 **JLL** SEE A BRIGHTER WAY

For Lease

Bayside Medical Center
4001 Preston Ave.
Pasadena, TX 77505

Bayside Medical Center

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For Lease

Property Highlights

- 51,316 SF Medical Office Building
- Newly renovated
- Monument signage available
- Covered patient drop-off and multiple entrances
- Easy access to Beltway 8, Hwy 225 and I-45
- 4.78/1,000 parking ratio



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Floor plan

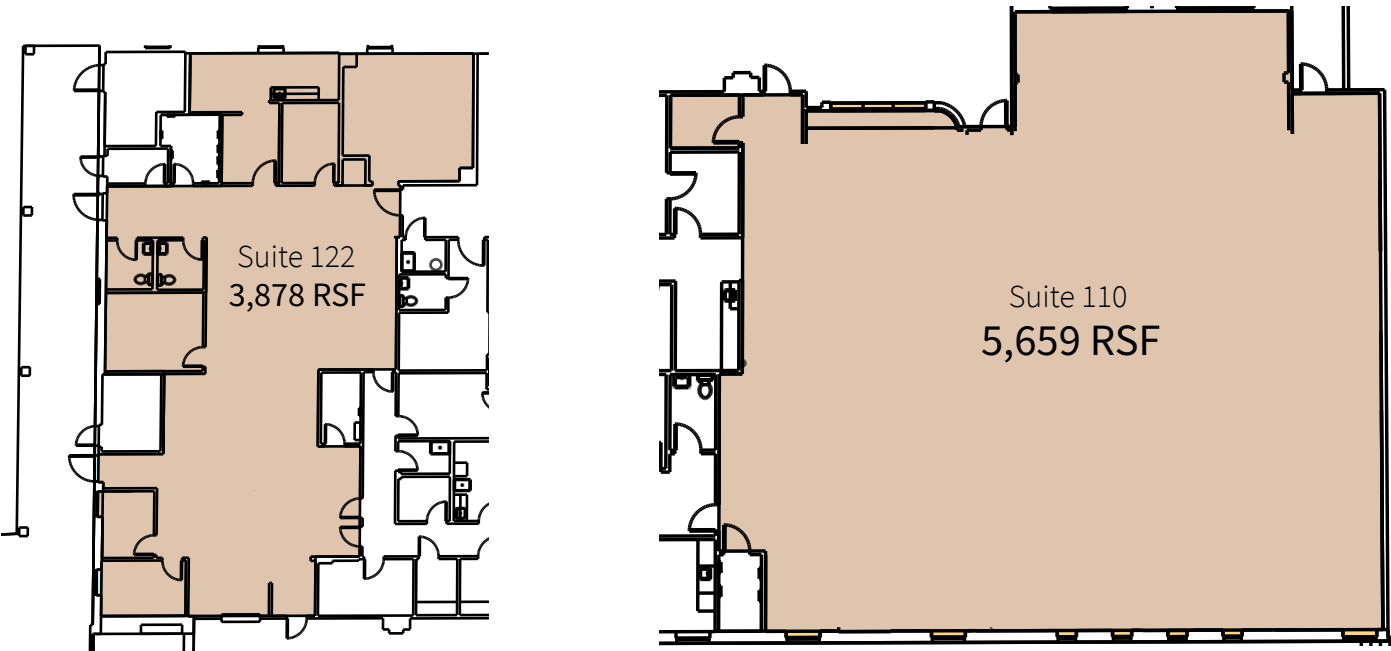


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Availabilities

- Both are white boxed and ready for tenant improvements now
- Base Rent: \$20/SF
- 2024 Estimated Operating Expenses: \$11.67/SF



Area Demographics (within 10 miles)

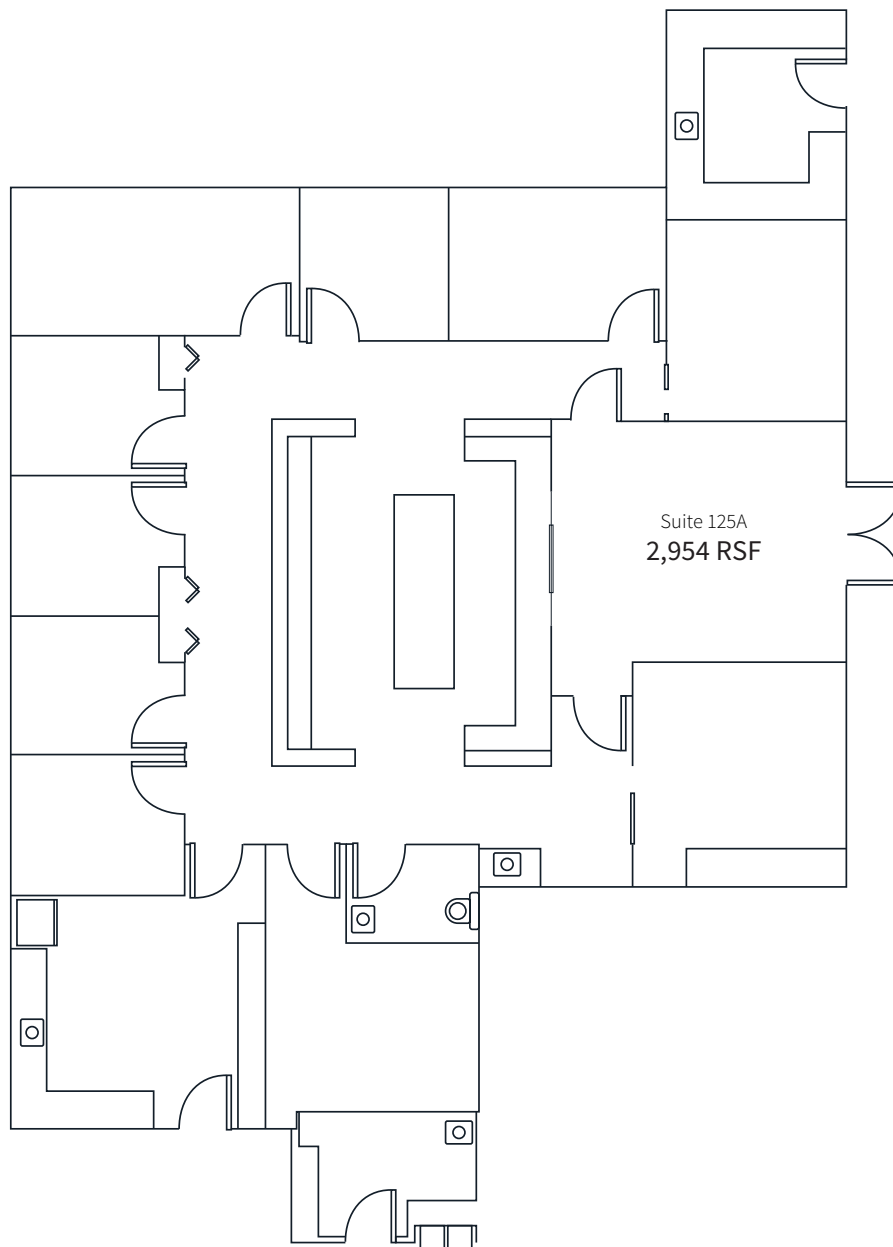
Key Facts	Insurance Mix (%)	Employment	Education
171,459 Population	55% Commercial Insurance	48% White Collar	35% High School Graduate
\$59,576 Median Household Income	10% Medicaid	37% Blue Collar	27% Some College
32.9 Median Age	18% Medicare		15% Bachelor's/ Grad/Prof Degree

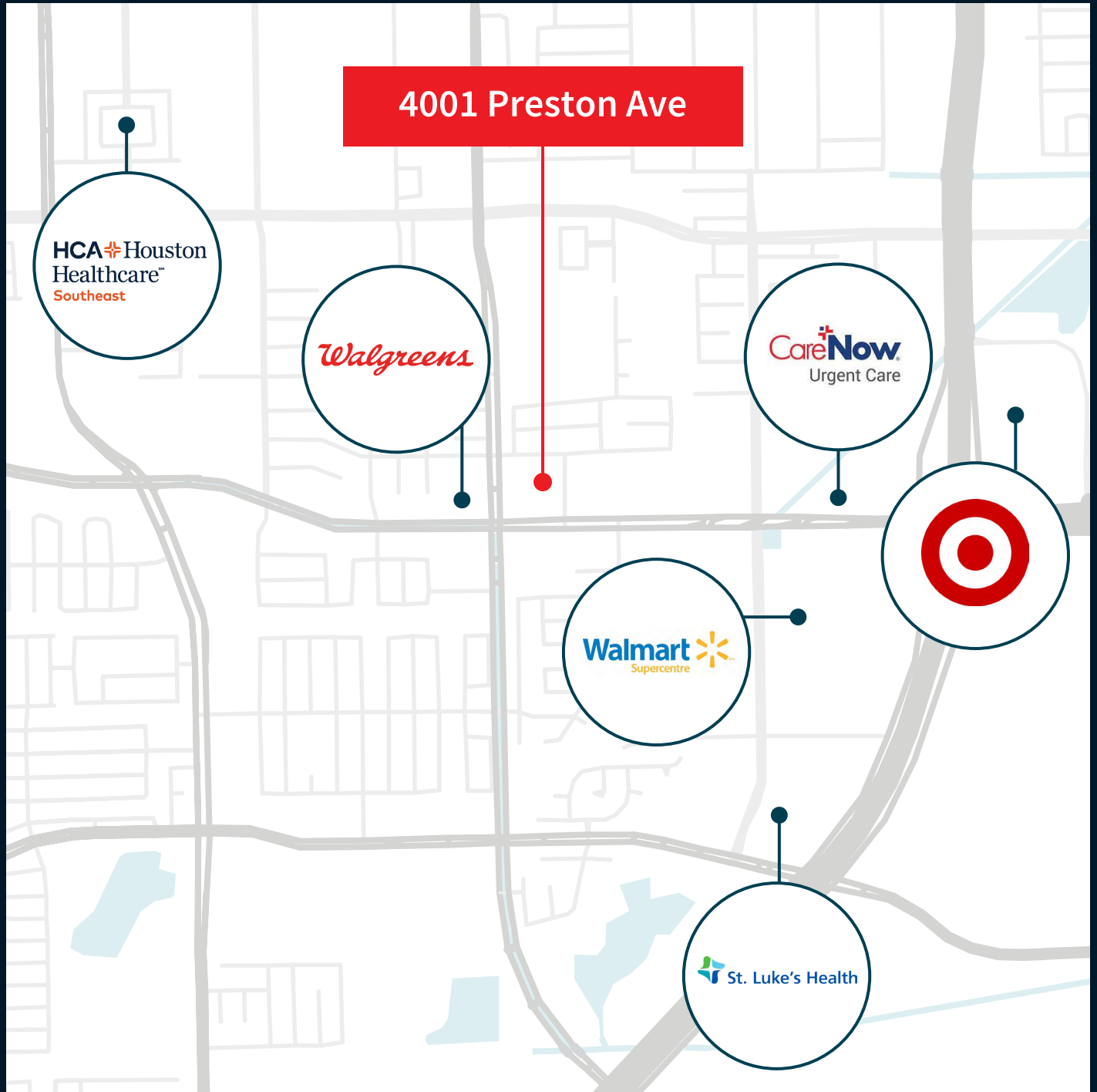
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Availabilities

- 2nd gen medical office space, available on 7/1/2025





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