



3828 Ave N Ursuline St, Galveston, TX 77550

\$28/SF/YR

\$2.33/SF/MO

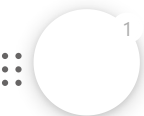
3828 Avenue N - Galveston

3828 Avenue N - Medical Lease



Mark Coyle
TX 711361
713.927.1890

Listing Added: 02/01/2026
Listing Updated: 02/05/2026



Building Details

Property Type	Office, Special Purpose	Subtype	Medical Office, Creative Office
Tenancy	Single	Total Building SqFt	8,000
Land Acres	0.9	Lot Size (sq ft)	39,000
Class	B	Year Built	1971
Year Renovated	2024	Buildings	1
Stories	1	Ceiling Height	9'
Total Parking Spaces	59	Power	Centerpoint
Elevators	No	Cross Street	39th
Zoning	Commercial	APN	3510-0010-2001-001

Building Description

COMING SOON - Formally - Galveston County VA Clinic - an 8,000 sq/ft outpatient clinic. The lease space includes medical/office space with reception/lobby, laboratory, nurse's stations, exam rooms, staff room & storage. The lease comes with common covered entrance with 22,000 sq/ft of patient parking and there is up to 13 covered rear parking spots for office and administrative personnel with 3 additional rear access entry doors. The building is shared with a reputable Family & Cosmetic Dentistry & Orthodontics practice occupying 4,000 sq/ft. This well-established dental clinic generates significant foot traffic, creating excellent synergy and potential referral opportunities for future tenants. The 8000 sq/ft of lease space can be subdivided as needed and base terms are triple net which ranges from \$28-\$32.00 per square feet depending on terms. Contact agent for approved site visits and viewing.



Building Highlights

Galveston County VA Clinic

Modern 8,000 sq/ft Medical & Office Space for Lease

Introducing the New Galveston County VA Clinic

We are excited to announce the upcoming availability of a premier medical and office facility in Galveston County. The Galveston County VA Clinic offers 8,000 square feet of state-of-the-art outpatient clinic space, designed to accommodate a variety of healthcare and administrative needs.

Facility Features

- Spacious medical/office layout
- Welcoming reception and lobby area
- On-site laboratory
- Multiple nurse's stations
- Private exam rooms
- Staff room and ample storage space

Parking & Accessibility

The lease includes access to a common covered entrance and an expansive 22,000 sq/ft patient parking area, ensuring easy access for visitors and patients. In addition, office and administrative personnel benefit from up to 13 covered rear parking spaces and three extra rear entry doors for convenient staff access.

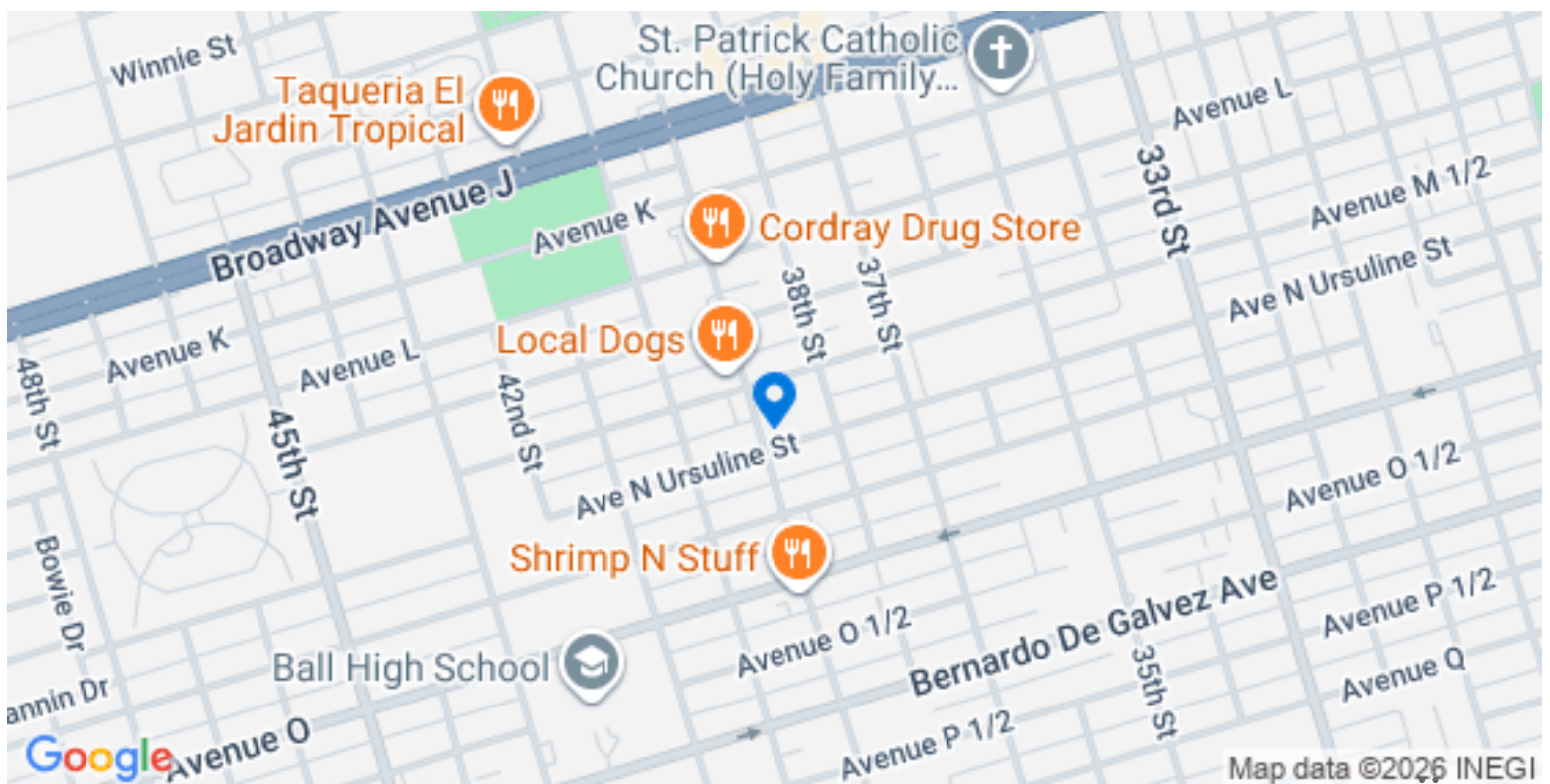
Shared Building with Established Dental Practice

The building is shared with a reputable Family & Cosmetic Dentistry & Orthodontics practice occupying 4,000 sq/ft. This well-established dental clinic generates significant foot traffic, creating excellent synergy and potential referral opportunities for future tenants.

Flexible Leasing Options

- 8,000 sq/ft of leasable space, subdividable to suit your specific requirements
- Base terms are triple net (NNN) leases
- Rental rates range from \$28–\$32 per square foot, depending on lease terms

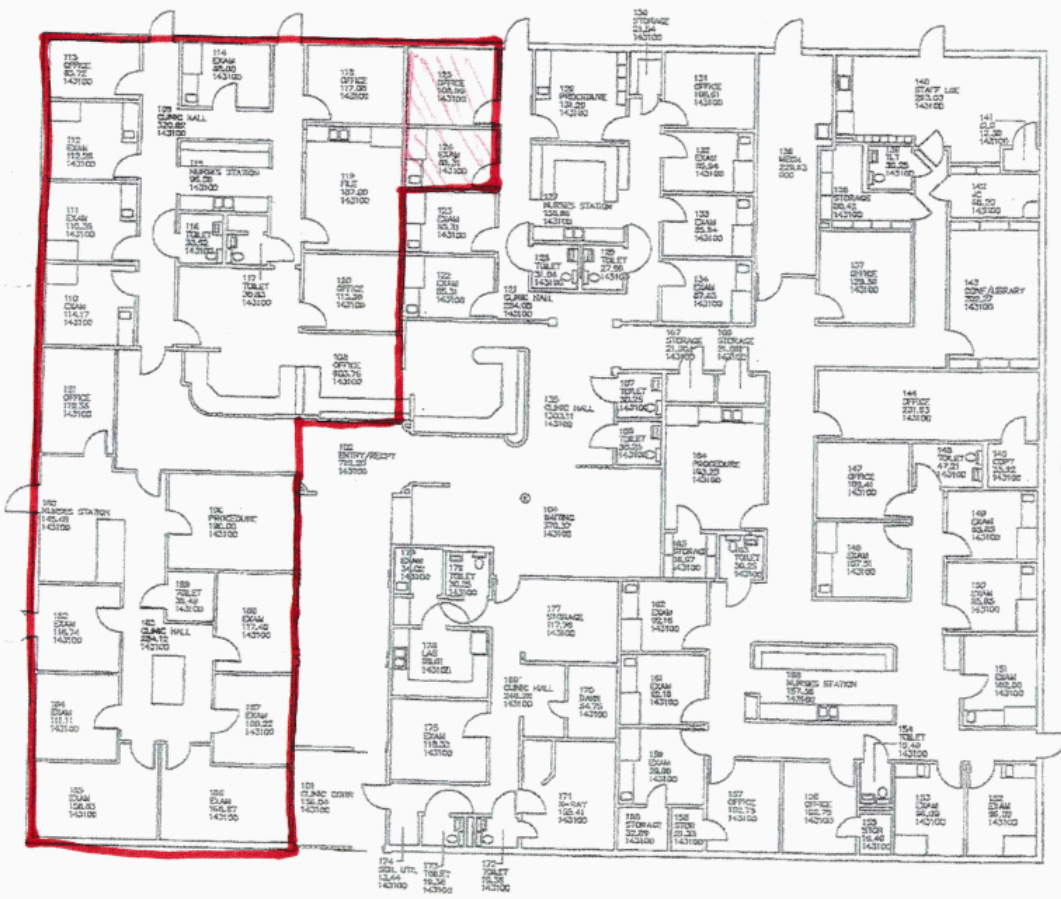
Building Location (1 Location)



Details

Listing Type	Direct	RSF	8,000 SF
USF	8,000 SF	Parking	22,000 sq/ft +13 Covered
Rate (Per SF)	\$28 / SF / YR	Lease Type	NNN
Lease term	2-4 years	Days on Market	3 days

Floorplan



AREA TABULATIONS

FIRST FLOOR

GROSS AREA	12,703.08 S.F.
ASSEMBLY AREA	11,293.94 S.F.
REMARKABLE AREA	329.43 S.F.
AD CIRCULATION	0 S.F.
ED CIRCULATION	0 S.F.
ED MECHANICAL	225.63 S.F.
ED STRUCTURAL	108.81 S.F.

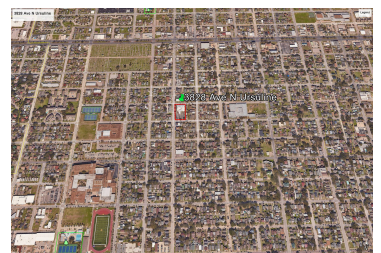
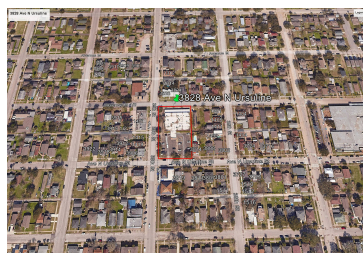
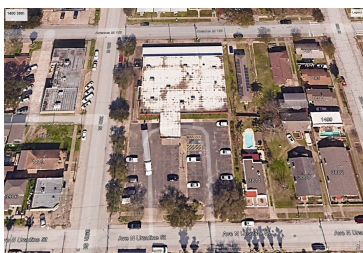
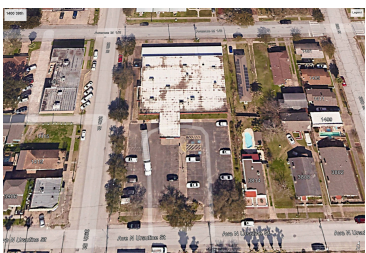
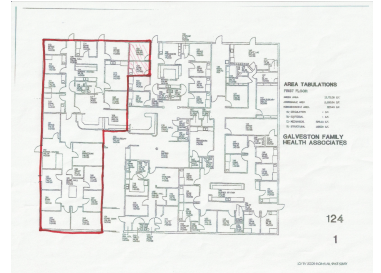
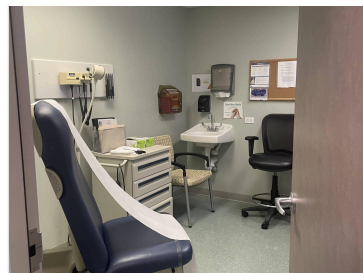
GALVESTON FAMILY HEALTH ASSOCIATES

124
1

10/9/2008 9:09:51 AM, SPACE SURVEY

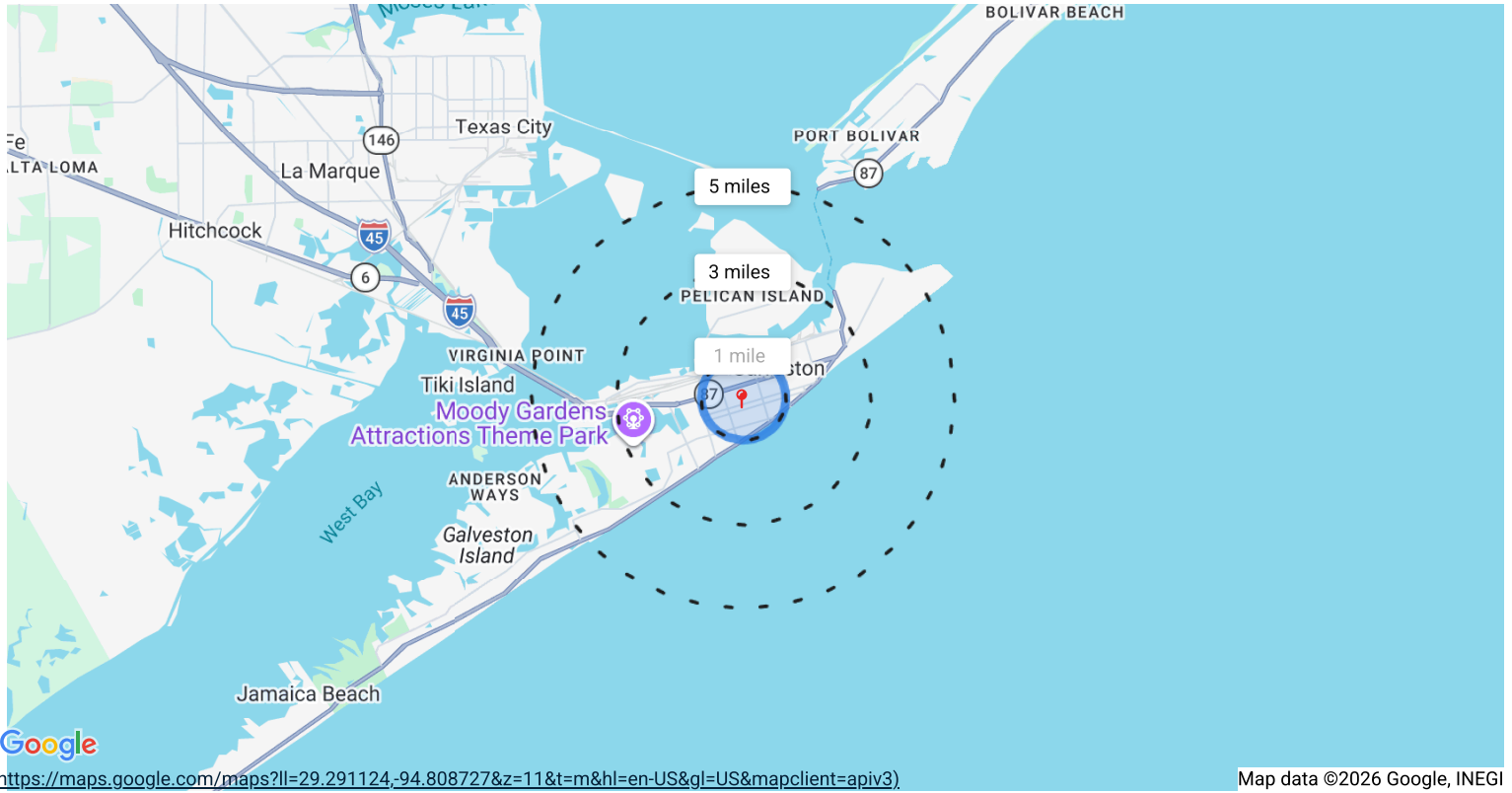


Property Photos (25 photos)





Demographic Insights



1 mile

3 miles

5 miles

Population

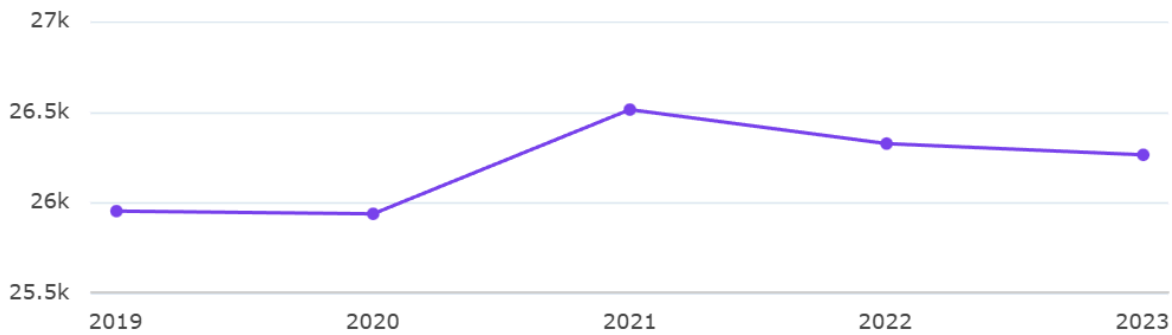
26.3k

0%

Compared to 26.3k in 2022

↑ 1%

Compared to 26k in 2019



Household Income

\$50.8k

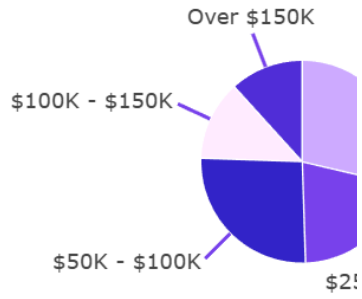
Median Income

\$59.1k

2028 Estimate

↑ **16%**

Growth Rate



Age Demographics

39

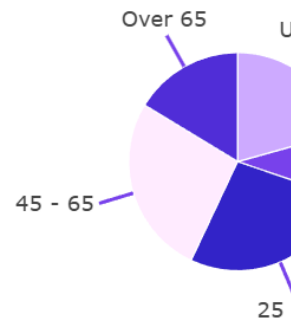
Median Age

43

2028 Estimate

↑ **9%**

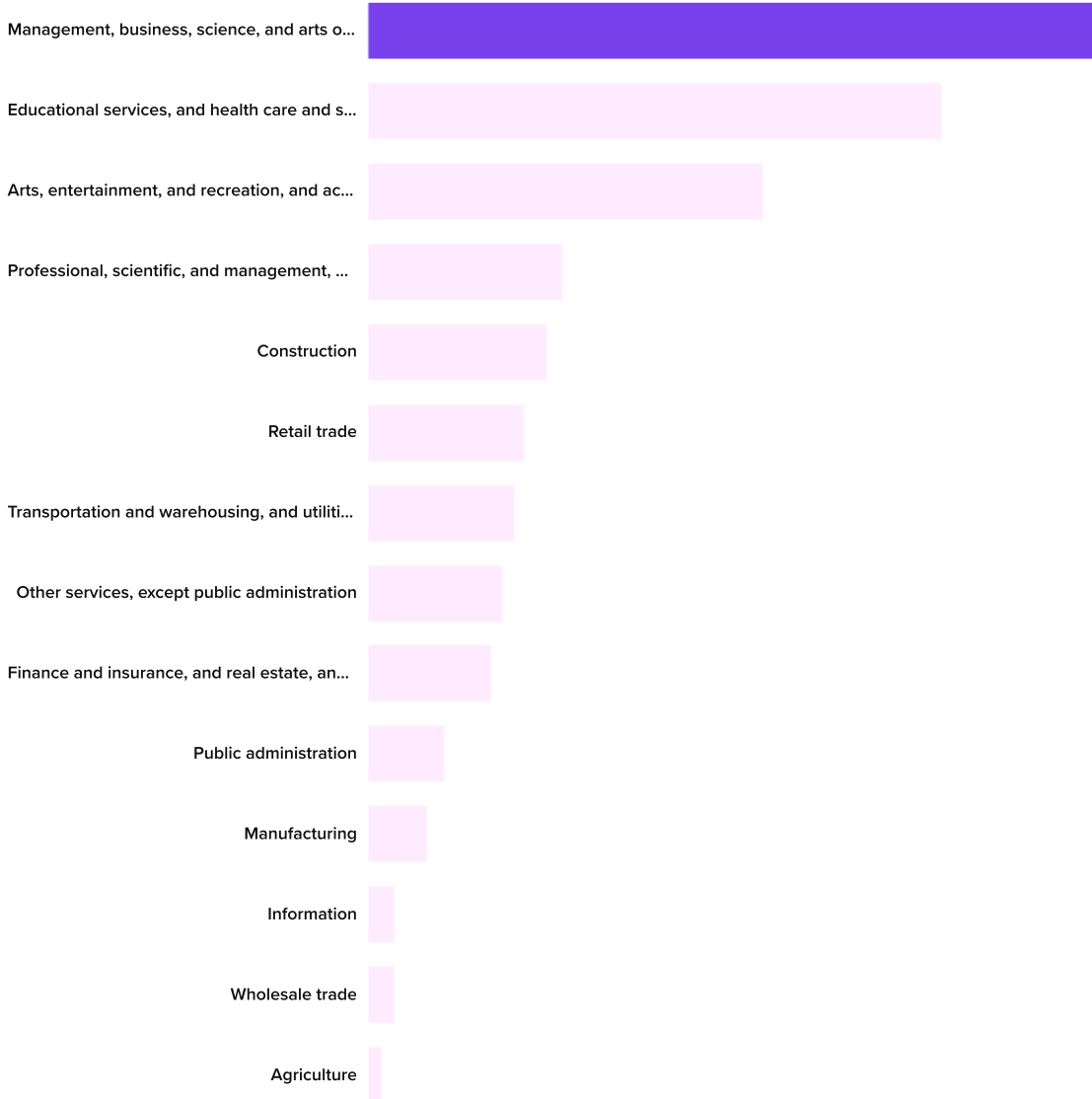
Growth Rate



Number of Employees

22.8k

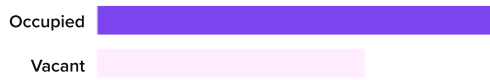
Top Employment Categories



Housing Occupancy Ratio

2:1

4:1 predicted
by 2028



Renter to Homeowner Ratio

1:1

1:1 predicted
by 2028

