

Medical Office | For Lease

CBRE

Pearland MOB

2950 Cullen Parkway, Pearland, TX 77584

www.cbre.com/properties

2,000 - 3,500 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

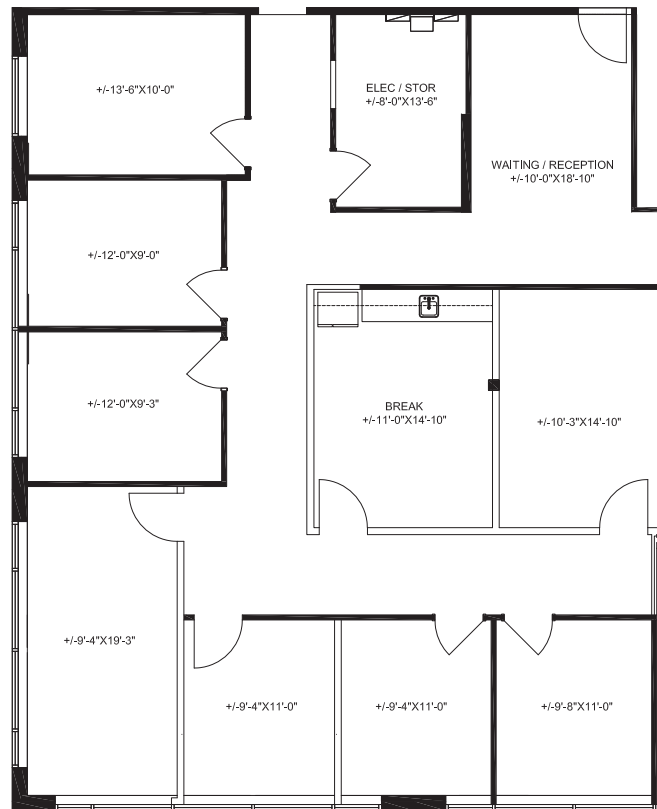
Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	10,073	69,365	168,042
Population - 5-Year Projection	10,911	73,216	177,867
Median Age - Estimated 2025	36.5	37.0	36.1
Average Household Income - Estimated 2025	\$145,113	\$154,068	\$145,280

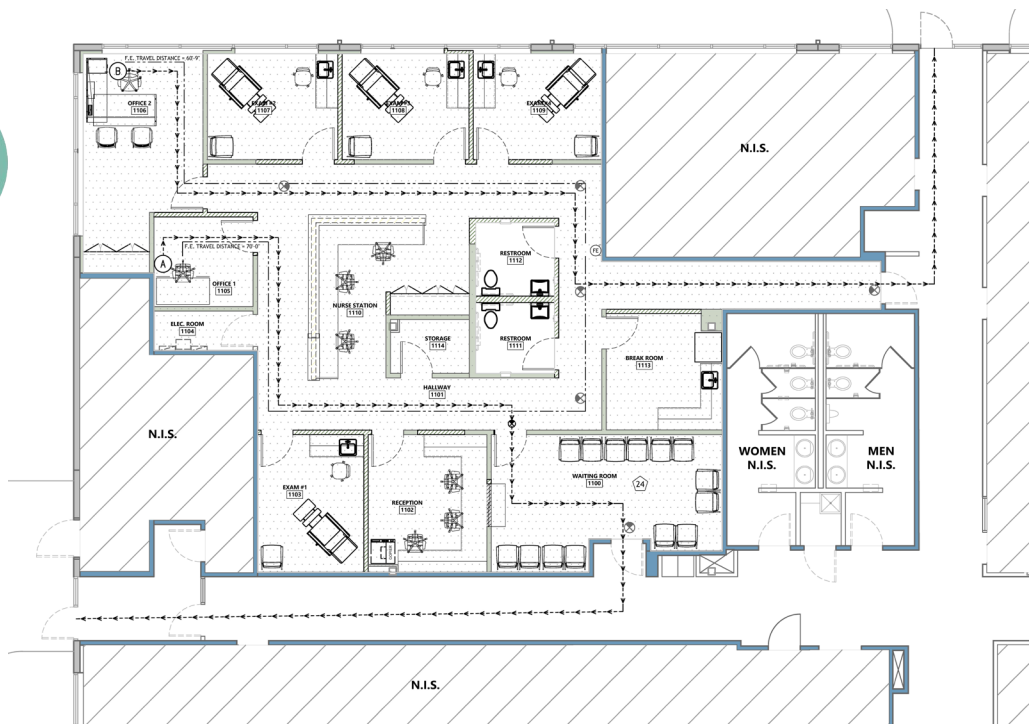
Availability

	SF AVAILABLE	NOTES
SUITE 102	2,283 SF	Available
SUITE 110	2,928 SF	Available
SUITE 202/203	3,548 SF	Available

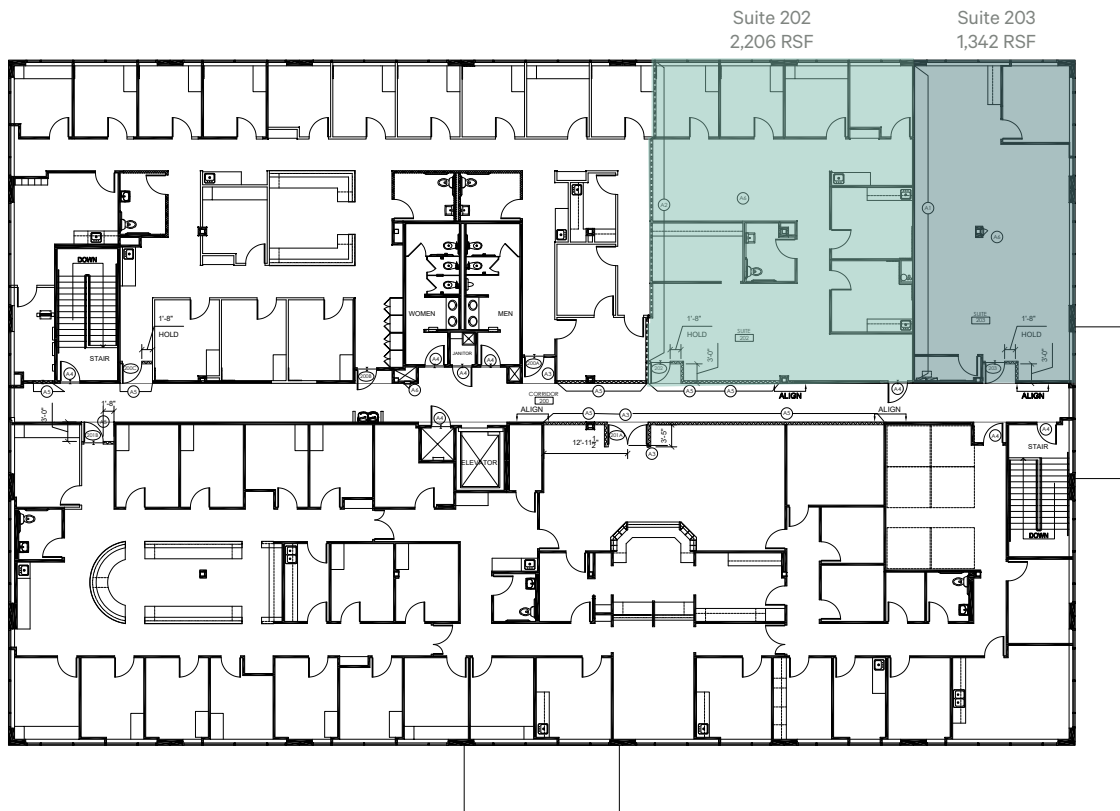
SUITE 102 - 2,283 RSF



SUITE 110 - 2,928 RSF



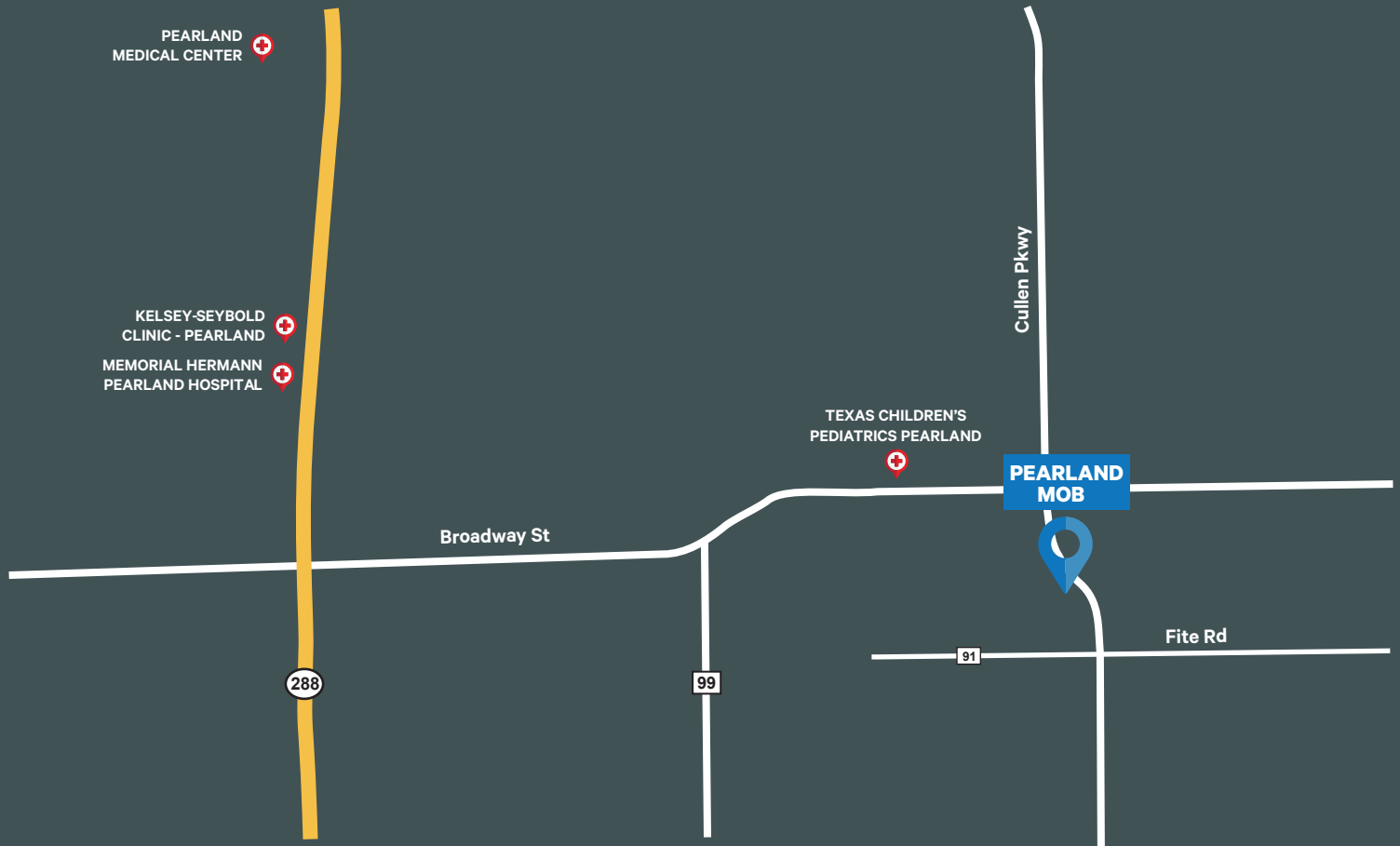
SUITE 202/203 - 3,548 RSF



PEARLAND MOB

2950 Cullen Parkway, Pearland, TX 77584

For Lease



Contact Us

Lane Kane

Vice President

+1 904 305 7633

lane.kane@cbre.com

Brandy Bellow Spinks

Executive Vice President

+1 713 726 6100

brandy.bellow@cbre.com

Building owned and managed by
HEALTHCARE REALTY

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/properties

CBRE