

Medical Office | For Lease

CBRE

Gemini II

16840 Buccaneer Ln, Houston, TX 77058

www.cbre.com/properties

Full Floor Opportunity - Up to 21,976 SF





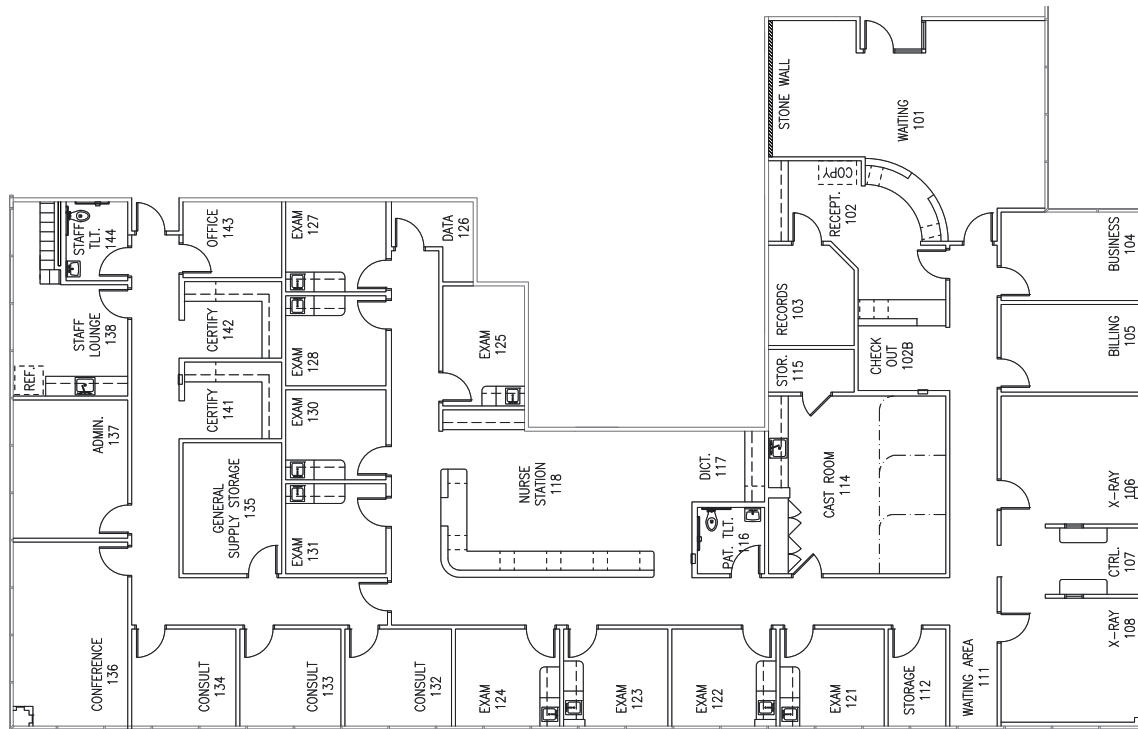
Property Highlights

- + 40,038 SF, Two-story Medical Office Building
- + Easy access to I-45 (Gulf Freeway)
- + Located less than 2 miles from HCA Houston Healthcare Clear Lake
- + Monument signage available
- + Parking ratio: 3.60/1,000

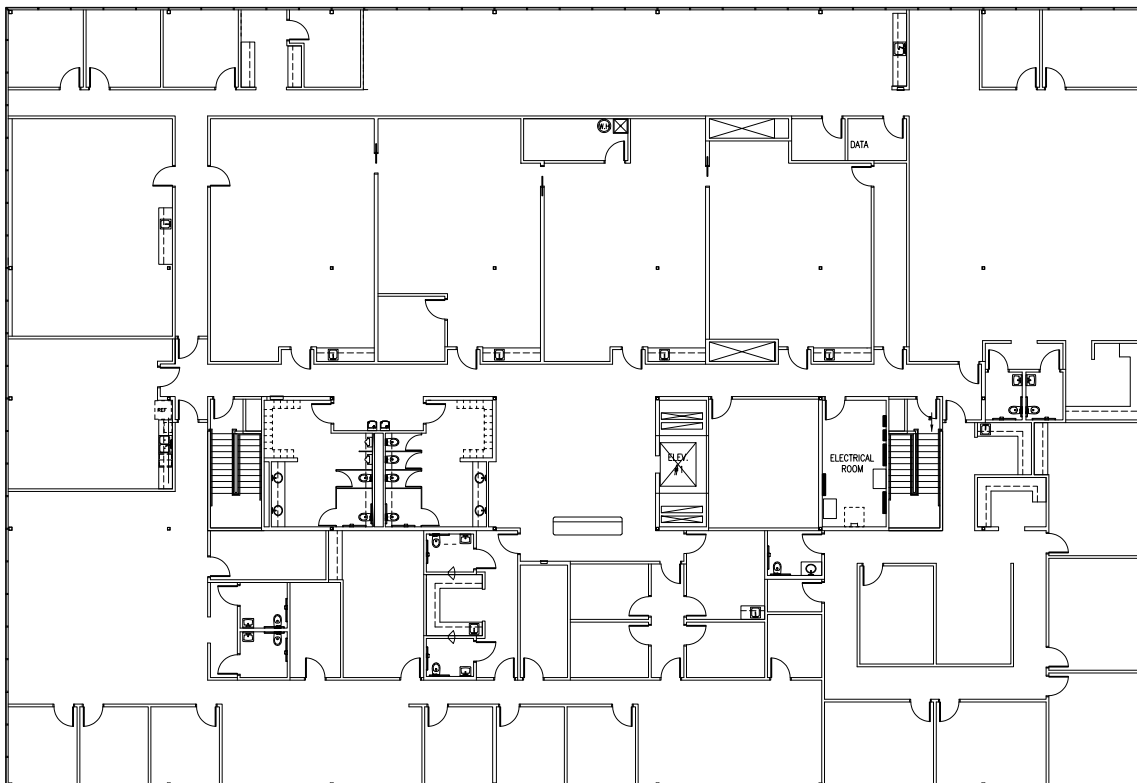
Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	14,104	77,392	189,198
Population - 5-Year Projection	14,251	78,803	193,764
Median Age - Estimated 2025	34.1	37.8	38.9
Average Household Income - Estimated 2025	\$77,140	\$110,789	\$126,879

SUITE 100 - 7,800 RSF



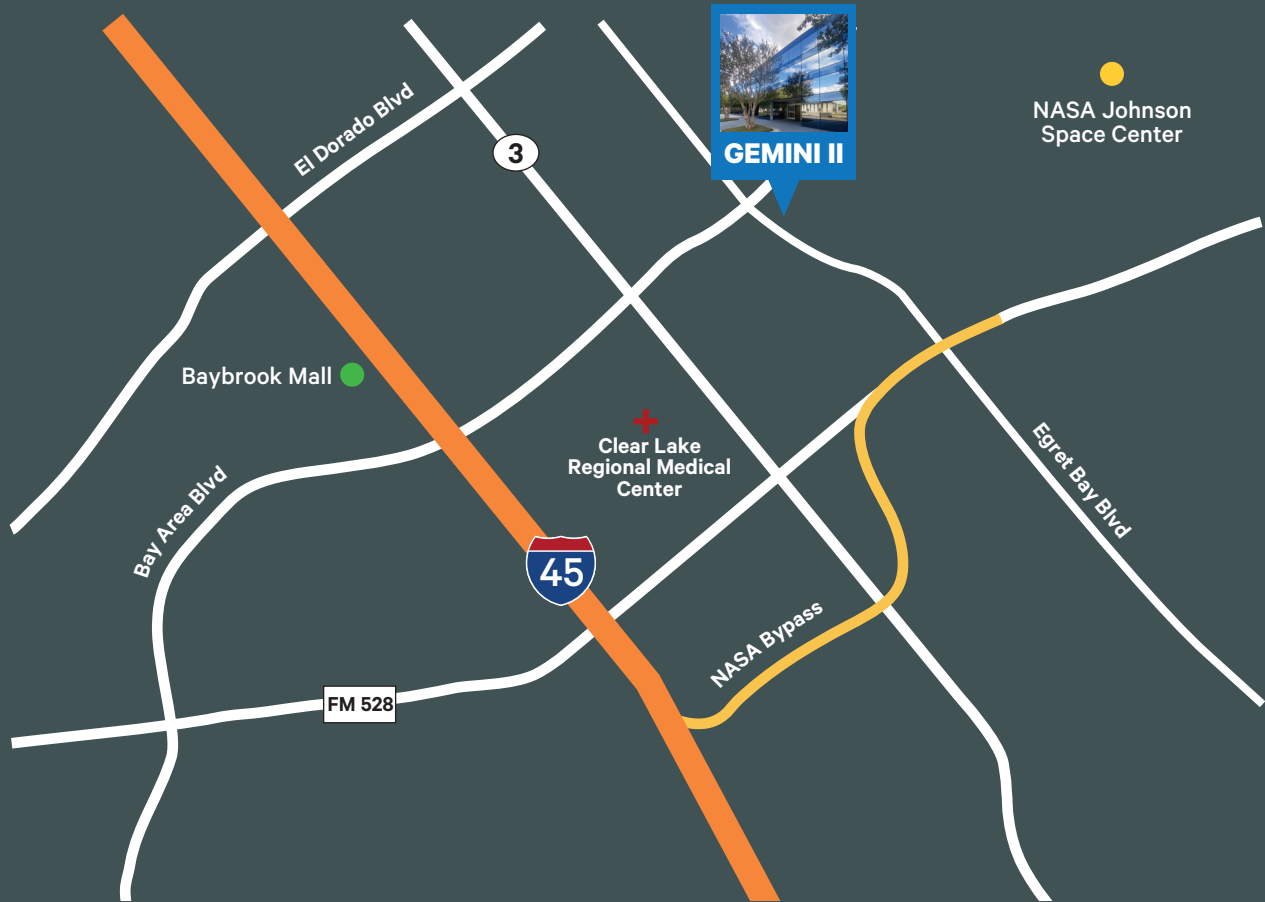
SUITE 200 - 21,976 RSF



GEMINI II

16840 Buccaneer Ln, Houston, TX 77058

For Lease



Contact Us

Angela Barber

Vice President

+1 832 455 6945

angela.barber@cbre.com

Pamela Sprouse

Vice President

+1 832 335 0277

pamela.sprouse@cbre.com

Building owned and managed by

HEALTHCARE REALTY

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/properties

CBRE