

FOR LEASE

# 450

## Medical Center Boulevard

WEBSTER, TX 77598

2,038 SF

**MOVE-IN READY  
SPEC SPACE**

AVAILABLE FOR LEASE

**CBRE**



CLEAR LAKE MEDICAL TOWER

## PROPERTY OVERVIEW

### Clear Lake Medical Tower: Move-In Ready Premier Medical Space in a Prime Location

Clear Lake Medical Tower is located on campus to HCA Houston Healthcare Clear Lake and conveniently located less than a mile from the Gulf Freeway. A brand new move-in-ready space located on the first floor is available for lease.

## HIGHLIGHTS



**Brand New SPEC Suite**  
First Floor - 2,038 SF  
Modern Finishes  
Move-In Ready



**Valet Patient**  
Parking



**Free Surface**  
Parking



**No Upfront**  
Buildout Costs  
Provides Speed  
to Market



**On campus to HCA**  
Houston Healthcare  
Clear Lake



# 90K

BUILDING SIZE (SF)

# 6

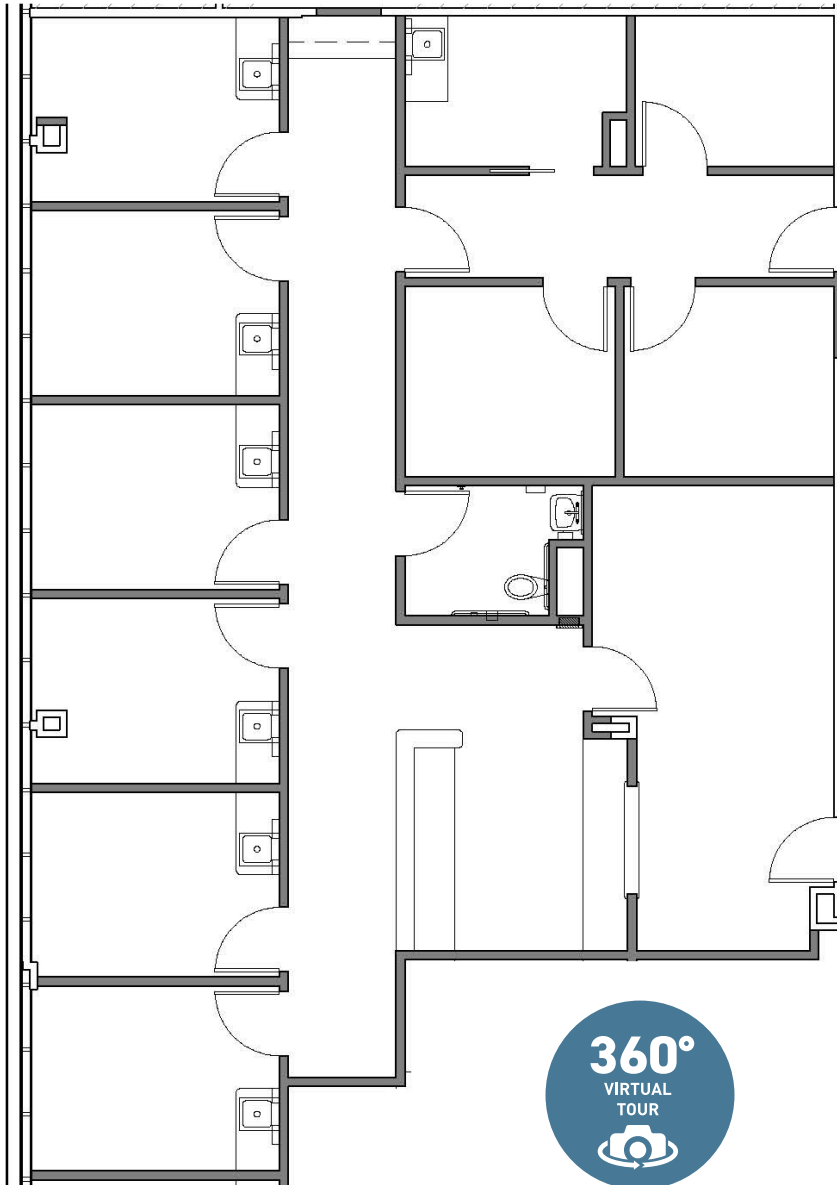
STORIES

# 2,038

SPEC SPACE AVAILABLE (SF)

SUITE 100B - 2,038 SF

MOVE-IN READY SPEC SUITE



HIGHLIGHTS

- Brand New SPEC Suite
- Modern Finishes
- 6 Exam Rooms
- 2 Offices
- Breakroom



# LOCATION

450 MEDICAL CENTER BLVD | WEBSTER, TX 77598



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2024 ESTIMATE			
Population	6,908	81,169	208,991
Population - 5 Year Projection	6,979	82,689	210,827
Median Age	33.3	36.1	38.7
Average Household Income	\$78,189	\$102,162	\$131,017

\*Click on the map for Google Map location

# 450

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### CONTACT US

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