

Outpatient Medical Space | For Lease

CBRE

Healthpeak® | DOC
LISTED
NYSE

251 Medical Center

251 Medical Center Blvd
Webster, TX 77598
www.cbre.com/properties

Up to 3,879 SF Available



251 Medical Center

251 Medical Center Blvd | Webster, TX 77598



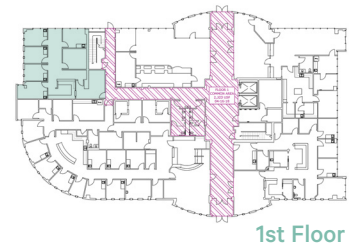
Desired Location - Medical Center of the South

251 Medical Center and its sister building, 253 Medical Center, are Class A outpatient medical and life sciences buildings located within Webster's coveted Medical Center of the South. The property sits across from the Clear Lake Regional Medical Center and Bay Area Regional Hospital and is adjacent to The Heart Hospital at HCA Houston Clear Lake providing physicians and patients easy access to these hospitals.

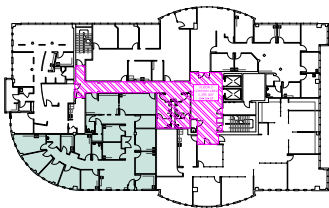
Property Highlights

- + Class A Outpatient Medical Building in the heart of Webster's Medical Center
- + Across the street from Clear Lake Regional Medical Center (HCA) and Bay Area Regional Hospital (UTMB Health)
- + Increasingly strong market demand
- + Exterior and interior building renovations completed in 2018
- + Diverse tenant mix with long-standing tenancy

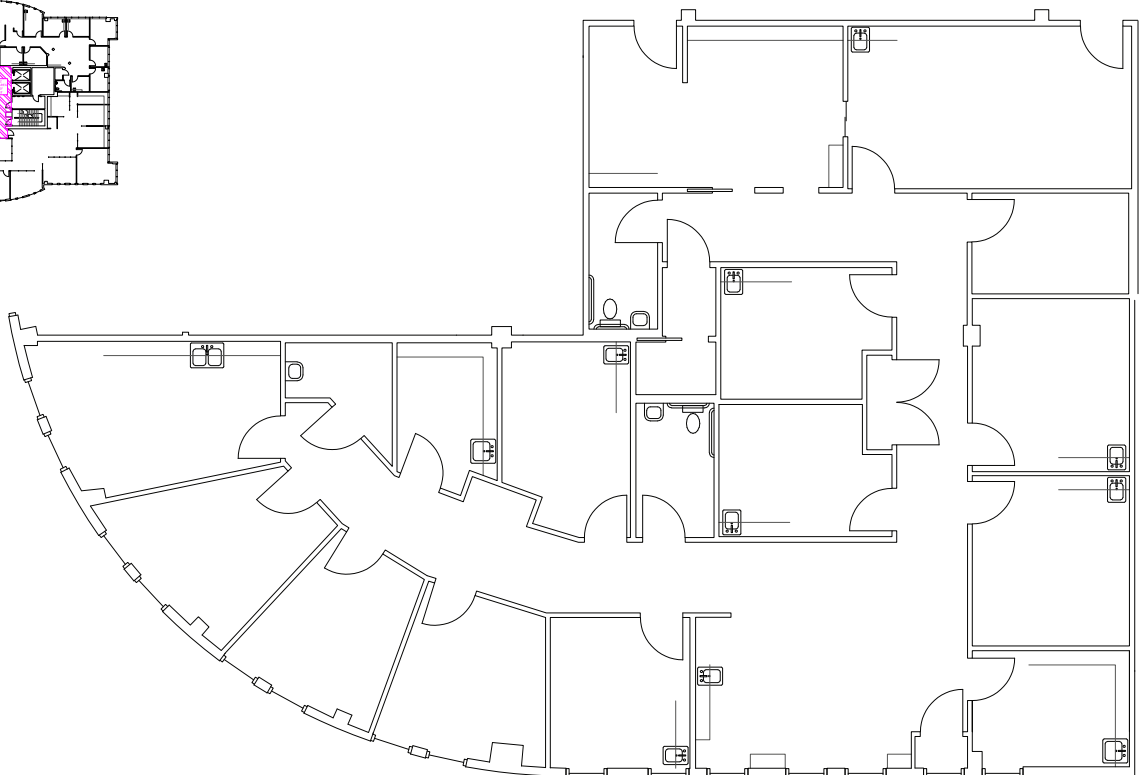
SUITE 130 - 1,714 RSF



SUITE 230 - 3,879 RSF



2nd Floor



Available 3/1/2027



46,562

SF Building Size

3,746

SF Available

2008

Year Built

Contact Us

Brandy Bellow Spinks

Executive Vice President
+1 713 726 6100
brandy.bellow@cbre.com

Lane Kane

Vice President
+1 904 305 7633
lane.kane@cbre.com

© 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.