

Medical Office | For Lease

CBRE

Gemini II

16840 Buccaneer Ln, Houston, TX 77058

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Full Floor Opportunity - Up to 21,976 SF



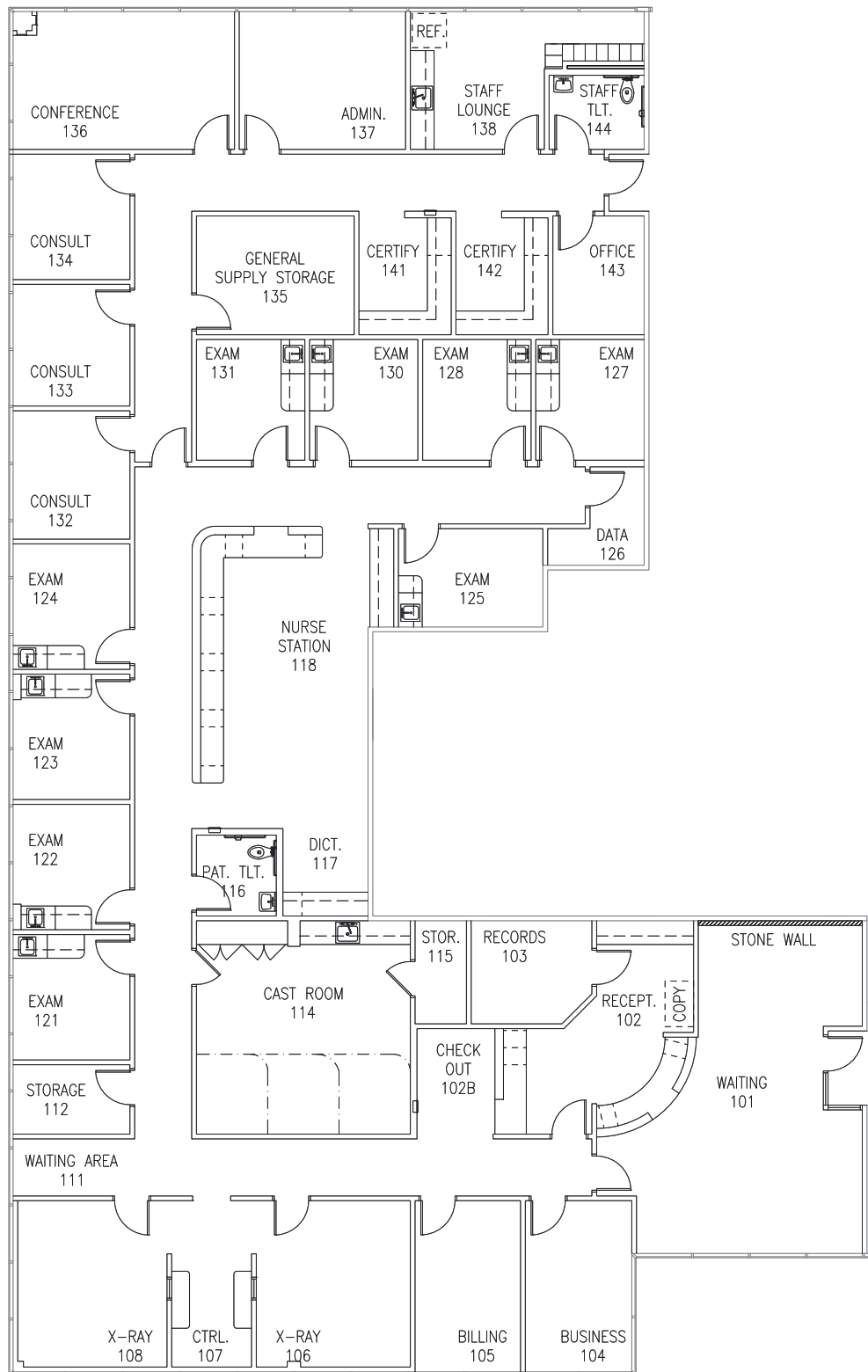


Property Highlights

- + 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

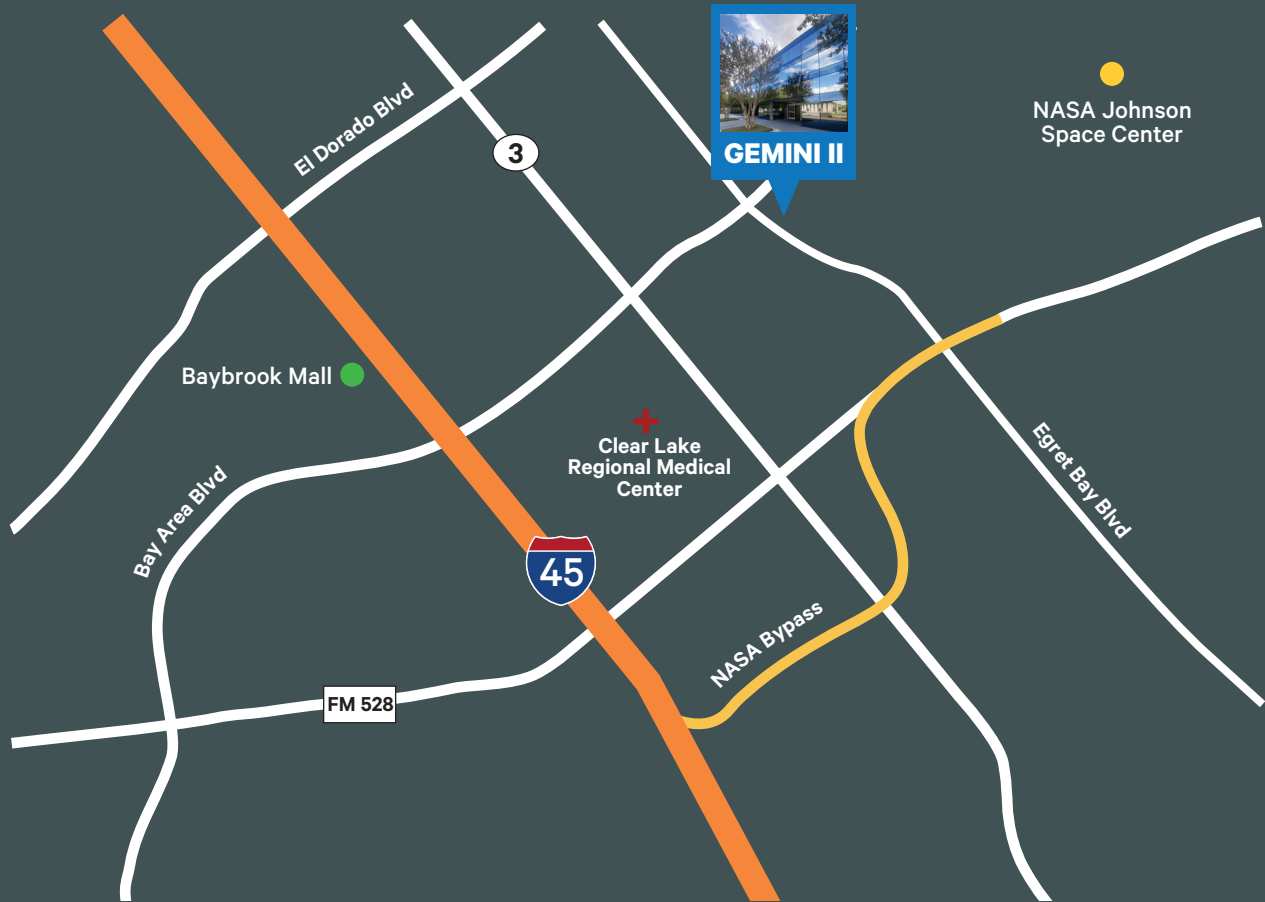
	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	14,104	77,392	189,198
Population - 5-Year Projection	14,251	78,803	193,764
Median Age - Estimated 2025	34.1	37.8	38.9
Average Household Income - Estimated 2025	\$77,140	\$110,789	\$126,879



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Building owned and managed by

HEALTHCARE REALTY

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