

Medical Office

MEMORIAL HERMANN Orthopedic & Spine MOB

1,149 SF to 13,258 SF
Available For Lease

5420 West Loop South
Bellaire, TX 77401

CBRE Remedy



Overview

5420 West Loop South offers a premier medical office opportunity within the Bellaire submarket. This Class A, 4-story medical office building, was completed in 2008 and features 102,452 SF of rentable building area (RBA).

Centrally located and directly connected to the Memorial Hermann Orthopedic & Spine Hospital, the property provides convenient access to I-610 and I-69, with a quick 17-minute commute to Texas Medical Center.

The building offers on-site security and property management, covered patient drop-off, a gurney-accessible elevator, renovated common areas and abundant garage parking. With opportunities for monument and building signage, generous tenant improvement allowances, and flexible lease terms, 5420 West Loop S is an ideal location for medical practices seeking a high-quality, accessible, and well-amenitized space.



Building Facts

102,452

Rentable Building Area (SF)

4

Stories

1,149- 13,258

SF Available For Lease

3.80

Parking Ratio (Per 1,000 SF)

Highlights



Exceptional Accessibility:

Located in a Class A medical office building, connected to Memorial Hermann Orthopedic & Spine Hospital, with easy access to I-610 and I-69, Westpark Tollway and only a 17-minute commute to Texas Medical Center.



Move-in Ready:

Newly renovated 2,631 SF SPEC suite will be ready for immediate move-in in Q2 2026:

- 6 exam rooms
- Reception
- Nurse station
- Restroom



Enhanced Patient Experience:

Offer patients a welcoming arrival with a renovated common areas, covered drop-off, and ample garage parking.



Brand Visibility:

Maximize your practice's presence with prominent monument and building signage opportunities.



Flexible and Adaptable:

Take advantage of generous tenant improvement allowances with flexible terms to create your ideal medical space.

Availability

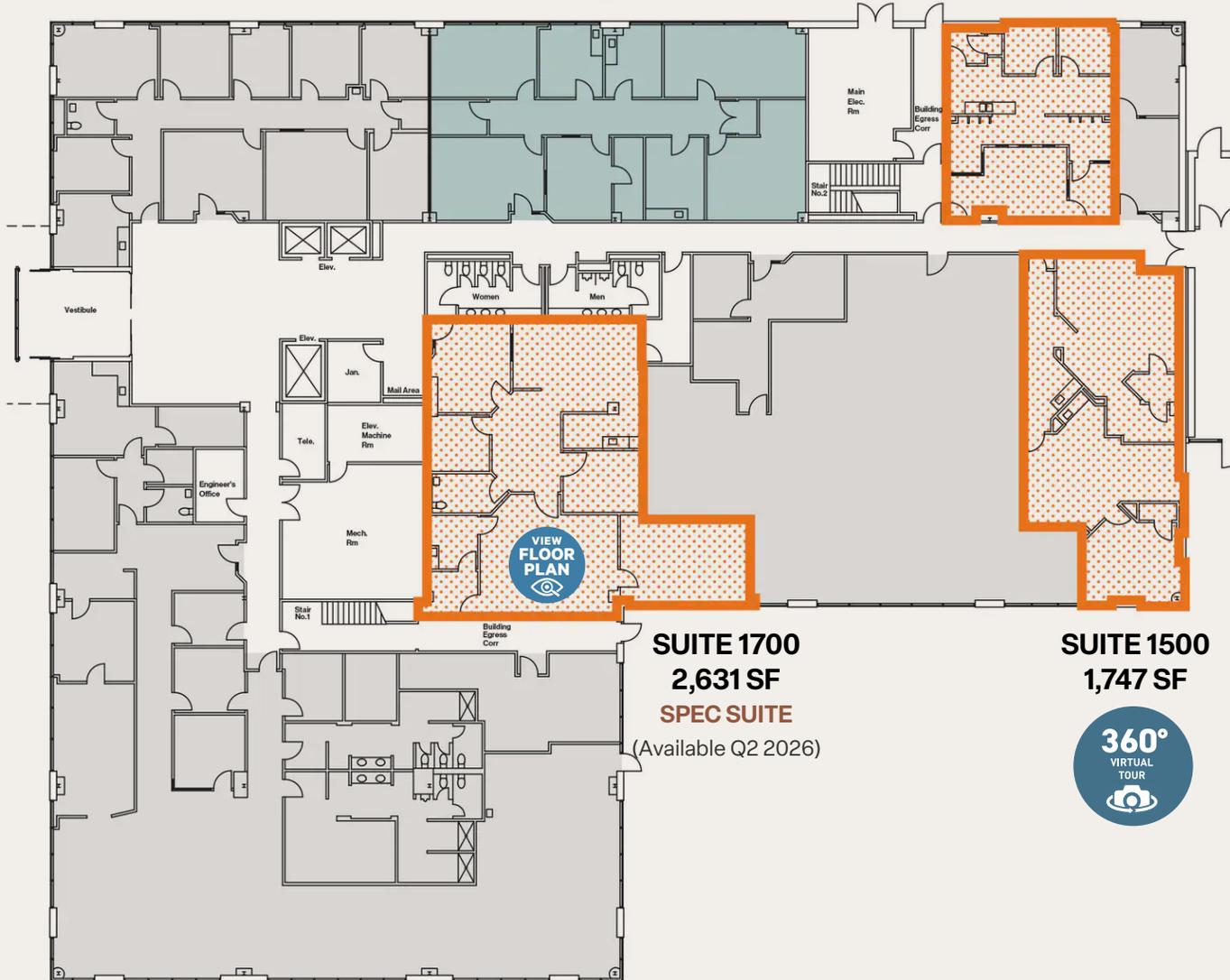
SUITE	SIZE	SUITE	SIZE
Suite 1200 (Available Q1 2027)	2,599 SF	Suite 3500	3,238 SF
Suite 1500	1,747 SF	Suite 4100	9,097 SF
Suite 1700 (Spec Suite - Available Q2 2026)	2,631 SF	Suite 4500	4,161 SF
Suite 1800	1,149 SF	*Suite 4100 and 4500 are contiguous for up to 13,258 SF	

Floor Plan

1st Floor

SUITE 1200
2,599 SF
(Available Q1 2027)

SUITE 1800
1,149 SF



FL

01

SUITE 1700
2,631 SF
SPEC SUITE
(Available Q2 2026)

SUITE 1500
1,747 SF

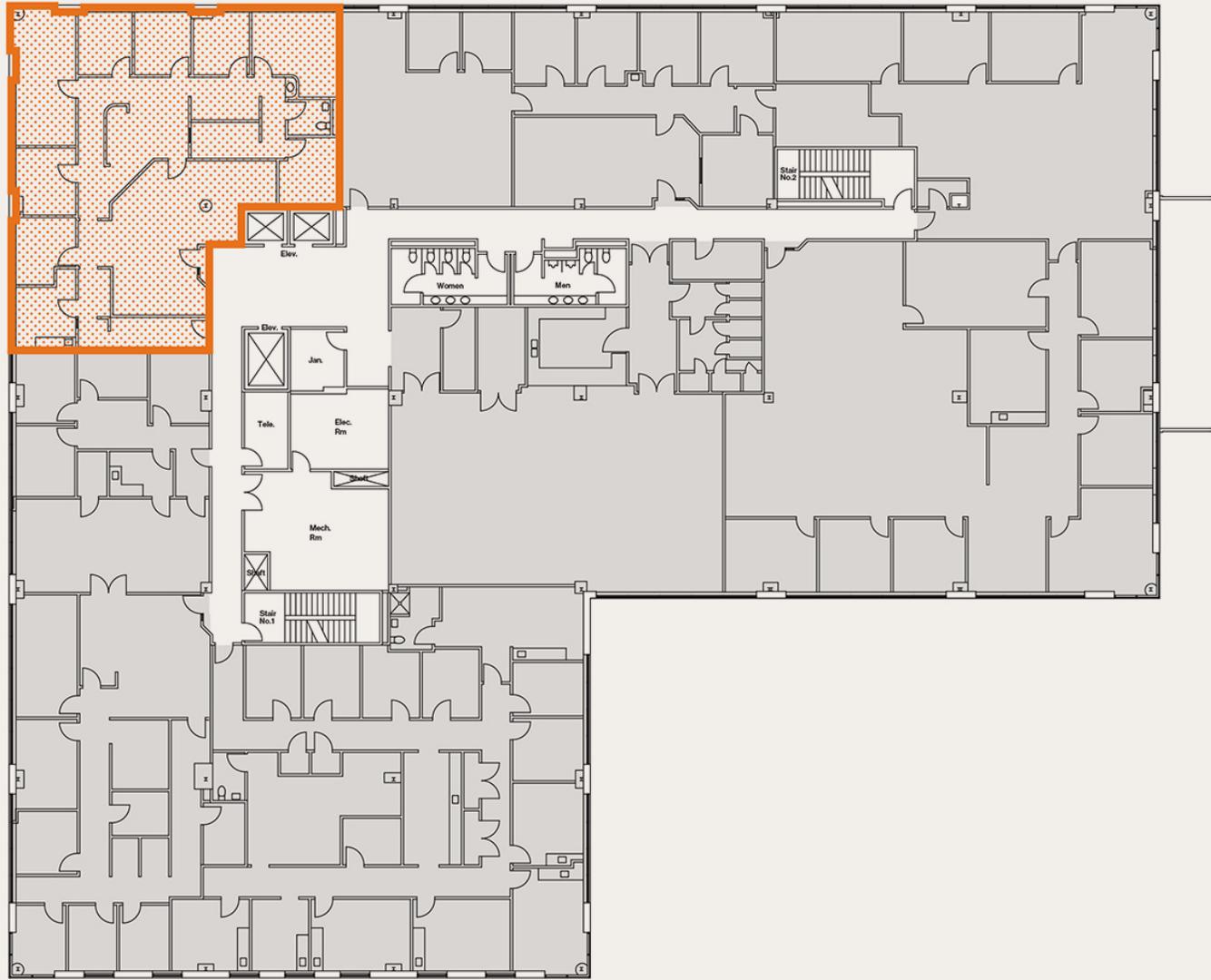


1,149 - 2,631 SF AVAILABLE

Floor Plan

3rd Floor

SUITE 3500
3,238 SF



FL

03

3,238 SF AVAILABLE

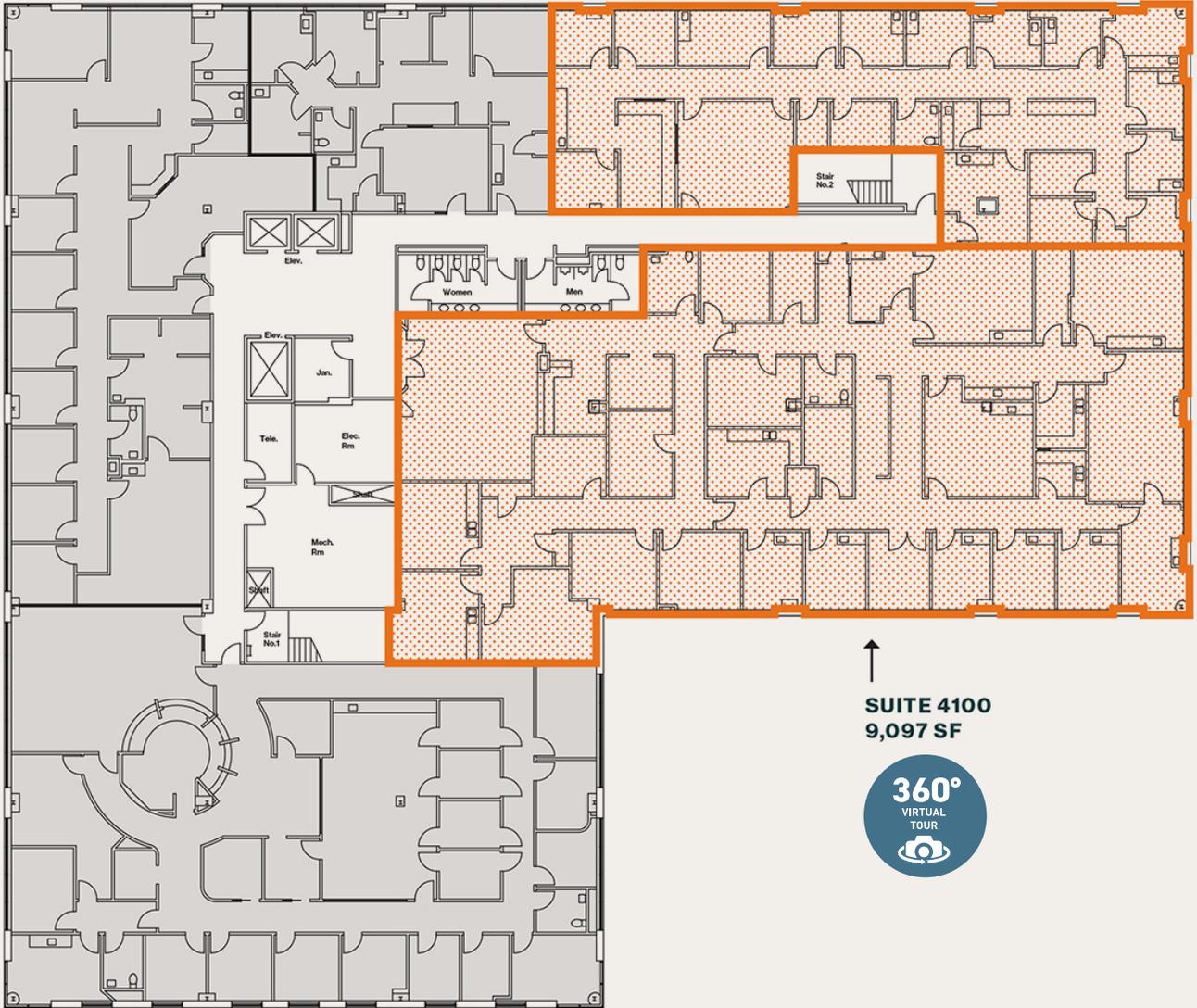
Floor Plan

4th Floor

FL

04

SUITE 4500
4,161 SF



SUITE 4100
9,097 SF

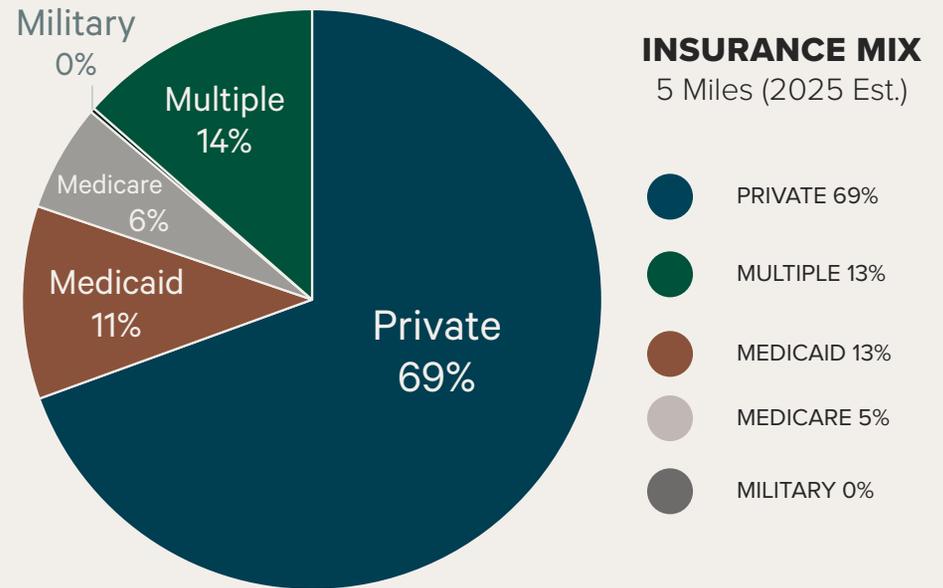


4,161 - 13,258 SF AVAILABLE

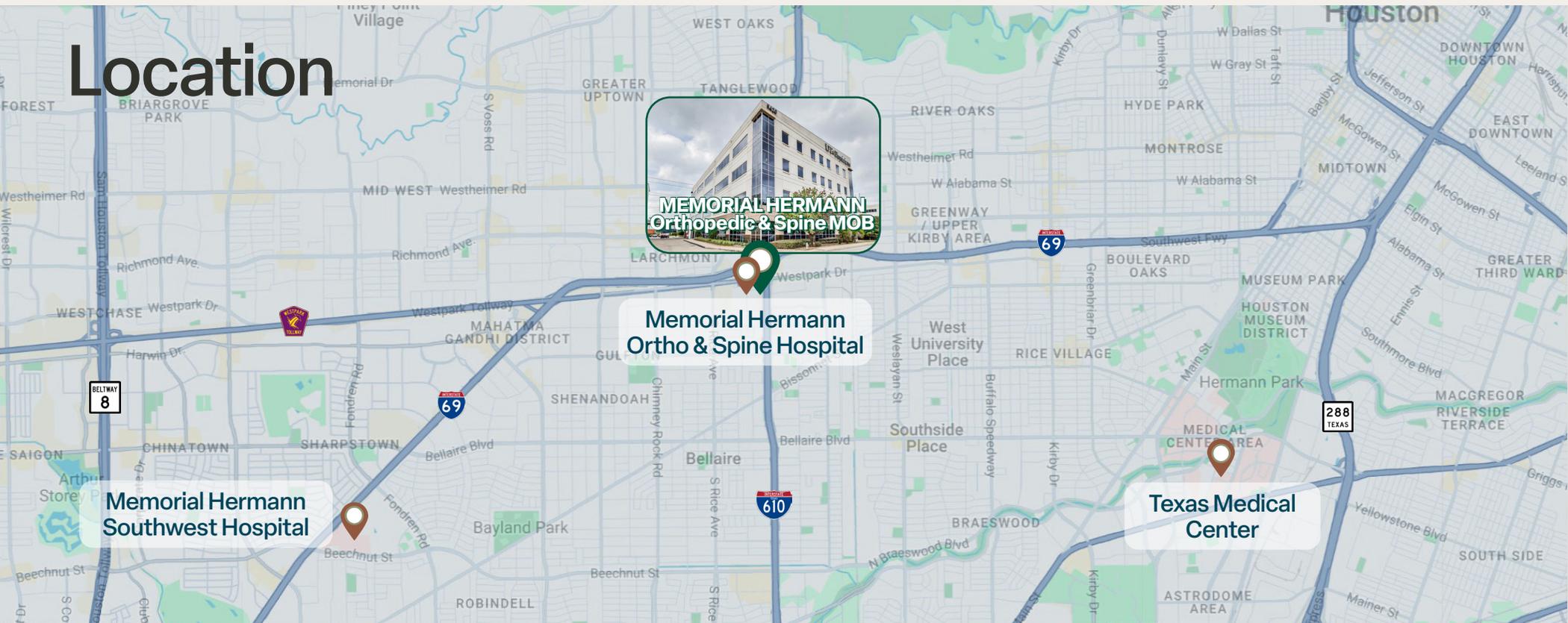
Demographics

5420 WEST LOOP SOUTH. BELLAIRE, TX 77401

2025 ESTIMATE	1 MILE	3 MILES	5 MILES
POPULATION	20,997	224,575	527,020
POPULATION 5-YR PROJECTION	21,083	227,319	539,929
MEDIAN AGE	35	36.4	35.9
AVG HOUSEHOLD INCOME	\$135,132	\$163,388	\$152,359



Location



Memorial Hermann
Ortho & Spine Hospital

Memorial Hermann
Southwest Hospital

Texas Medical
Center

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