

Medical Office | For Lease

CBRE

Pearland MOB

2950 Cullen Parkway, Pearland, TX 77584

www.cbre.com/properties

2,000 - 4,000 RSF Available



Building owned and managed by
HEALTHCARE REALTY

Property Highlights

- + 35,015 SF total of Class A Medical Office Space
- + Located in the fastest growing, affluent Houston suburb boasting strong payor mix
- + Move-in ready clinical suite available
- + Tenant controlled HVAC for after-hours access
- + Parking ratio of 5:1,000 with multiple building entry points
- + Building and monument signage available
- + Dedicated, covered patient drop-off

Demographics

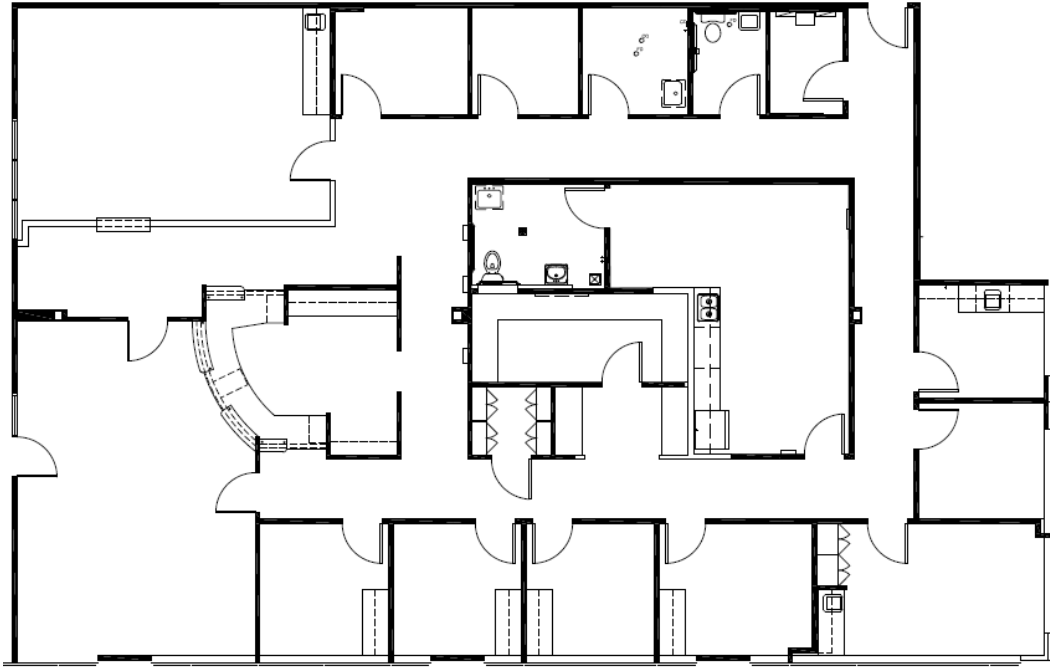
	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	11,066	69,463	161,797
Population - 5-Year Projection	10,939	71,219	170,911
Median Age - Estimated 2024	36.9	37.2	36.1
Average Household Income - Estimated 2024	\$127,362	\$141,015	\$135,406

Availability

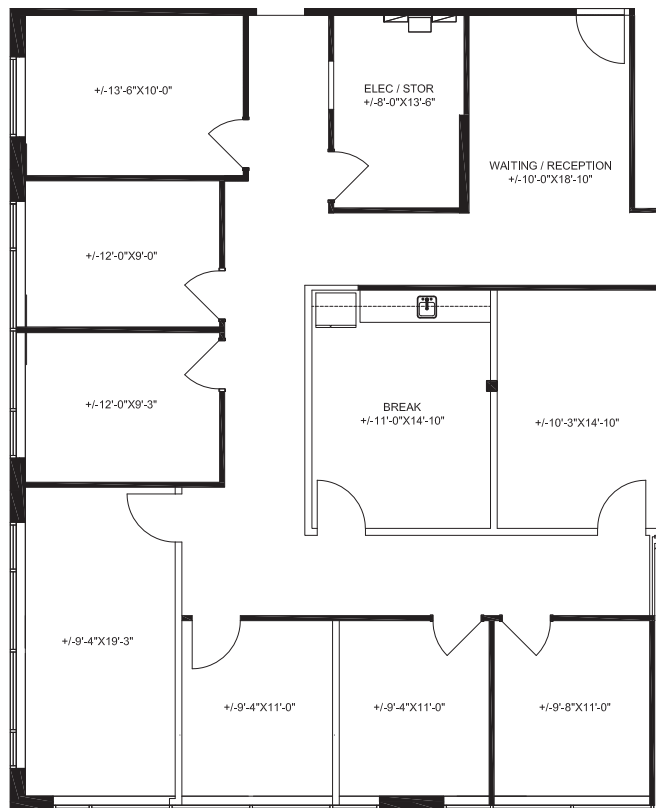
	SF AVAILABLE	NOTES
SUITE 101	4,366 SF	Available 2/1/2027
SUITE 102	2,283 SF	Available
SUITE 110	2,928 SF	Available 6/1/2026
SUITE 202/203	3,548 SF	Available

SUITE 101 - 4,366 RSF

Available 2/1/2027



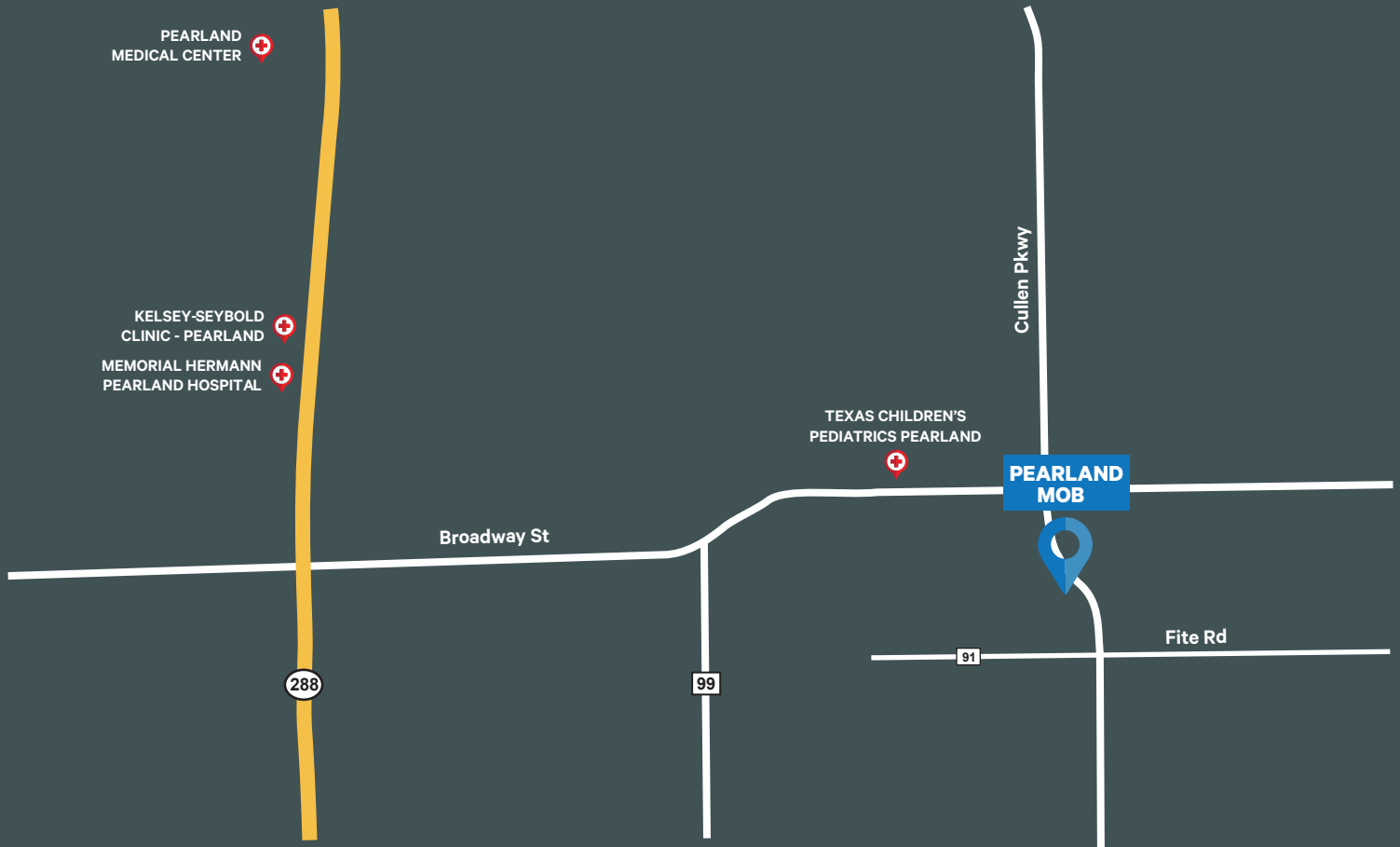
SUITE 102 - 2,283 RSF



PEARLAND MOB

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