



ELYSON TOWN CENTER MEDICAL/OFFICE

NWC OF GRAND PARKWAY 99 & FM 529
7070 Elyson Exchange Way Cypress, TX 77433



**FOR
LEASE**

AVAILABLE SPACE

1st Floor: From 2,000 SF up to approximately 15,000 SF Retail Space Available

2nd Floor: from 2,000 SF up to approximately 24,266 SF Medical/Office Space Available

RATE

Base: \$35.00 PSF

NNNs: \$13.30

* Estimate provided by Landlord and subject to change

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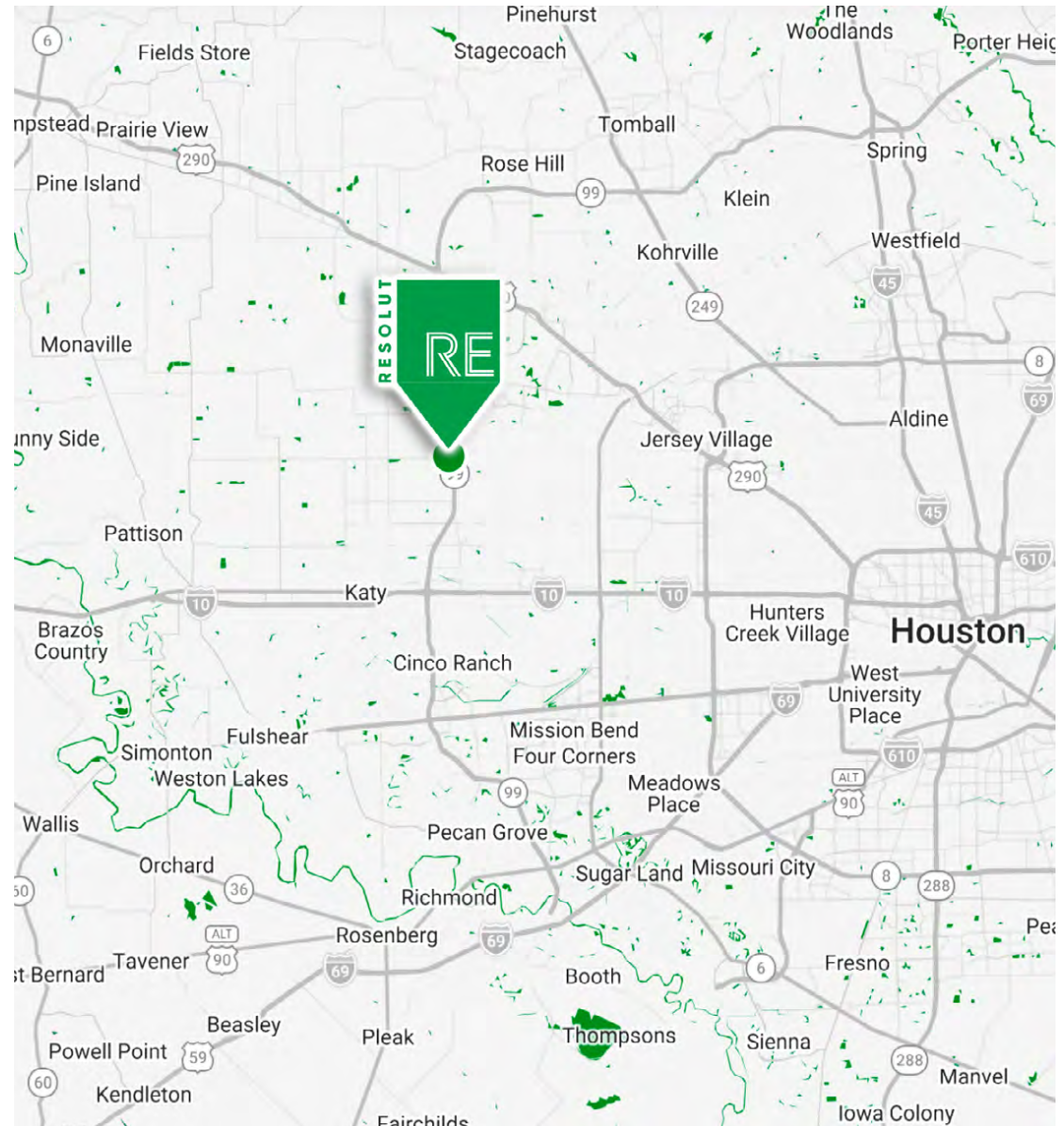
Kris Bender

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PROPERTY HIGHLIGHTS

- New Class - A Medical / Office Space
- \$35.00/SF/YR
NNN Estimate - \$13.30 SF/YR
- Located in the heart of Elyson, a 3,600-acre master-planned community
- Multi-Tenant Medical/Office building in a Bustling Retail/Medical/Office Campus
- Building signage opportunities available
- Easy access to Grand Parkway (99) and FM 529



PROPERTY OVERVIEW

Elyson Town Center is a dynamic mixed-use development offering ±184,000 SF of newly constructed medical/office, retail and restaurant space, designed to serve the growing Elyson master-planned community. The project features multiple restaurant pads, green space plazas, and a blend of first-floor commercial suites with second-floor residential units in select buildings. The Medical/Office building is slated for completion by September 2026.

LOCATION OVERVIEW

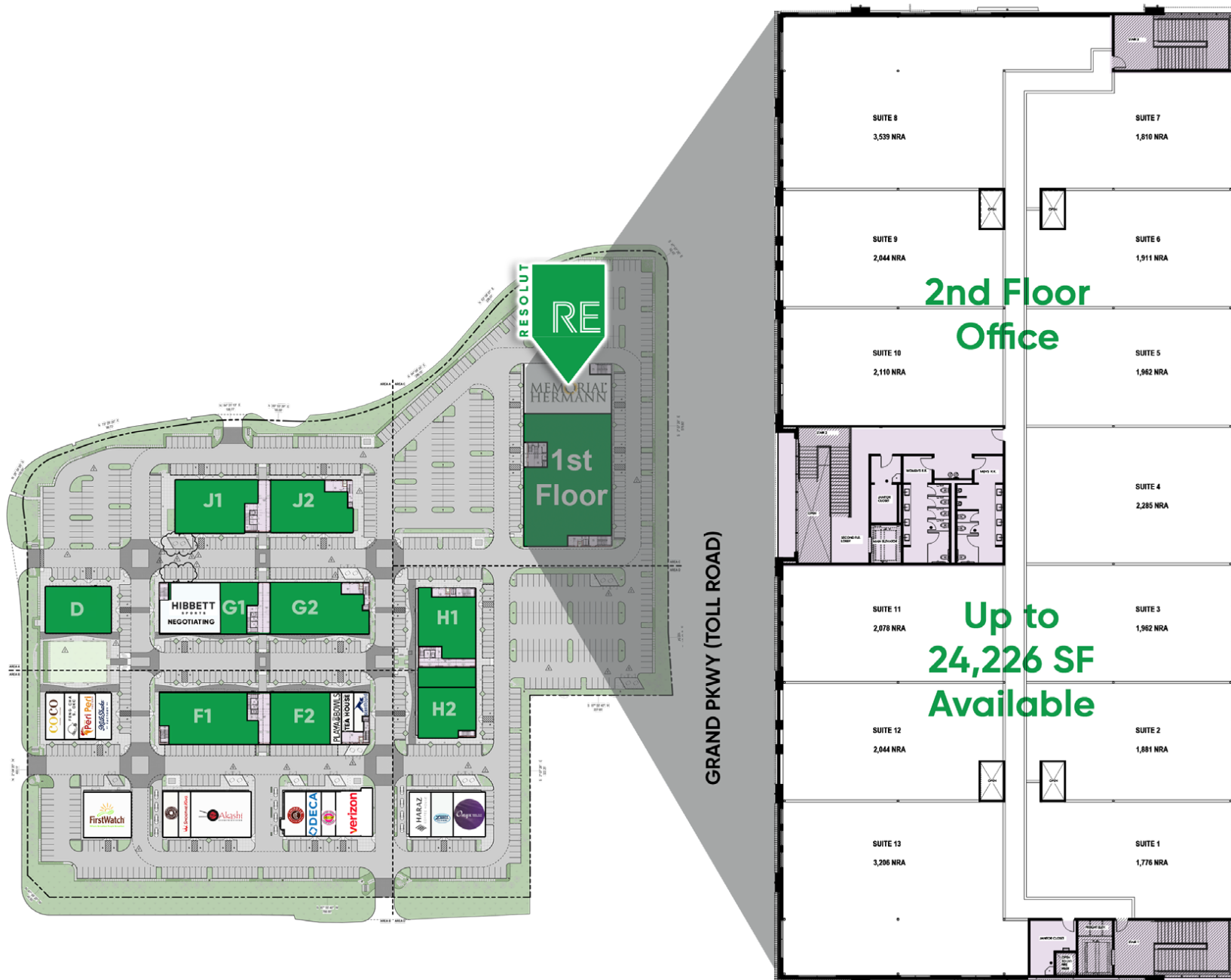
Elyson Town Center is prominently situated at the signalized intersection of FM 529 and the Grand Parkway (TX-99), strategically positioned between the Cypress and Katy markets—two of the fastest-growing residential corridors in Greater Houston. The site provides exceptional access to commuter traffic, with over 70,000 vehicles per day and direct visibility from Grand Parkway. The center is integrated into the award-winning 3,643-acre Elyson master plan, developed by Newland—the same team behind Cinco Ranch and Seven Meadows. Within a 3-mile radius, the population exceeds 68,000 with an average household income of over \$100,000, fueling strong demand for retail, dining, and daily services. Surrounded by new housing developments and top-rated schools, Elyson Town Center is becoming a leading commercial destination in Northwest Houston.

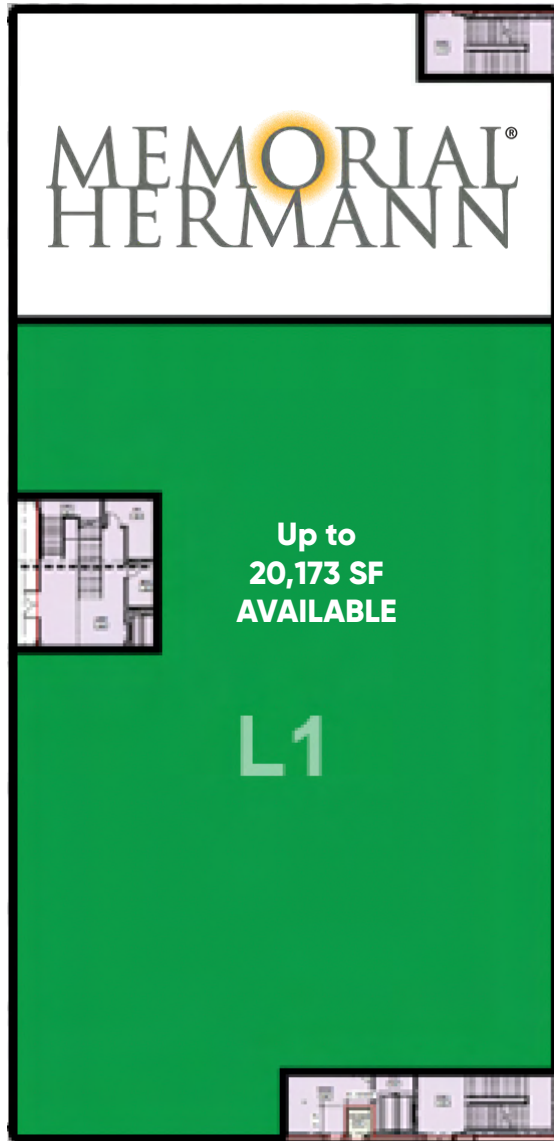


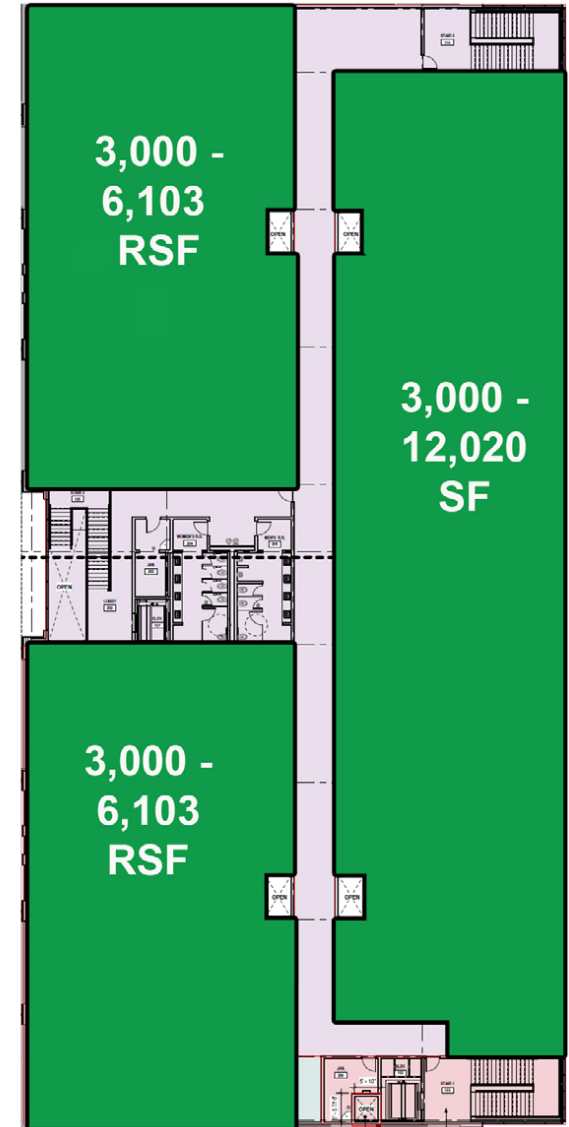
ELYSON TOWN CENTER

**Offering premier Retail & Medical/Office Opportunities in the
Cypress-Katy Corridor**

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1st FLOOR LAYOUT

FULL 2nd FLOOR LAYOUT

PARTIAL 2nd FLOOR LAYOUT

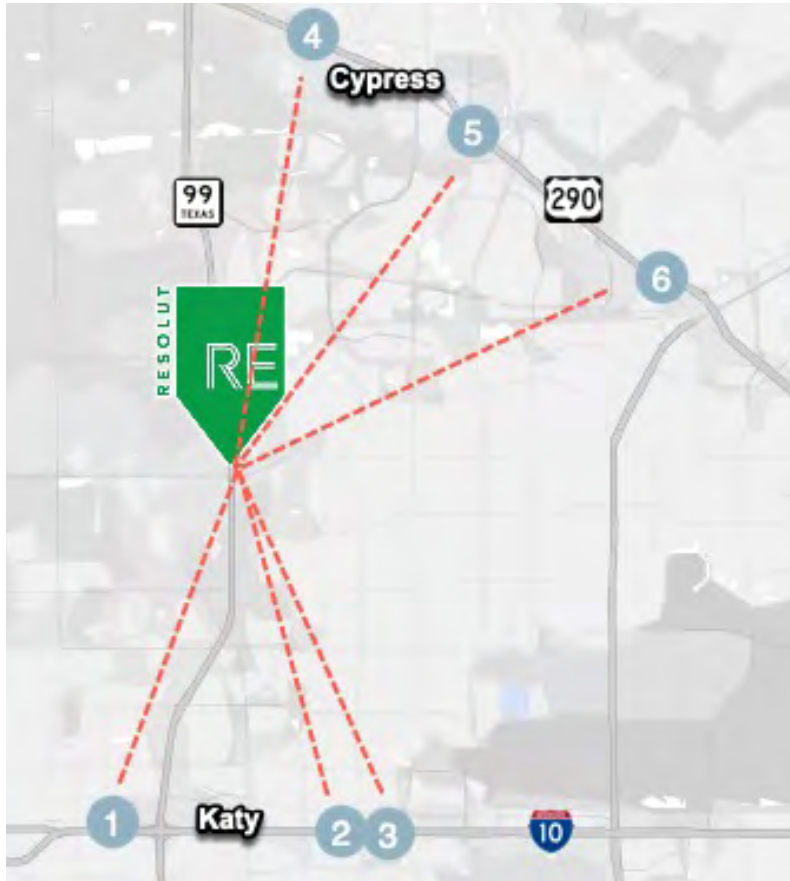
Office 2nd Floor Divided.jpg

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MEDICAL PROXIMITY



- 1 Memorial Hermann Katy Hospital
- 2 Houston Methodist West Hospital
- 3 Texas Children's Hospital West Campus
- 4 Memorial Hermann Cypress Hospital
- 5 Houston Methodist Cypress Hospital
- 6 HCA Houston Healthcare North Cypress

FOOD & FITNESS PROXIMITY





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.

11-03-2025



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 interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 state 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 or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone