

**CBRE**

NEW INSTITUTIONAL OWNERSHIP  
- WELL CAPITALIZED



# BELLAIRE MEDICAL

BELLAIRE, TEXAS

MEDICAL OFFICE SPACE  
FOR LEASE



**6800  
WEST LOOP SOUTH**



**4747  
BELLAIRE BLVD**



# PROPERTY UPGRADES

ENHANCING THE PATIENT EXPERIENCE



Common area & lobby upgrades



Improved ingress/egress with connectivity of driveways from 6800 WLS to 4747 Bellaire Blvd



New landscaping & lighting



New campus monument signs to create a prominent entrance into Bellaire



Garage improvements – LED lighting, new way finding, improved flow

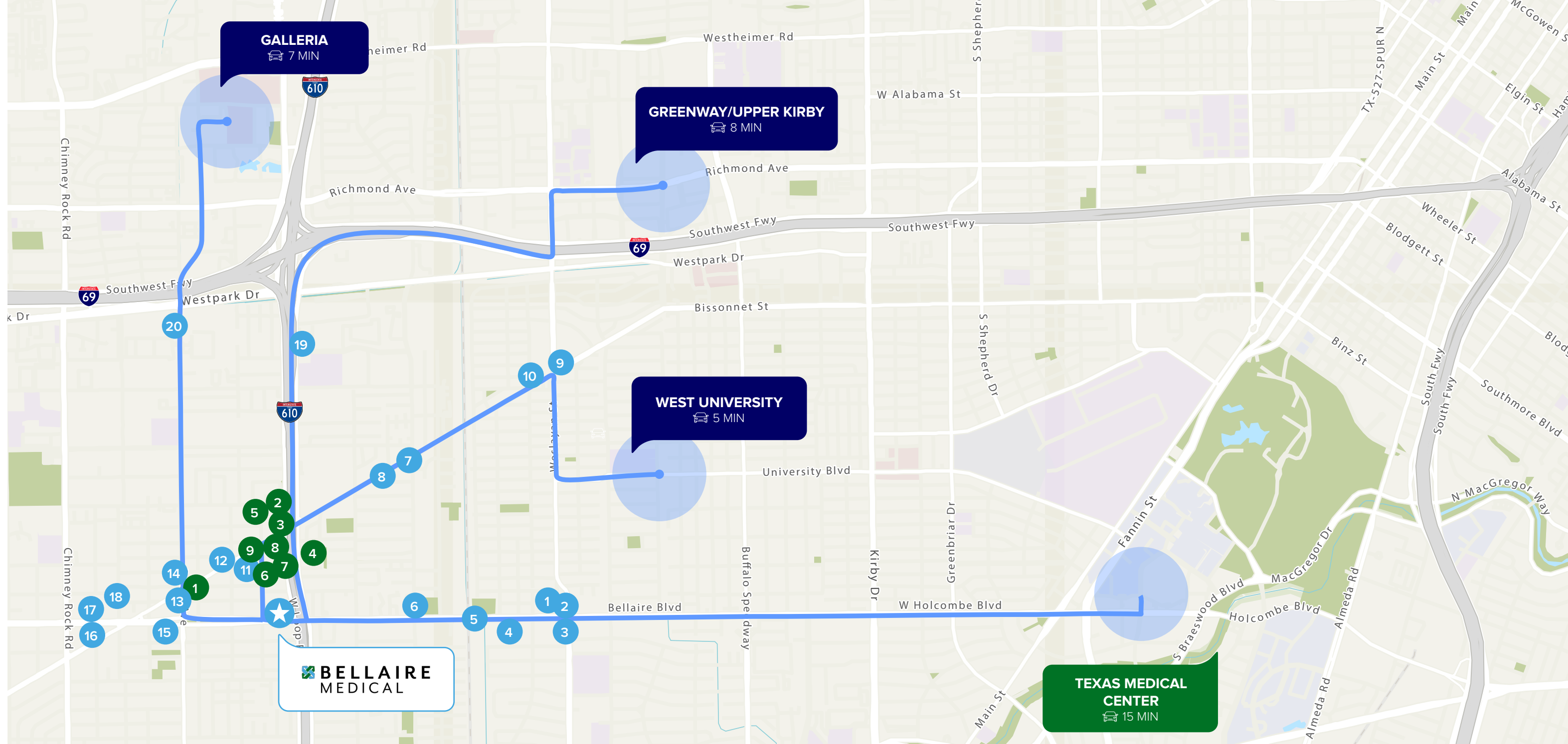


New building monument signs to provide consistent and updated look across the buildings



Updated roof and new cooling tower for energy efficiency





# COUNTLESS AMENITIES +

CONVENIENT COMMUTING

## ● SURROUNDING MEDICAL

- |  |   |
|--|---|
| 1. Cooper and Thomas Oral Surgery                            | 7. UT Physicians Minimally Invasive Surgeons of Texas (UTMIST) - Bellaire Station |
| 2. Glamour Plastic Surgery and Med Spa                       | 8. Strickland Steven D  |
| 3. Texas Children's Specialty Care Bellaire                  | 9. First Surgical Hospital  |
| 4. Lora M. Mason, DDS, PA                                    |   |
| 5. Apex Mobile Clinical Research                             |   |
| 6. UT Physicians Center for Healthy Aging - Bellaire Station |   |

## ● SELECTED RETAIL

- |                              |                               |                                    |
|------------------------------|-------------------------------|------------------------------------|
| 1. Whole Foods Market        | 9. Torchy's Tacos             | 17. Dunkin'                        |
| 2. Firehouse Subs West U     | 10. The Buffalo Grille        | 18. The '401                       |
| 3. Starbucks                 | 11. Charlie's BBQ             | 19. Boudreaux's Cajun Kitchen      |
| 4. Dish Society              | 12. Coffee Fellows - Bellaire | 20. Raising Cane's Chicken Fingers |
| 5. Little Woodrow's Bellaire | 13. Starbucks                 |                                    |
| 6. Betsy's at Evelyn's Park  | 14. Jax Grill                 |                                    |
| 7. Shipley Do-Nuts           | 15. Crumbl Cookies - Bellaire |                                    |
| 8. Wendy's                   | 16. Dandelion Cafe            |                                    |

# DEMOGRAPHICS

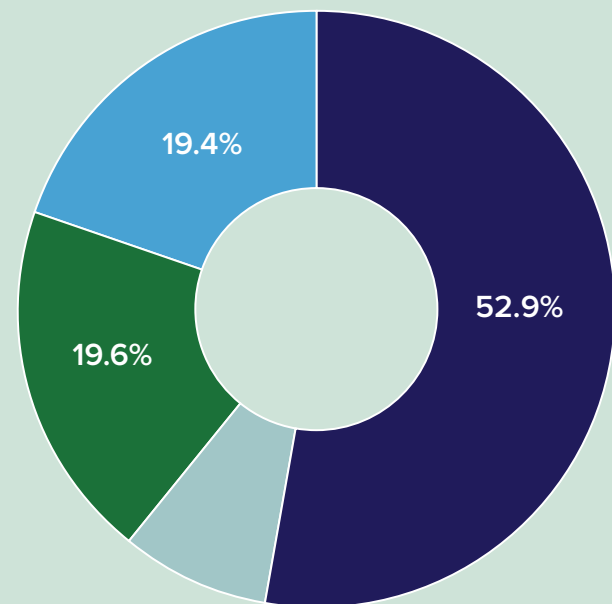
## POPULATION DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,843	221,609	517,498
2025 Daytime Population	14,813	223,981	524,968
2025 Avg Household Income	\$263,948	\$147,182	\$138,033

## CONSUMER HEALTHCARE DEMOGRAPHICS

Medical	1 Mile	3 Mile	5 Mile
Avg Consumer Expenditure on Health Care	\$83.2 M	\$870.3 M	\$2.0 B
Adults visited doctor in last 12 months: 6+ times	41.7%	31.5%	31.8%
Adults visited doctor in last 12 months	83.8%	78.0%	77.9%
Total Population Insured	20,957	186,077	423,146

## INSURANCE MIX - 5 MILES



## TRAFFIC COUNTS

I-610	222,300 CPD
BELLAIRE BLVD	35,930 CPD

- Employer
- Medicare
- Medicaid
- Other



# AMENITIES



Free Patient Parking



24/7 Security Personnel



On-Site Property Management, Engineers



On-Site Banking

# AVAILABILITIES



## 4747 BELLAIRE

	Size	Floor Plan	Virtual Tour
Suite 200	1,511 SF	<a href="#">↓</a>	<a href="#">↓</a>
Suite 250	2,197 SF	<a href="#">↓</a>	<a href="#">↓</a>
Suite 515	1,231 SF	<a href="#">↓</a>	
Suite 575	4,322 RSF	<a href="#">↓</a>	

## 6800 WEST LOOP S

	Size	Floor Plan	Virtual Tour
Suite 220	912 SF	<a href="#">↓</a>	<a href="#">↓</a>
Suite 228	1,683 SF	<a href="#">↓</a>	<a href="#">↓</a>
Suite 230	1,233 SF	<a href="#">↓</a>	<a href="#">↓</a>
Suite 260	1,258 SF	<a href="#">↓</a>	<a href="#">↓</a>
Suite 275	1,225 SF	<a href="#">↓</a>	<a href="#">↓</a>
Suite 425	3,128 SF	<a href="#">↓</a>	<a href="#">↓</a>
Suite 455	1,002 SF	<a href="#">↓</a>	<a href="#">↓</a>

\*Suites 228/230/260/275 are contiguous for up to 5,399 SF





4747  
BELLAIRE

6800  
WEST LOOP S

# BELLAIRE MEDICAL

BELLAIRE, TEXAS

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