CYPRESS

MEDICAL PLAZA I

27700 NORTHWEST FWY, CYPRESS TX 77433

FOR LEASE | OUTPATIENT MEDICAL SPACE
LOCATED ON THE MEMORIAL HERMANN CYPRESS CAMPUS

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CBRE

PROPERTY HIGHLIGHTS

CYPRESS MEDICAL PLAZA I IS A 165,671 SF, 6-STORY, CLASS A OUTPATIENT MEDICAL BUILDING

- Located 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"

DEMOGRAPHICS

(3-MILE RADIUS)

DAYTIME POPULATION
50,460

AVG HOUSEHOLD INCOME
$178,342

2025 POPULATION
60,634

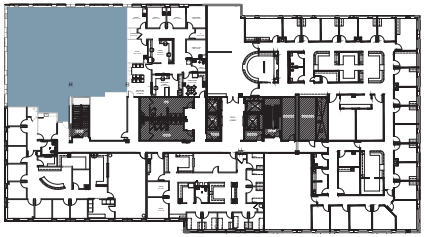
MEDIAN AGE
36.3

MEDIAN HOME VALUE
$389,475

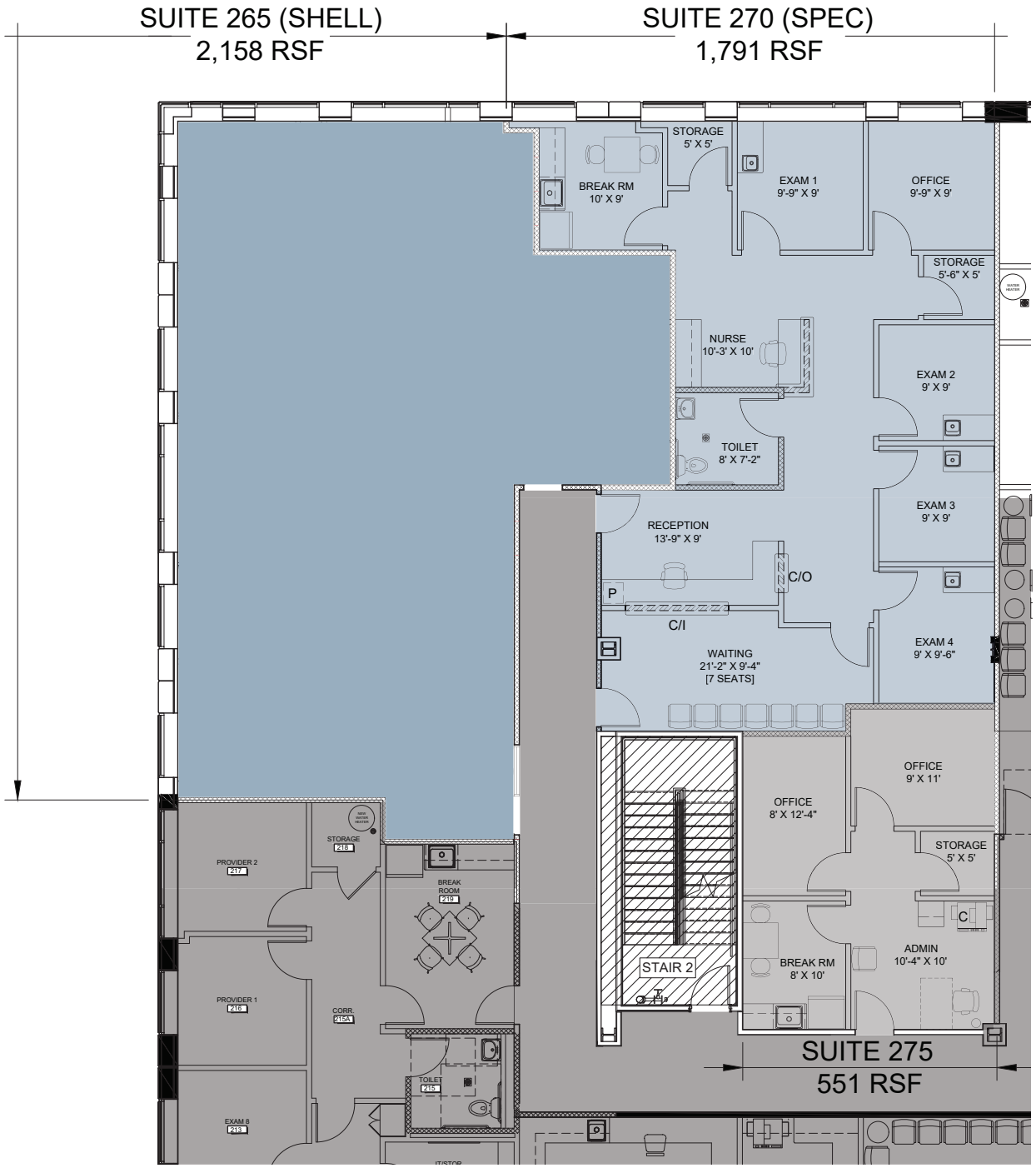
AVAILABILITIES

SPACE	SIZE	CONDITION
Suite 265	2,158 SF	Shell
Suite 270	1,791 SF	SPEC
Suite 350	1,846 SF	2nd Gen

SUITE 265/270 - CONTIGUOUS FOR UP TO 3,949 SF

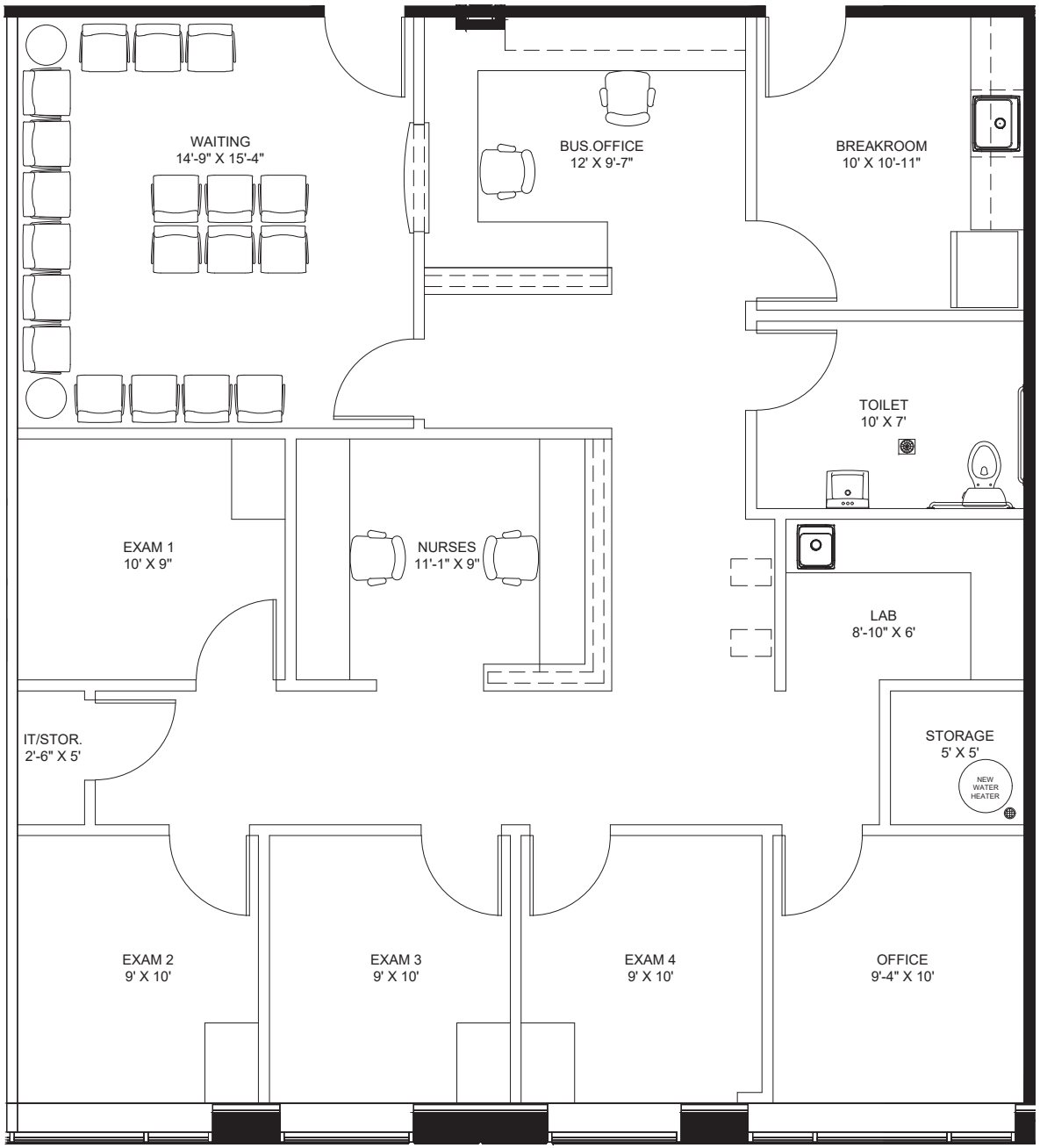


2ND FLOOR



SUITE 350 - 1,846 SF

Available 9/1/2026



3RD FLOOR

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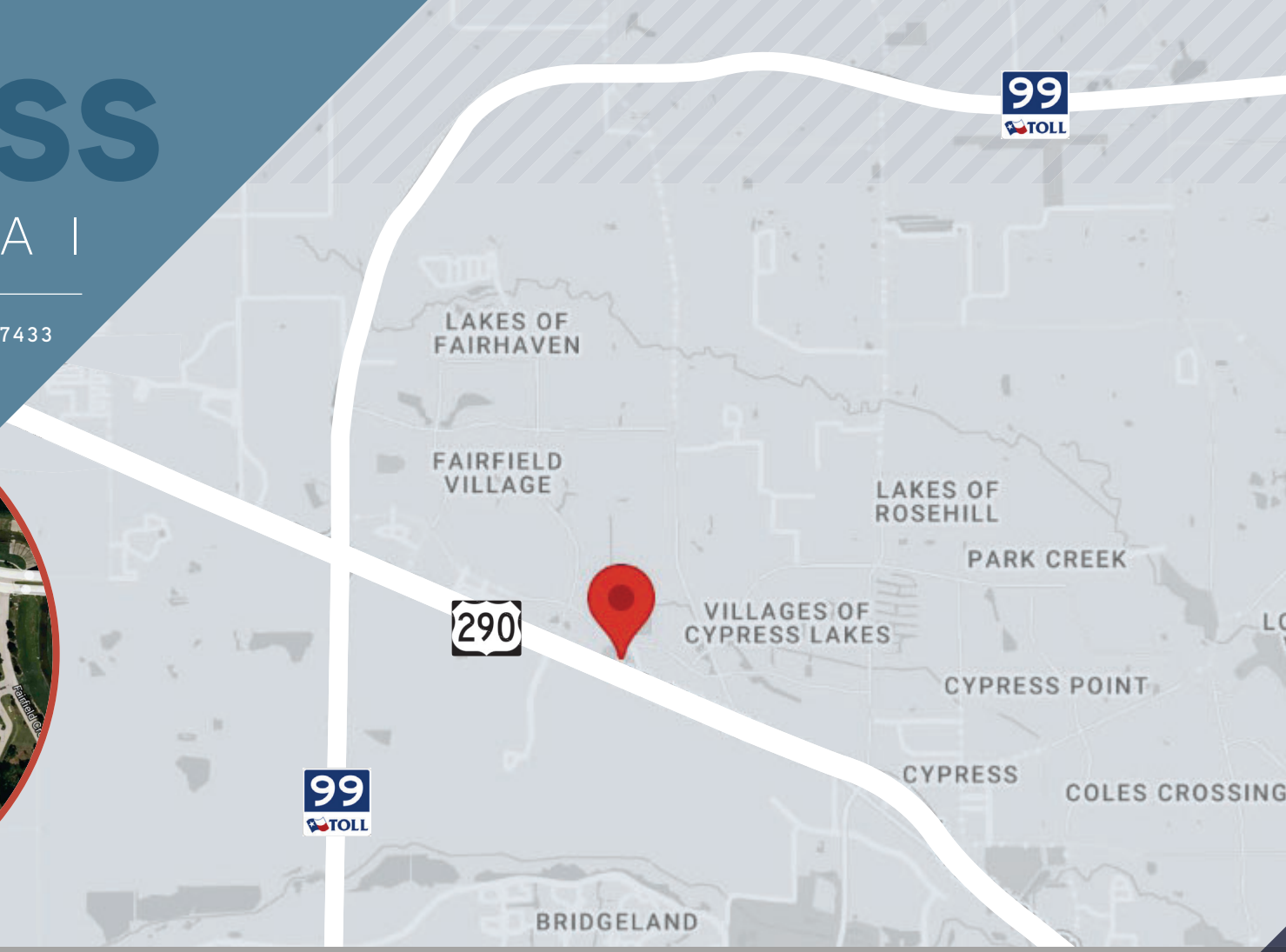

CONTACT US

BRANDY BELLOW SPINKS
Executive Vice President
+1 713 726 6100
brandy.bellow@cbre.com

LANE KANE
Vice President
+1 904 305 7633
lane.kane@cbre.com

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