



eXpCOMMERCIAL



FOR LEASE

📍 20619 Miramesa Dr.
Cypress, TX 77433

PROPERTY FEATURES

- End Cap
- Natural lighting
- 1994 SF Available
- Easy access to Fry Rd., 290, and Grand Parkway 99
- Co-Tenant Established Orthodontics Practice
- Prime Cypress Location – Surrounded by major national retailers including Walmart and H-E-B.
- High growth Cypress community.
- Convenient surface parking with abundant capacity.

ABOUT THIS PROPERTY

Nestled in the heart of Cypress's thriving retail corridor. The center is surrounded by upscale master-planned communities such as Miramesa, Towne Lake, Bridgeland, Canyon Lakes West, Cypress Creek Lakes, and Bridgecreek.



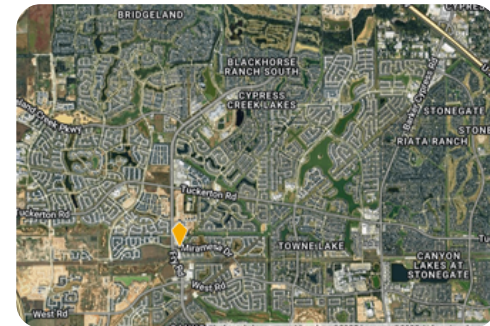
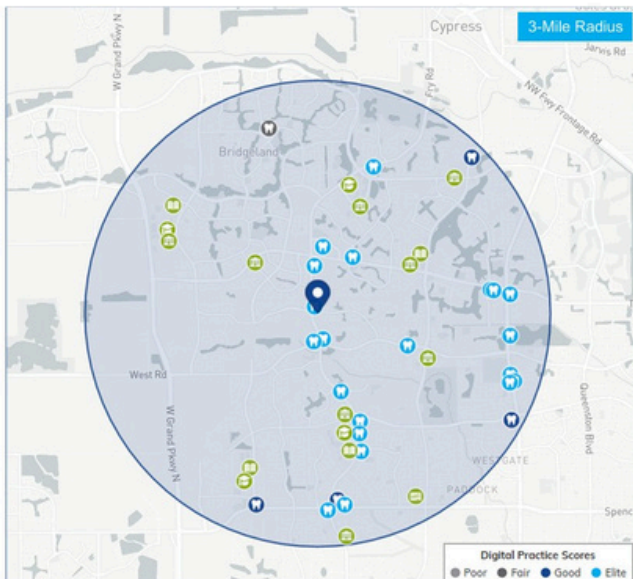
- Ideal for Healthcare/Medical Users, Dental Specialists Pediatrics, Oral Surgery, Endodontics, or Specialty Medical, Complementary healthcare services (wellness, aesthetics, physical therapy, etc.)
- Professional office or service-oriented user
- Cold Shell Condition – Build out to your exact specifications and create a custom-designed space for your practice or business.
- High-Growth Market – Located within one of Houston's fastest-growing residential communities with thousands of new rooftops and continued new home construction.



Dentagraphics

General Dental Practices and Schools

Population 83,612	Employees 12,722	Avg Household Size 3.47
Household Income \$117,636	Median Age 32.1	Speaks English 54.4%
Practices 27*	Observed Growth 1.8%	Fee Index \$\$\$\$\$
Saturation 3,097	Home Ownership 84.1%	Search Index N/A



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