



For Lease

Cypress Medical Plaza

46,380 SF Medical/Retail Professional Office Building

20320 Northwest Freeway, Cypress, TX 77065

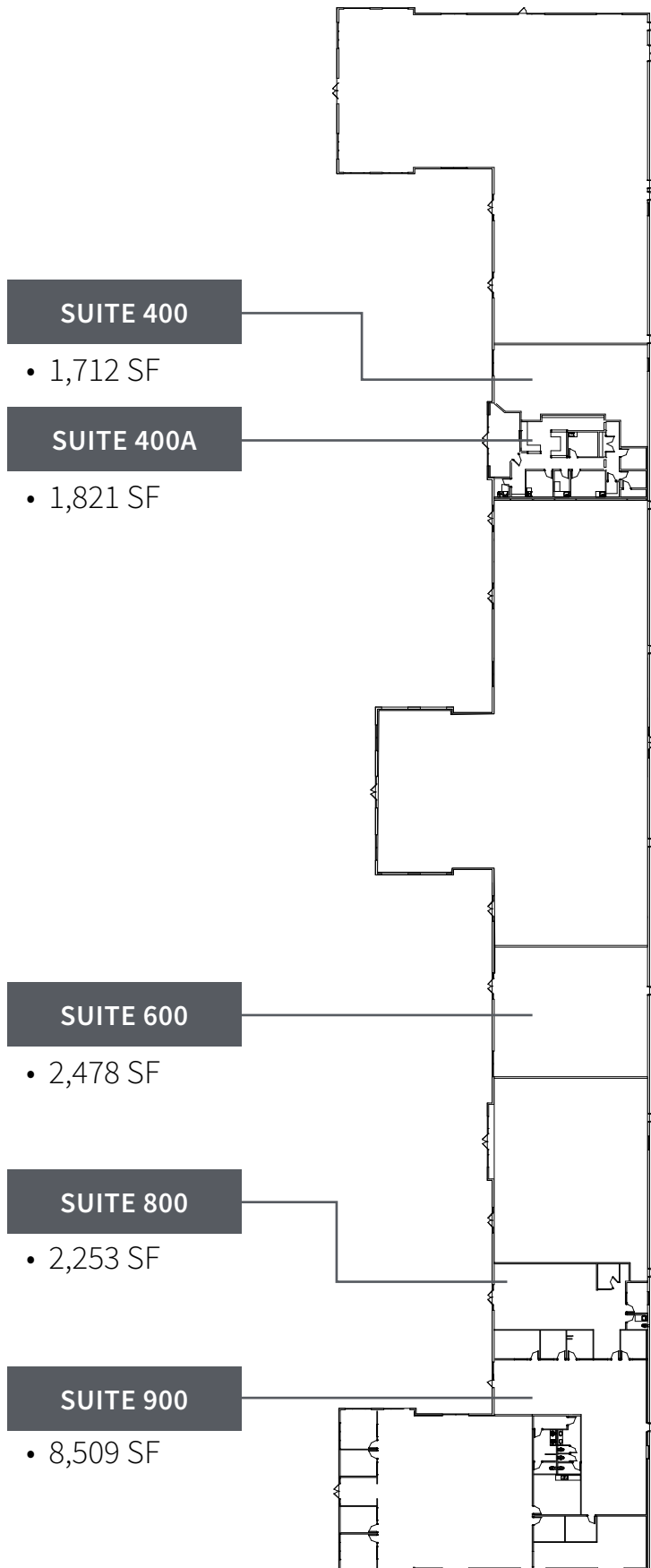
Building Features



- Medical/Retail professional office building
- Availability from 1,821 SF to 10,762 SF
- End cap available
- High visibility and easy accessibility from Highway 290
- Located within one mile from HCA Houston Healthcare North Cypress Campus
- Covered parking
- Covered patient drop-off
- Building façade and pylon/LED signage
- No lobby, elevators allow for 20% more efficiency
- Parking ratio: 5/1,000

Availabilities

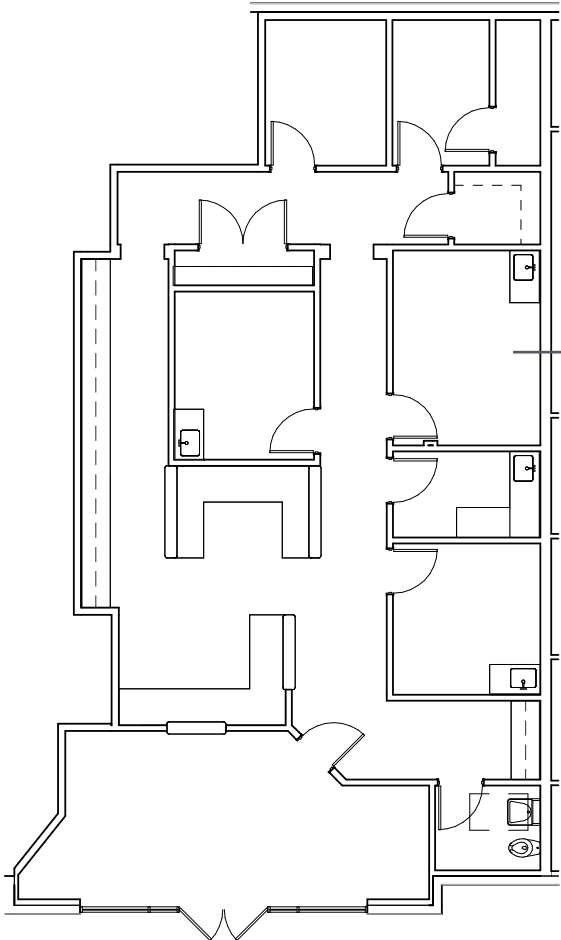
Total available space: 23,781 SF
Max Contiguous: 10,762 SF



Specialties

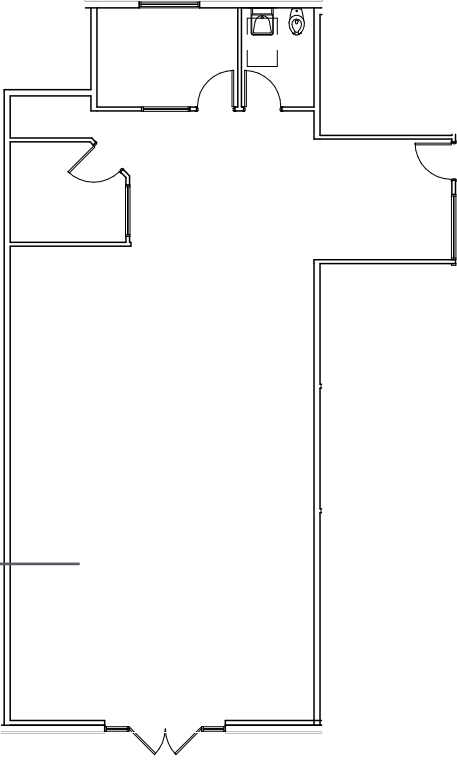
- Dialysis
- Dental
- Digestive Disease
- Dermatology
- Primary Care
- Vein and Vascular Center

Floor Plans



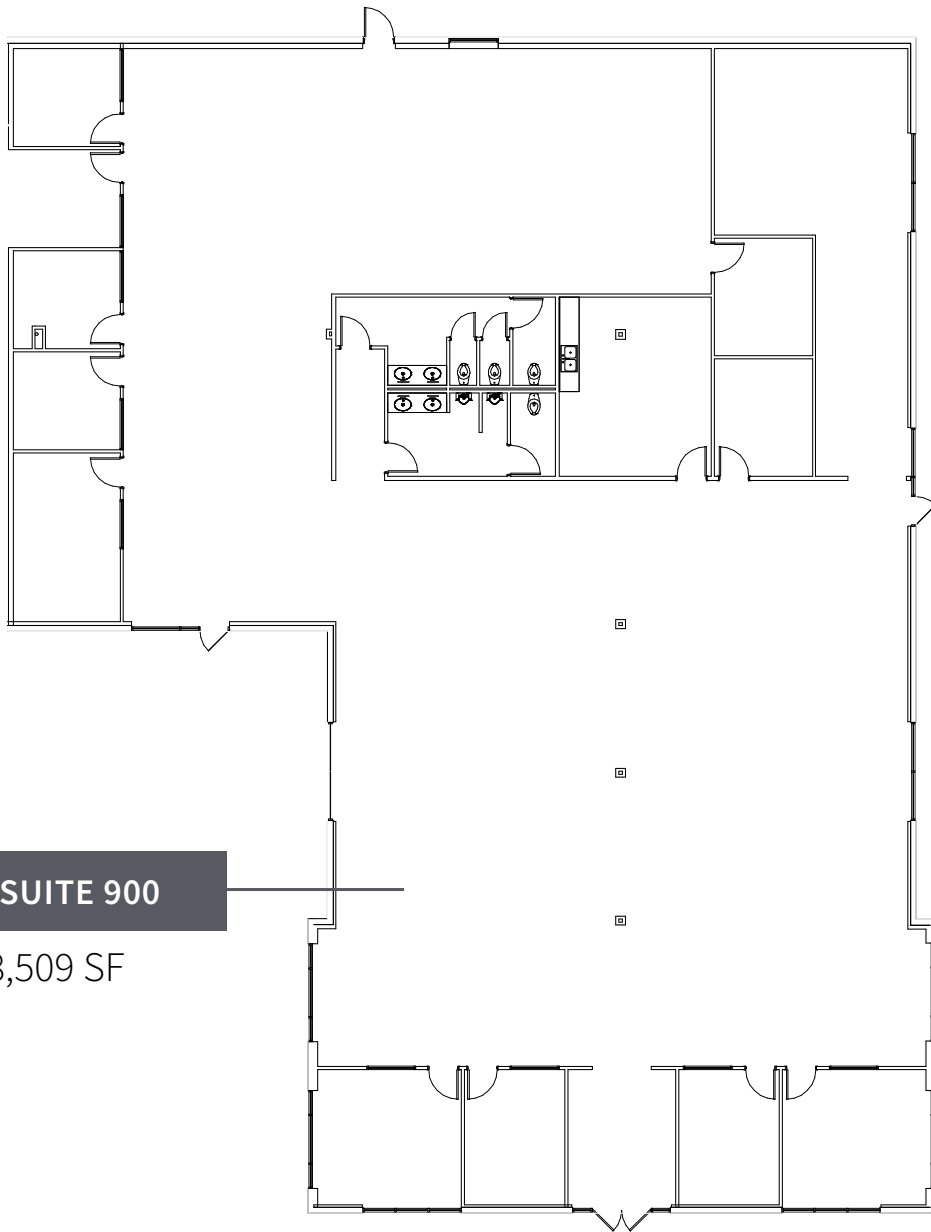
SUITE 400A

• 1,821 SF



SUITE 800

• 2,253 SF

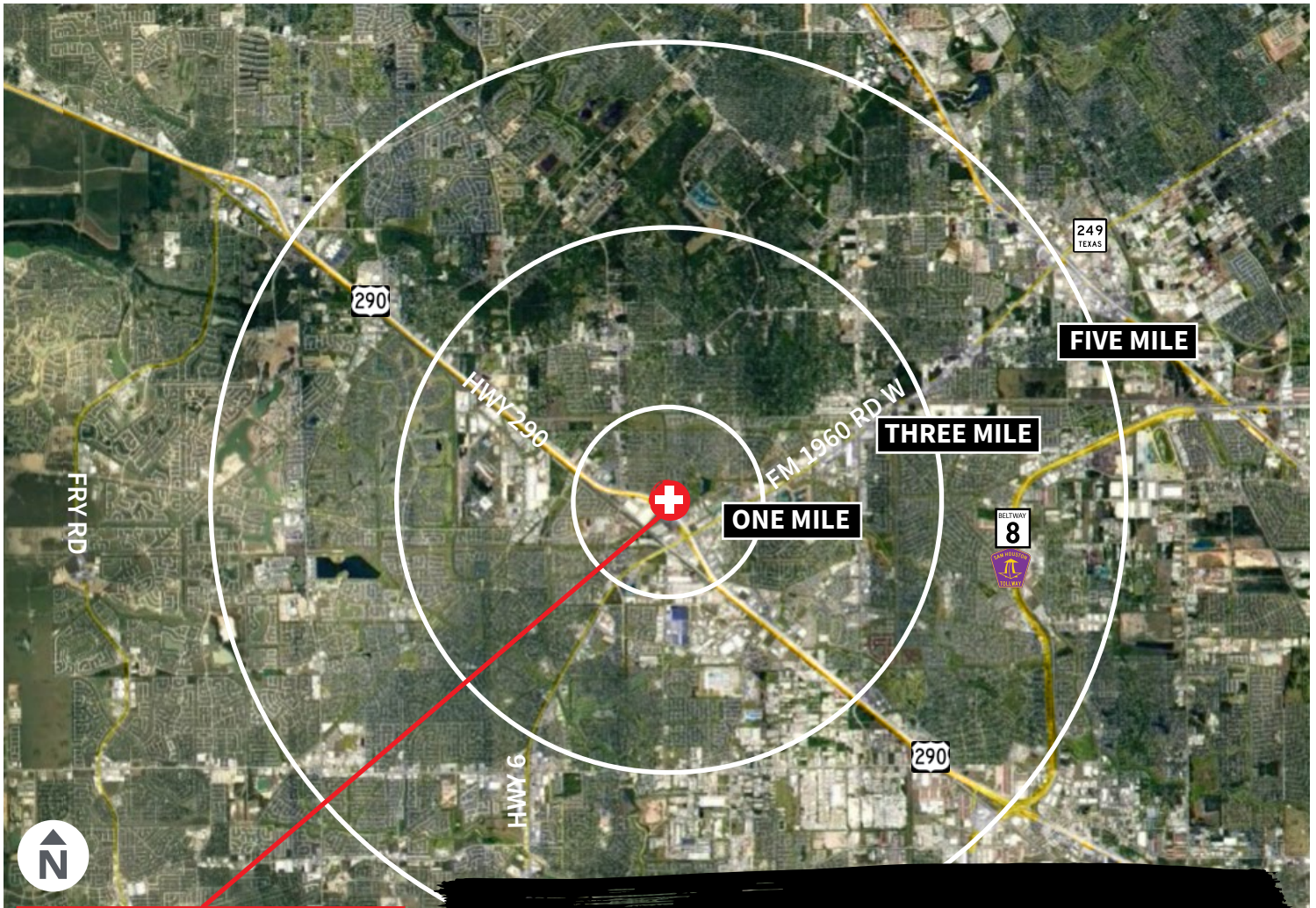


SUITE 900

• 8,509 SF

Prestigious Location

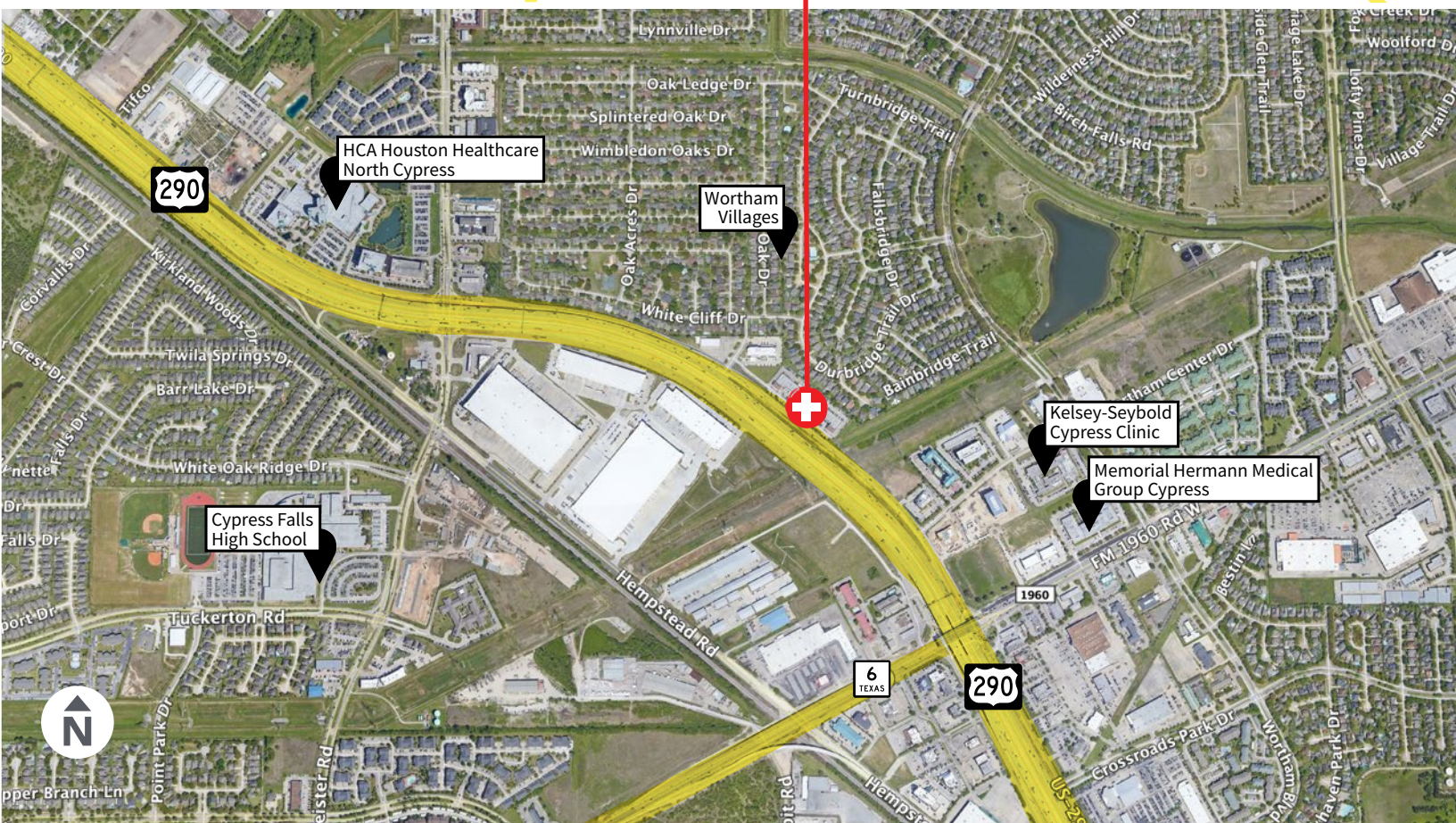
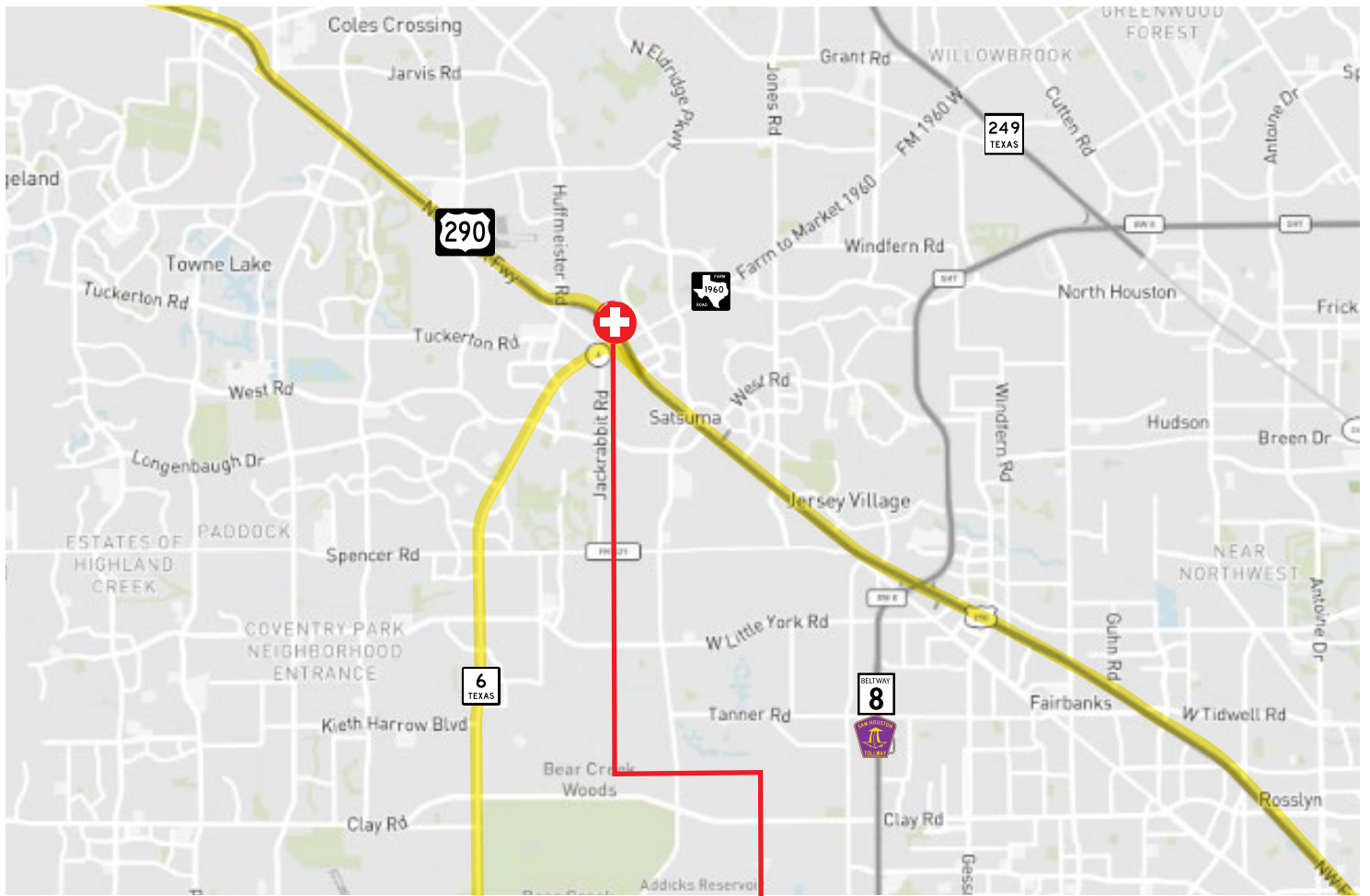
Cypress Medical Plaza is a single-story medical/retail professional office building with excellent visibility and easy accessibility from Highway 290. The site commands Cypress's highest traffic counts with over 145,000 cars per day and is ideal for a medical user as it is located within one mile from HCA Houston Healthcare North Cypress Campus, Kelsey-Seybold Cypress Clinic and Memorial Hermann Medical Group Cypress. The facility also serves Wortham Villages and is within a two-mile radius of Cypress Falls High School.



AREA DEMOGRAPHICS

1 MILE	3 MILE	5 MILE
13,668 2010 Population	103,831 2010 Population	274,581 2010 Population
15,729 2020 Population	115,347 2020 Population	311,591 2020 Population
16,354 2025 Population	119,335 2025 Population	323,365 2025 Population
3.97% Population Growth 2020-2025	3.46% Population Growth 2020-2025	3.78% Population Growth 2020-2025

Location Highlights





20320 Northwest Freeway | Cypress, TX 77065

Leasing by



Contact broker for rates

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