



 **JLL** SEE A BRIGHTER WAY

# For lease

Bayside Medical Center  
4001 Preston Ave.  
Pasadena, TX 77505

4001 Preston Avenue / Pasadena

# 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

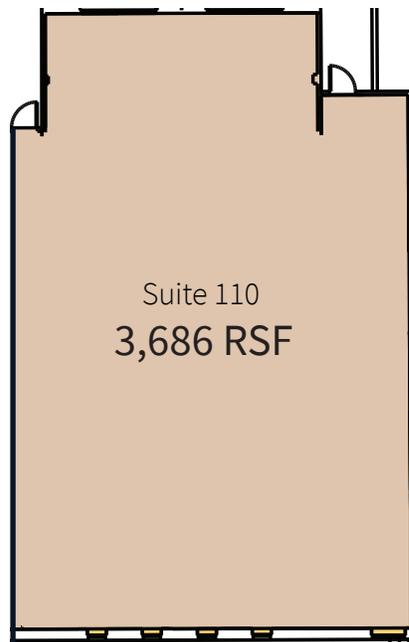
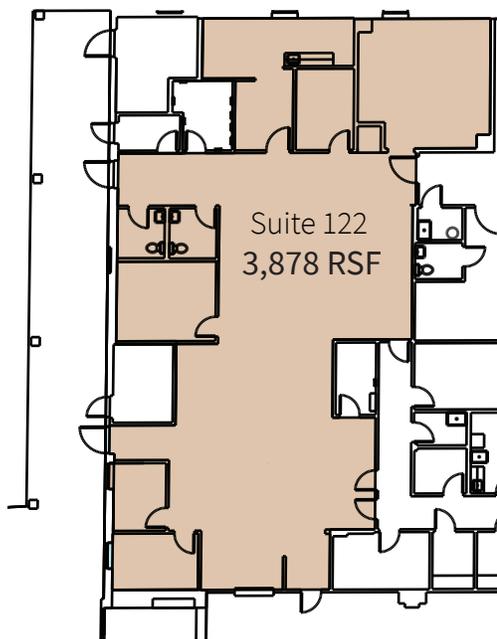


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## Availabilities

- Both are white boxed and ready for tenant improvements now
- Base Rent: \$20/SF
- 2026 Estimated Operating Expenses: \$11.67/SF



## Area Demographics (within 10 miles)

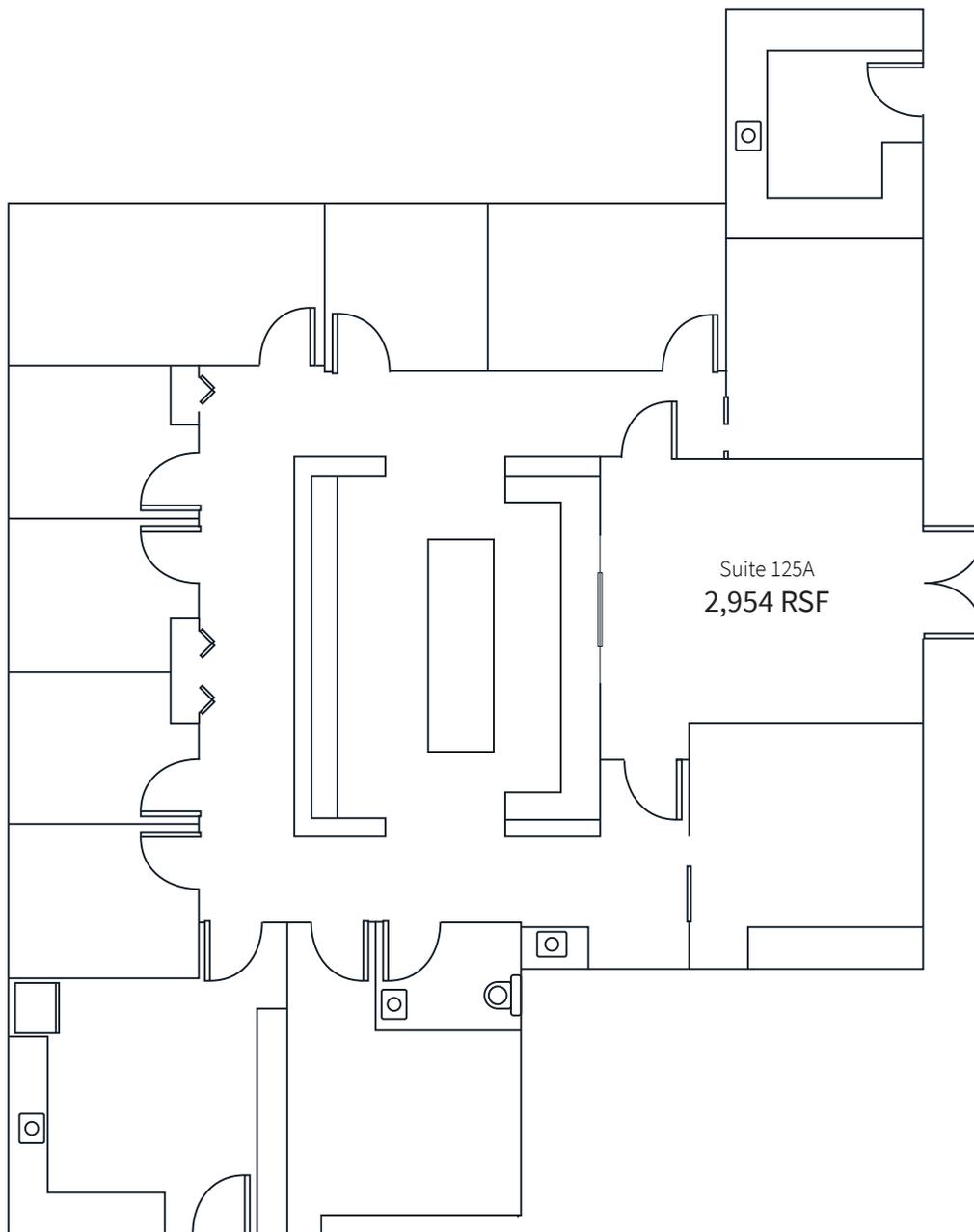
Key facts	Insurance mix (%)	Employment	Education
<b>171,459</b> Population	<b>55%</b> Commercial insurance	<b>48%</b> White collar	<b>35%</b> High school graduate
<b>\$59,576</b> Median Household income	<b>10%</b> Medicaid	<b>37%</b> Blue collar	<b>27%</b> Some college
<b>32.9</b> Median age	<b>18%</b> Medicare		<b>15%</b> Bachelor's/ Grad/Prof degree

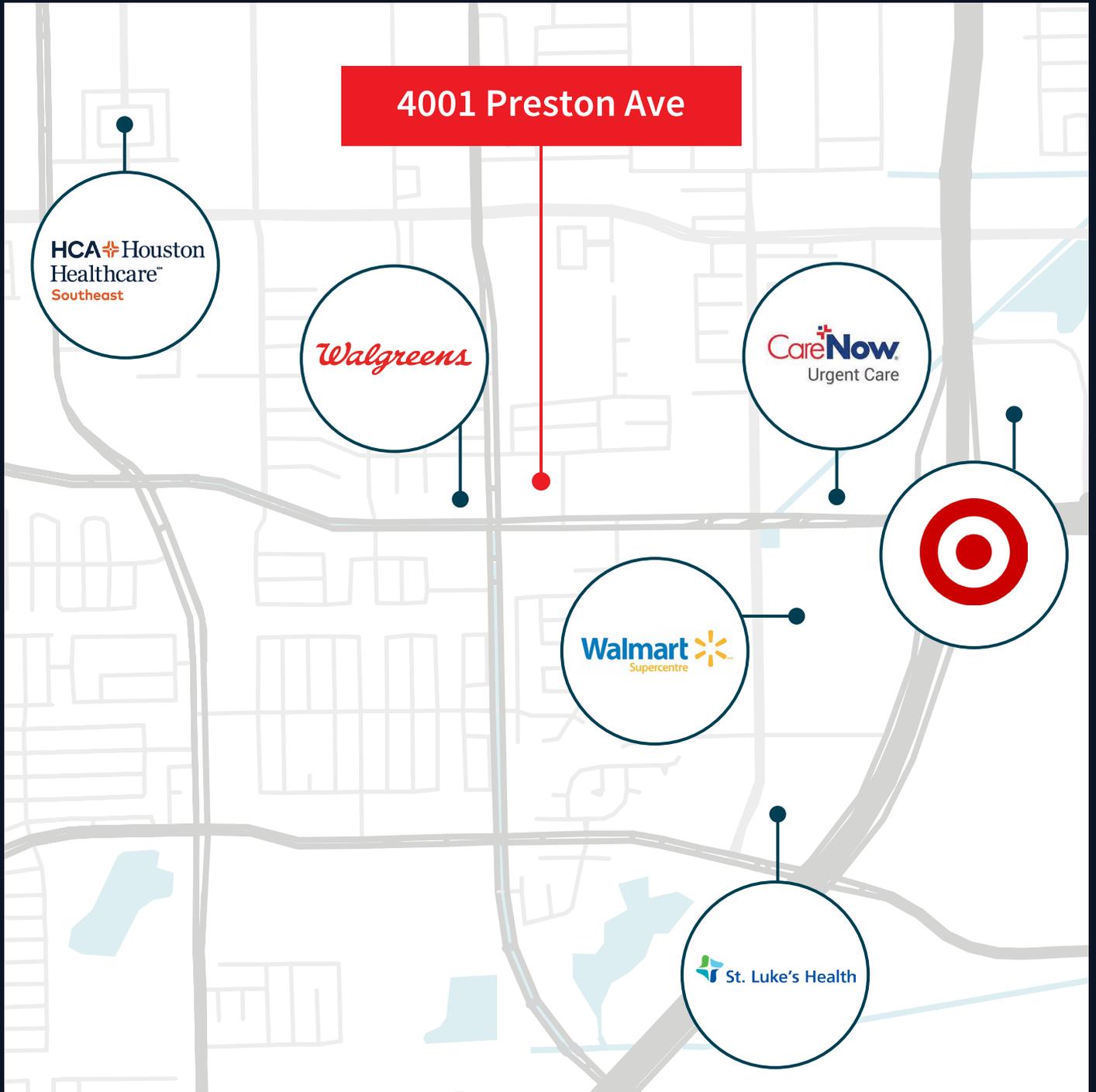
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## Availabilities

- 2nd gen medical office space





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