



Pearland Central Medical Plaza

8603-8633 Broadway Street | Pearland, TX 77584



Welcoming A New Patient Experience

Located near the intersection of Broadway Street and Cullen Boulevard, Pearland Central Medical Plaza is comprised of three medical office buildings featuring medical and office use. The buildings are strategically located in a prominently visible, high-trafficked area and are approximately three miles from Memorial Hermann Pearland Hospital.

Building Features

- Three Medical Office Building
- 45,343 Total Gross Square Feet
- Parking Ratio: 5.30/1,000
- Free Surface Parking

**8603 Broadway
Website**

**8619 Broadway
Website**

**8633 Broadway
Website**



8619 Broadway



8603 Broadway



8633 Broadway

Premier Location

Conveniently located in Pearland with easy access to major through-ways and located within four miles of HCA Houston Healthcare Pearland ensuring access to specialized care.

Sugar Land 25 Minutes

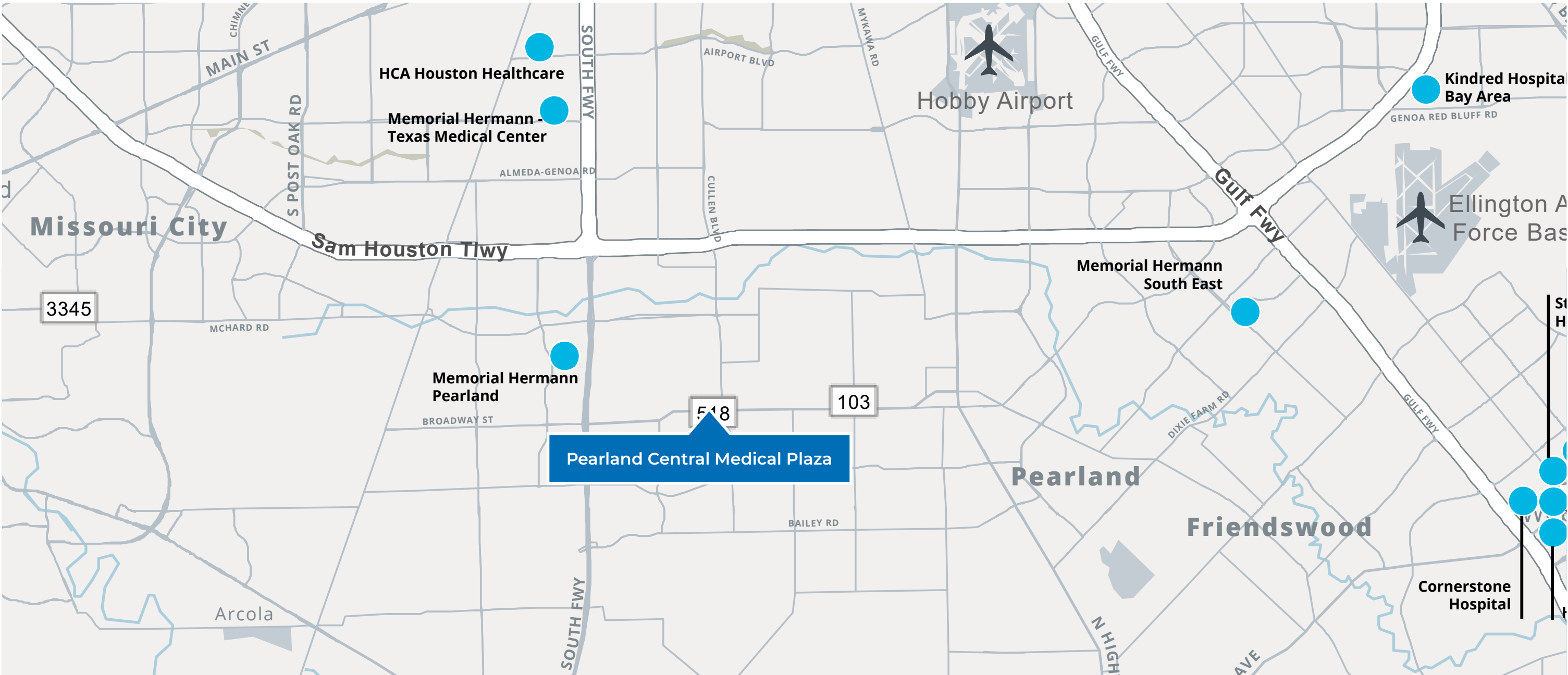
- Smart Financial Centre
- Sugar Land Town Sqaure
- Cullinan Park
- Sweetwater Country Club

TMC/South Main 20 Minutes

- Houston Astrodome
- NRG
- The Texas Medical Center

East Houston 20+ Minutes

- Galleria / Uptown
- Katy
- Downtown



Centralized in a Thriving Community

Pearland is a vibrant and fast-growing community located just south of Houston, known for its welcoming atmosphere and strong sense of community. Surrounded by scenic parks, nature trails, and recreational spaces, Pearland offers residents a perfect blend of suburban comfort and outdoor enjoyment. The city continues to expand with thoughtfully planned neighborhoods, top-rated schools, and a wide range of family-friendly amenities. Its strategic location near major highways and the Texas Medical Center makes Pearland an attractive destination for both families and businesses seeking convenience, opportunity, and quality of life.



Shadow Creek Ranch Nature Park



Greater Houston Sports Club



HCA Houston Healthcare Pearland

Healthcare

71%

Private Insurance

\$9k

Healthcare Spending

80%

Doctor Visits in 2024

Employment

10%

Service Employment

15%

Blue Collar Employment

75%

White Collar Employment

Economics

37

Median Age

\$140k

Per Household Income

Population

70k

Total population

63k

Total Daytime Population

*Demographics is within 3 miles of the property

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8603-8633 Broadway Street, Pearland, TX 77584

LEASING INFORMATION

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