

FOR LEASE

450

Medical Center Boulevard

WEBSTER, TX 77598

**2,038 SF SPEC SPACE
AVAILABLE FOR LEASE**

CBRE



CLEAR LAKE MEDICAL TOWER

[cbre.com/properties](https://www.cbre.com/properties)

PROPERTY OVERVIEW

Clear Lake Medical Tower: 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



On campus to HCA
Houston Healthcare
Clear Lake



90K

BUILDING SIZE (SF)

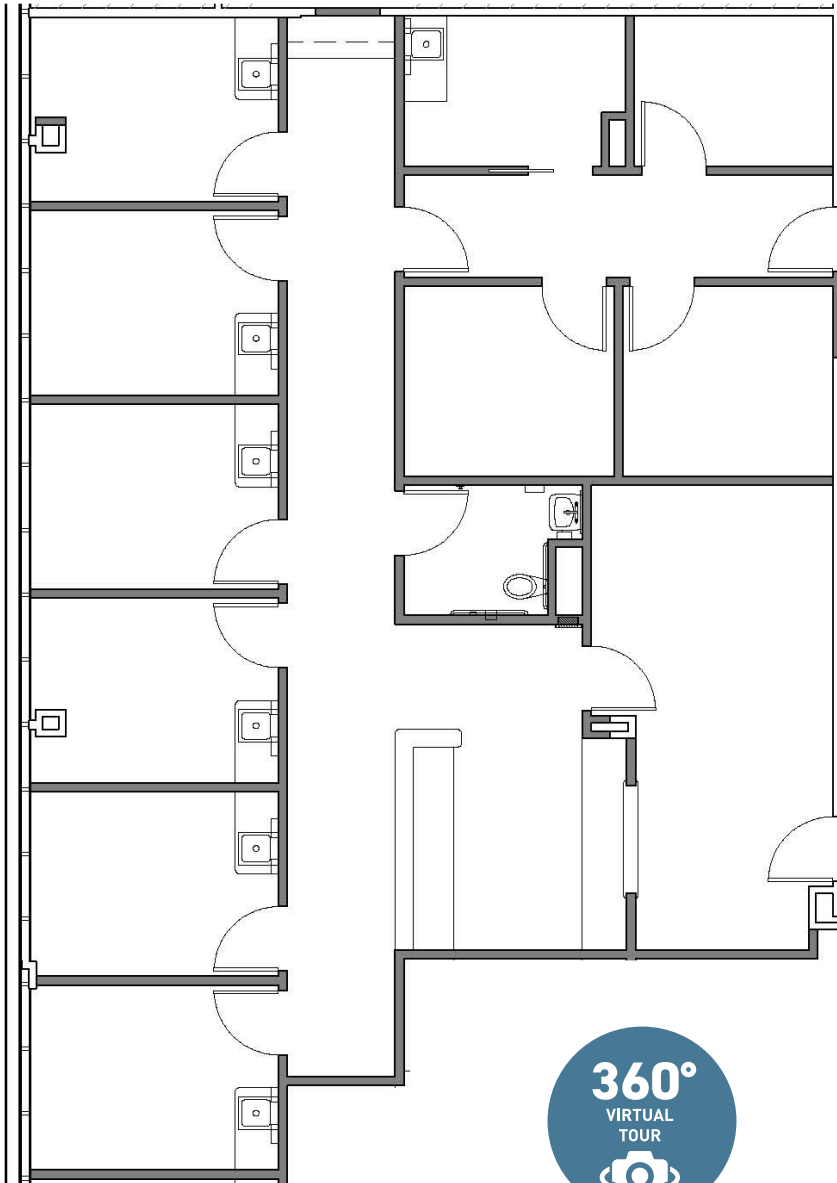
6

STORIES

2,038

SPEC SPACE AVAILABLE (SF)

SUITE 100B - 2,038 SF



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

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CONTACT US

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