

27160 Hwy 290 E

MEDICAL OFFICE SPACE FOR LEASE



Nearby retail also includes:



27160 HWY 290 E // CYPRESS, TX // 77433

LEASE

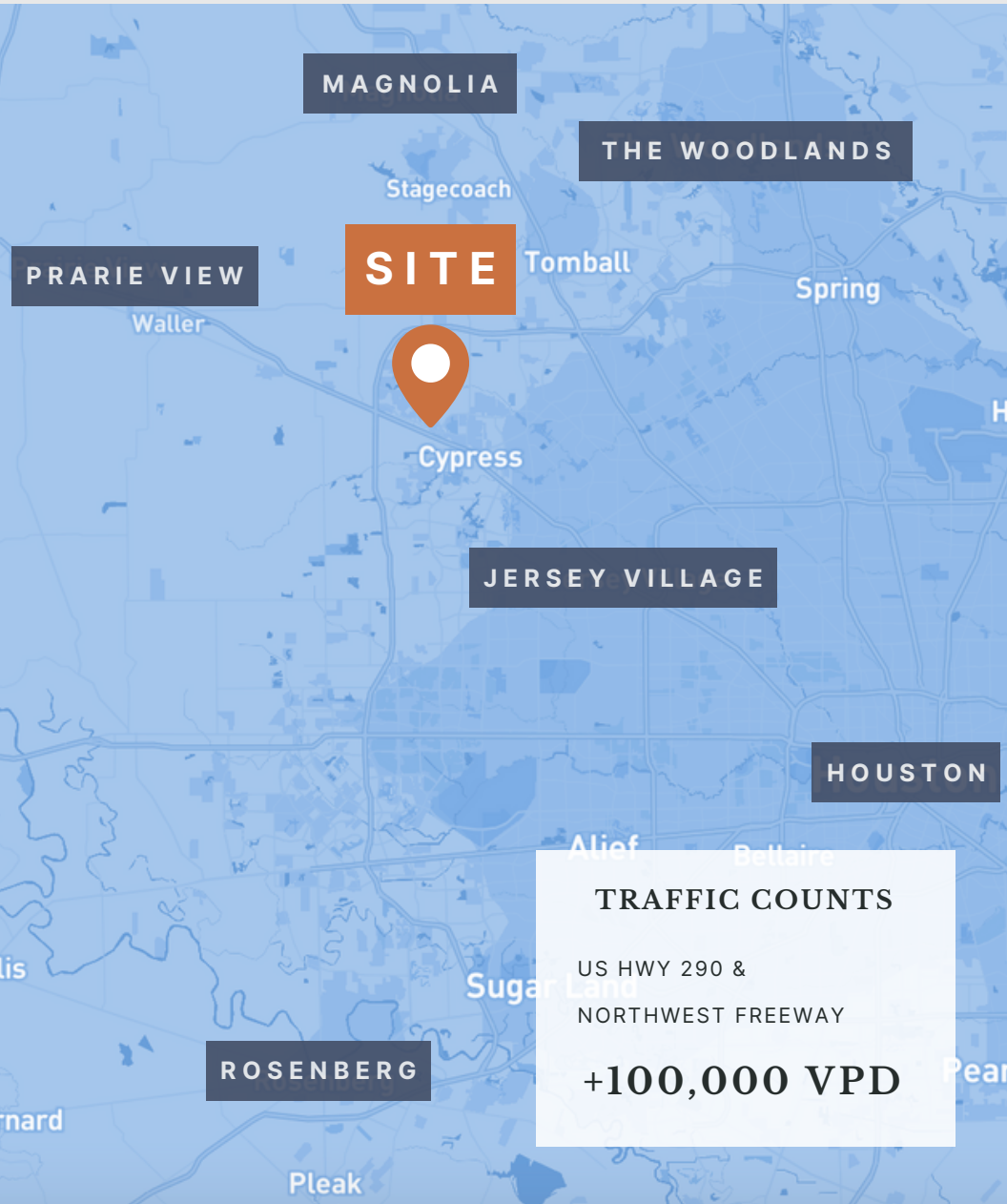
MEDICAL
OFFICE SPACE
FOR LEASE

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21,500 SF BUILDING | THREE STORIES | SHELL CONDITION

EXECUTIVE SUMMARY

- Cypress Medical Plaza Building sits right off of US Hwy 290 in the rapidly growing Northwest Outlier Submarket.
- Situated in-between Memorial Hermann Cypress Hospital and the under-construction Houston Methodist Hospital.
- Immediate access to US Hwy 290, Mueschke Road, and Louetta Road.
- Extremely high growth area - 69.17% population increase in the last five years within a five mile radius.
- Shell condition allows tenant to build out facility.
- Ample parking and signage available.
- Exceptional facilities with elevator.
- Designed for medical use.

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SPACE AVAILABILITY

FIRST FLOOR	
SUITE 105	4,854 SF
SUITE 106	4,350 SF
THIRD FLOOR	
~9,375 SF *Can Be Demised*	

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DEMOGRAPHICS

KEY DEMOGRAPHIC METRICS	1 MILE	2 MILES	3 MILES
TOTAL POPULATION 2022	7,985	64,745	142,042
MEDIAN HOUSEHOLD INCOME 2022	\$105,807	\$114,939	\$121,760
SUPPLEMENTAL DEMOGRAPHIC METRICS			
TOTAL HOUSEHOLD 2022	2,624	20,863	46,137
HOUSEHOLD GROWTH 2010-2022	63.90%	76.58%	73.02%

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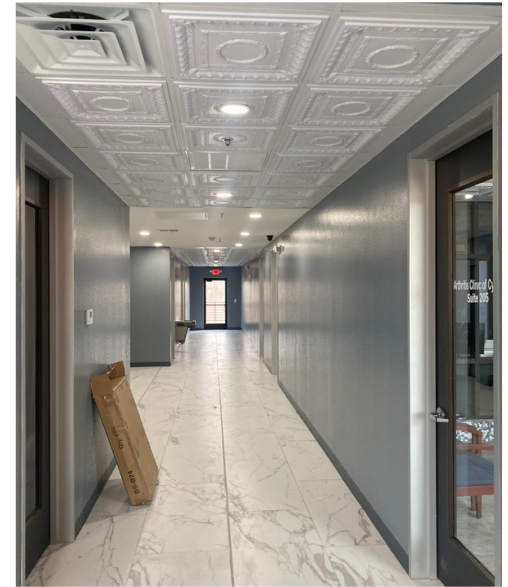
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— PRACTICE —
REAL ESTATE



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Cypress, TX 77433

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Thomas Allen Real Estate 2, LLC	9004335		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent	License No.	Email	Phone
James Fitzgerald	786579	JFitzgerald@PracticeRealEstateGroup.com	210/872.4800
Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date