighborhood of Northwest Houston
-  Newly renovated common areas coming soon
-  Custom designed suites and move-in ready options available
-  Located within 5 miles of 5 area hospitals
-  Strong referral pattern and tenant mix

Area Amenities:

- + HCA Houston Healthcare North Cypress Hospital offers Campus Physicians complimentary access to the Physician Lounge complete with various food options, gym with showers, and an Internet Cafe located in North Cypress POB I.
- + The surrounding population in a three-mile radius holds an average HH income of \$113k and features a high rate of coverage by private insurance.





AVAILABILITY	SF AVAILABLE
RETAIL - SUITE 115	2,302 SF
SUITE 245	2,859 SF
SUITE 255	2,106 SF
SUITE 305	3,455 SF
SUITE 315	2,295 SF
SUITE 325	2,071 SF
SUITE 375	4,158 SF SPEC
SUITE 385	1,942 SF
SUITE 395	1,421 SF
SUITE 405	10,264 SF

AVAILABILITY	SF AVAILABLE
SUITE 425A	2,405 SF
SUITE 505	4,103 SF
SUITE 535	5,540 SF
SUITE 545	2,317 SF
SUITE 555	4,029 SF
SUITE 565	1,536 SF
SUITE 605	12,351 SF
SUITE 655	1,446 SF
SUITE 635	2,394 SF
SUITE 665	2,593 SF

*Suite 305/315/325/375/385/395 - Contiguous for up to 15,342 RSF

*Suite 405/425A - Contiguous for up to 12,669 RSF

*Suite 505/565 - Contiguous for up to 5,639 RSF

*Suite 535/545/555 - Contiguous for up to 11,886 RSF

*Suite 635/665 - Contiguous for up to 4,939 RSF

2nd Floor Availabilities

Total available space: 4,965 RSF

SUITE 245
2,859 RSF



SUITE 255
2,106 RSF



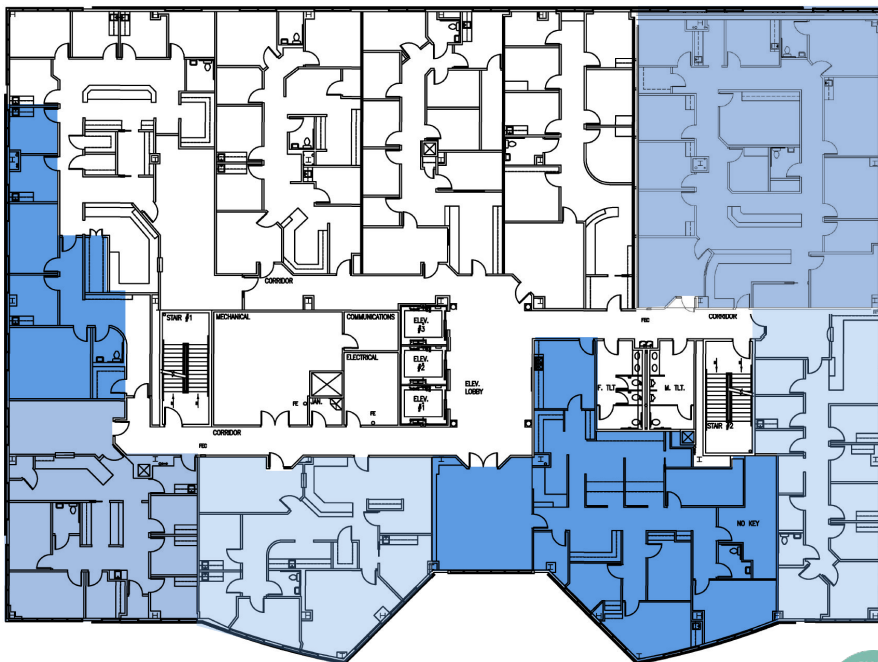
3rd Floor Availabilities

Total available space: 15,342 RSF

SUITE 395
1,421 RSF



SUITE 325
2,071 RSF



SUITE 375
4,158 RSF
(SPEC)



SUITE 385
1,942 RSF



SUITE 315
2,295 RSF



SUITE 305
3,455 RSF



*Suite 305/315/325/375/385/395 -
Contiguous for up to 15,342 RSF

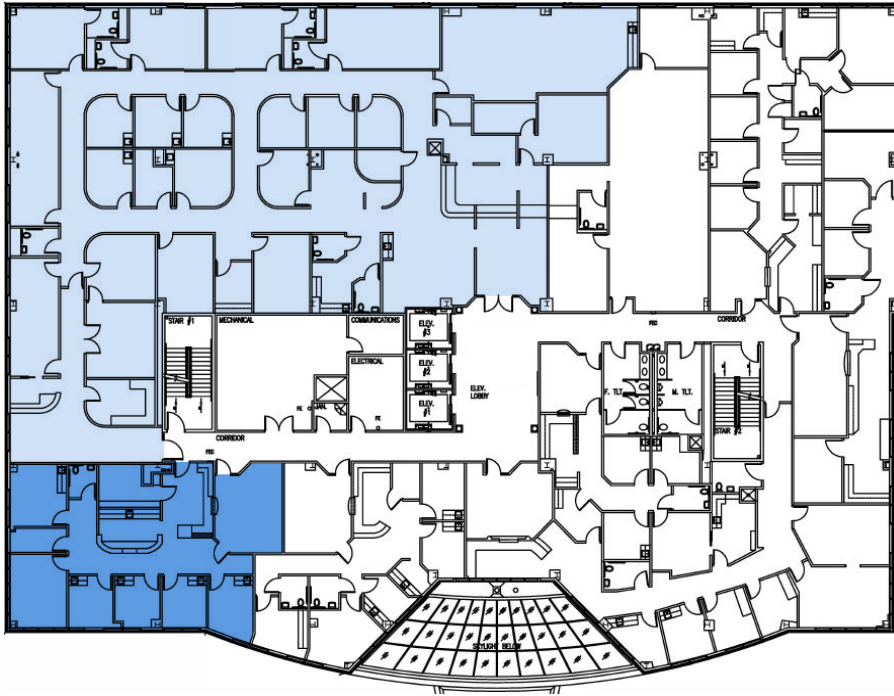
4th Floor Availabilities

Total available space: 12,669 RSF



SUITE 405
10,264 RSF

SUITE 425A
2,405 RSF
Available
5/1/2026



5th Floor Availabilities

Total available space: 17,525 RSF

SUITE 545
2,317 RSF



SUITE 555
4,029 RSF



SUITE 535
5,540 RSF



SUITE 565
1,536 RSF



SUITE 505
4,103 RSF

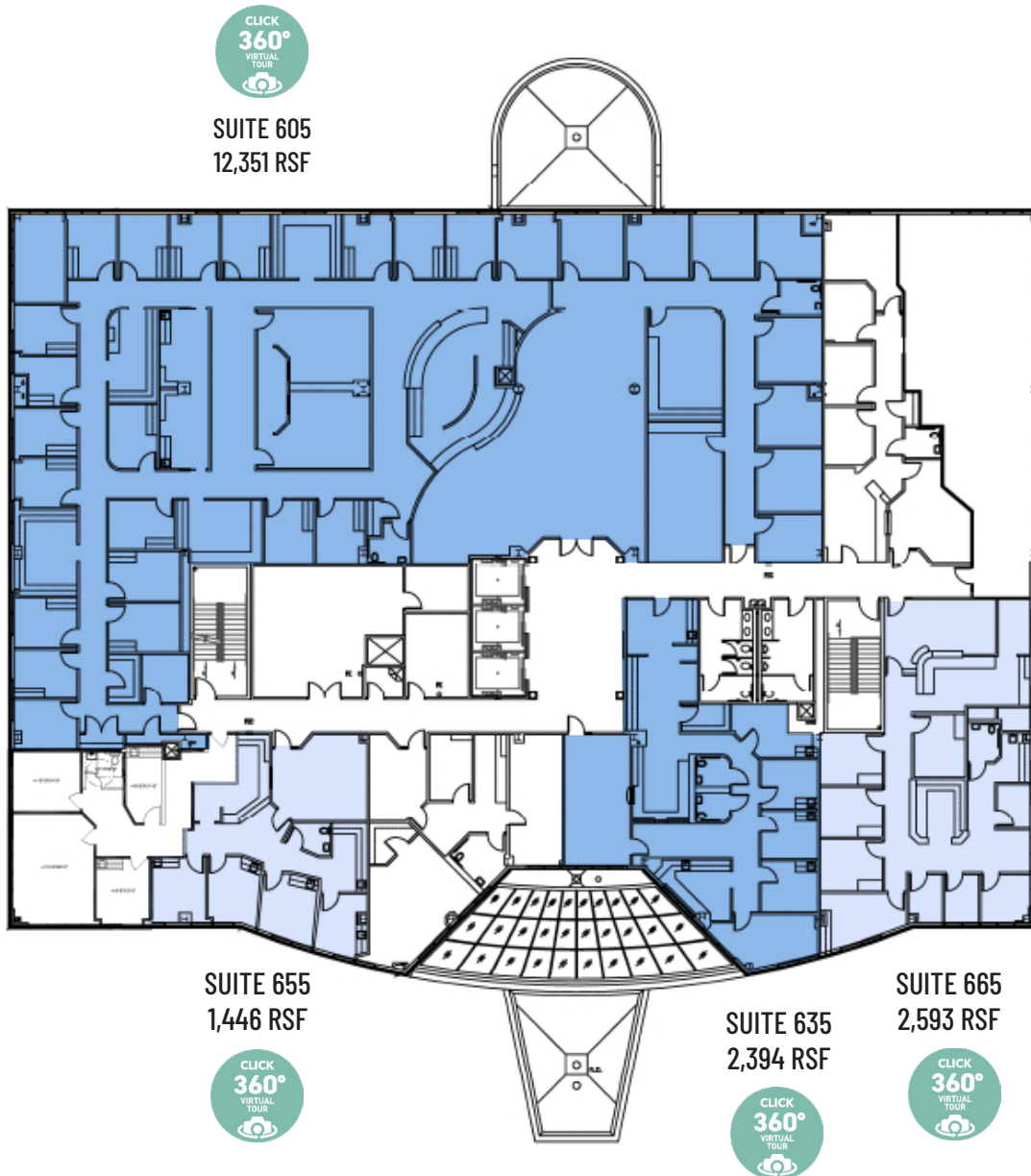


*Suite 505/565 - Contiguous for up to 5,639 RSF

*Suite 535/545/555 - Contiguous for up to 11,886 RSF

6th Floor Availabilities

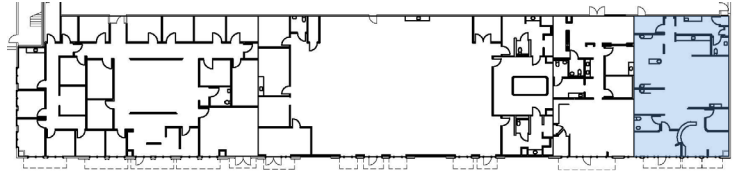
Total available space: 18,784 RSF



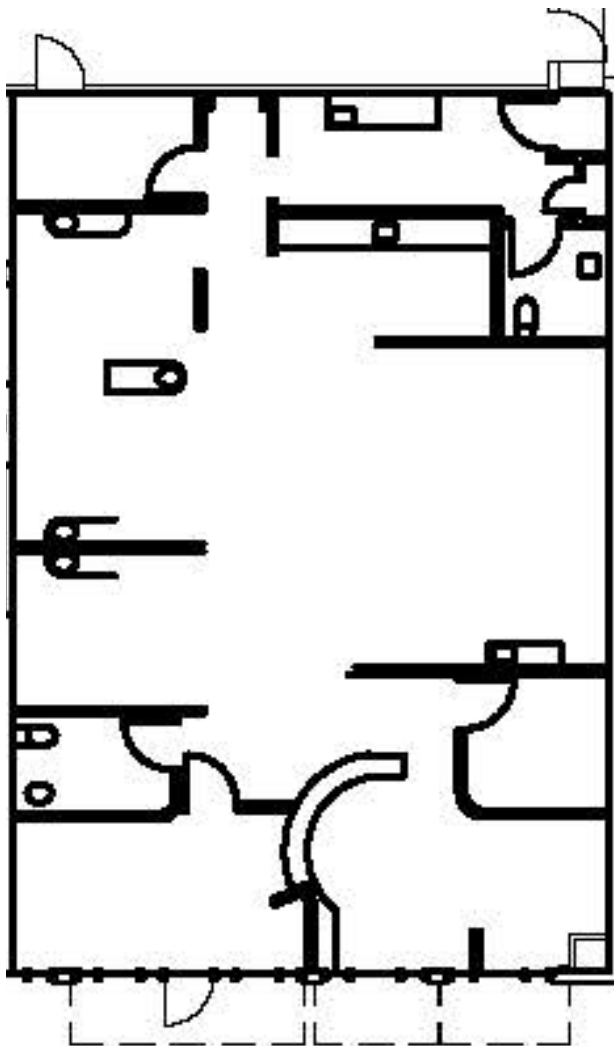
*Suite 635/665 - Contiguous for up to 4,939 RSF

NORTH CYPRESS RETAIL

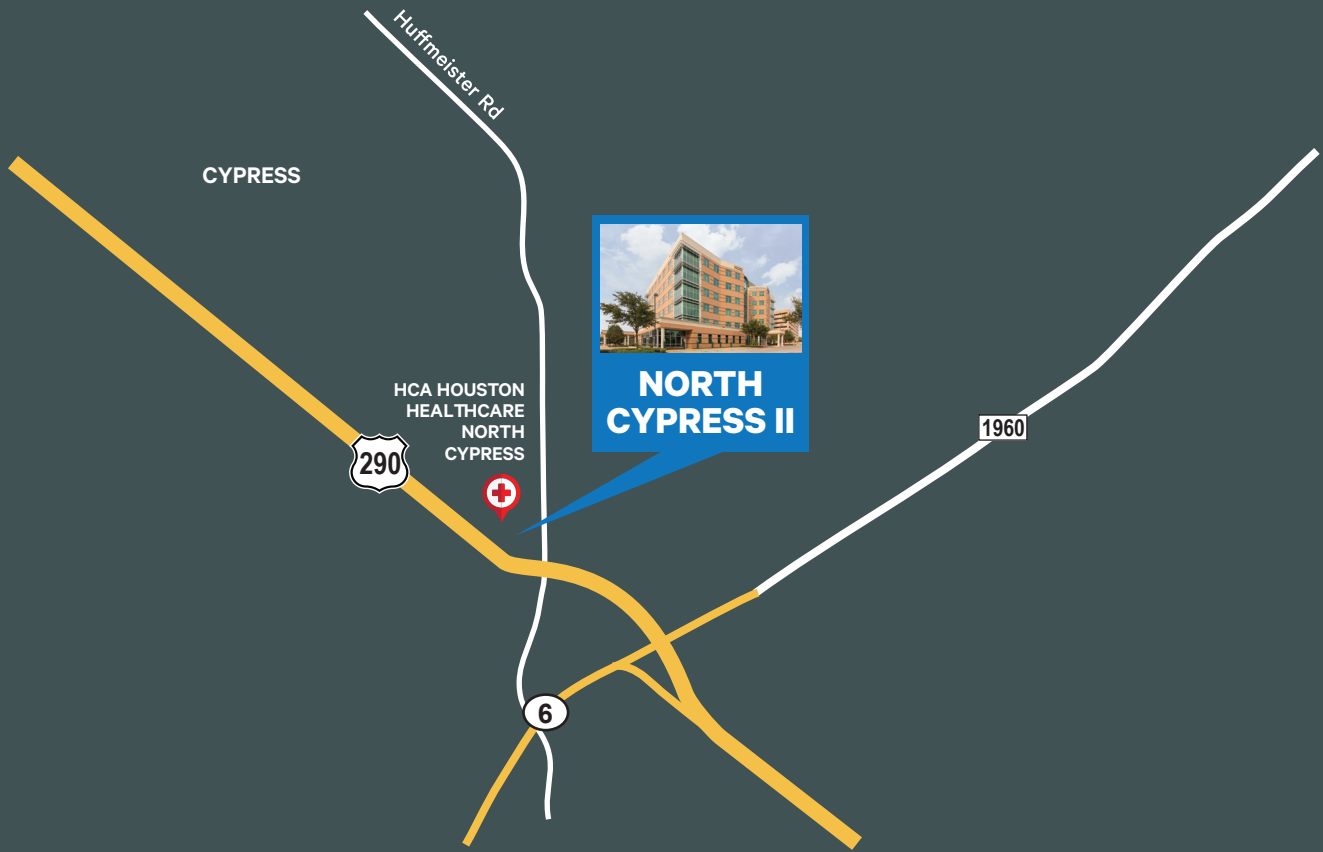
Suite 115 - 2,302 RSF



Site Plan



- Dental office
- Retail space
- End-cap position
- Fronting Hwy 290



Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	12,562	108,243	314,181
Population - 5-Year Projection	12,562	108,243	314,181
Median Age - Estimated 2025	35.7	37.3	37.1
Average Household Income - Estimated 2025	\$114,966	\$115,631	\$123,853



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HEALTHCARE REALTY

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