

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



▶ DOWNTOWN HOUSTON - 9.4 miles

▶ GREENWAY PLAZA - 3 miles

▶ TEXAS MEDICAL CENTER - 4.5 miles



THE LOCATION

2 BUILDINGS CONSISTING OF 153,015 SF

Located within a lush, park-like setting surrounded by established oak trees, this area is known as the premier Bellaire destination for medical users. Its prominent location along Bellaire Blvd and I-610 offers tenants unmatched visibility and convenience.



4747 BELLAIRE



6800 WEST LOOP S

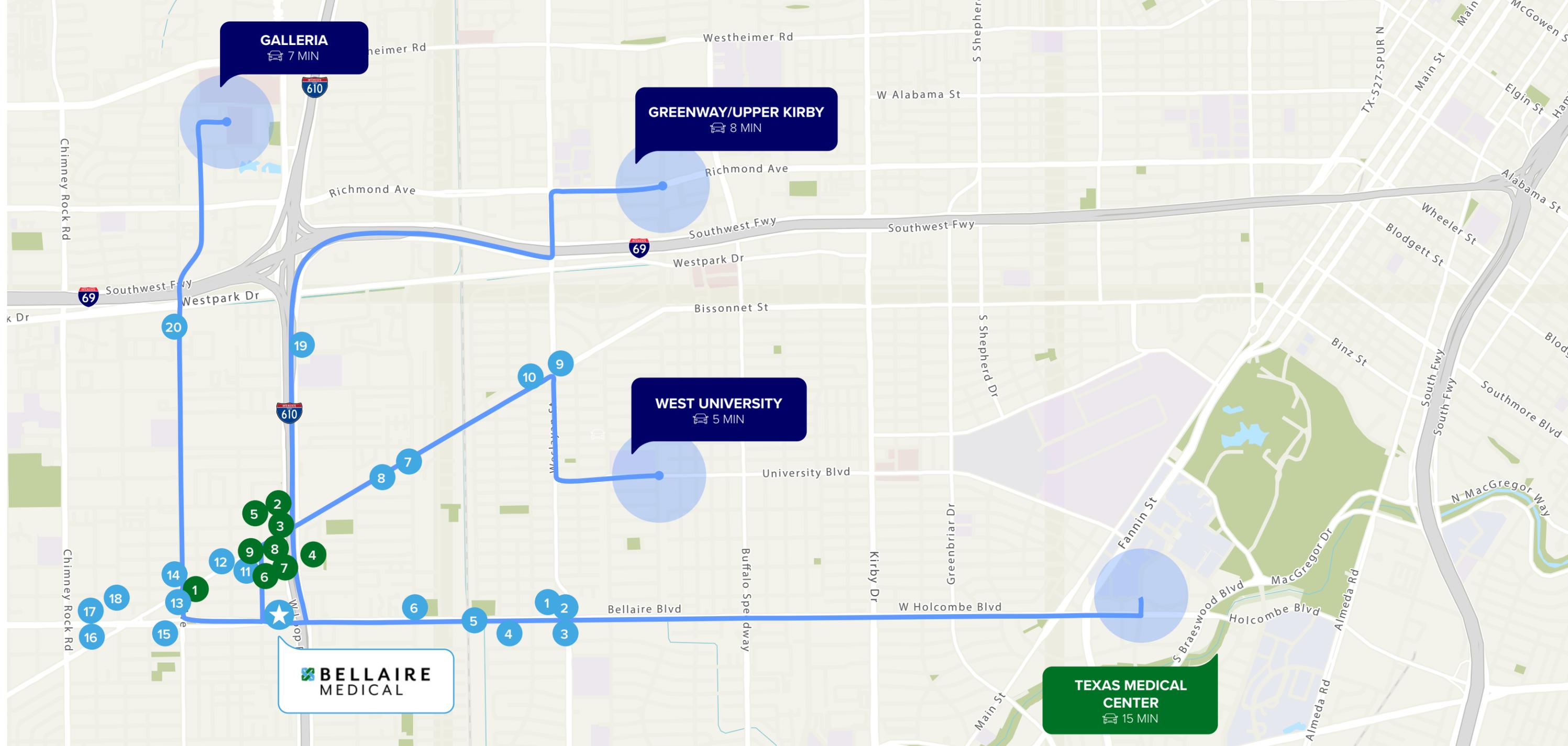
BISSONNET ST

WESLAYAN ST.

BELLAIRE BLVD.

WEST LOOP SOUTH

▶ TO GALLERIA - 2.8 miles



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

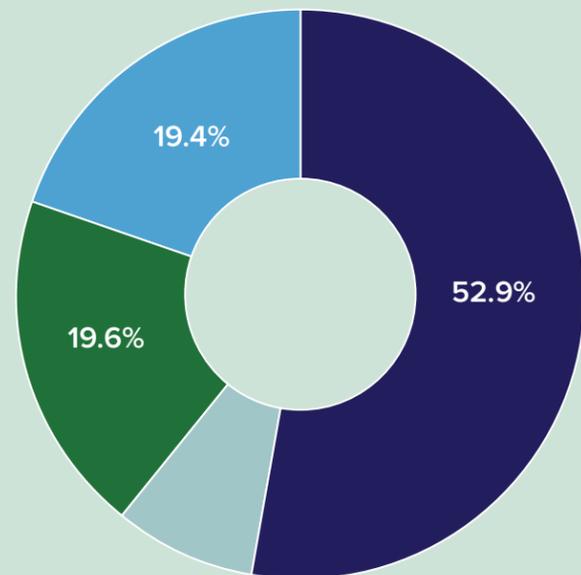
POPULATION DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Estimated Population	16,020	222,327	517,838
2024 Daytime Population	21,561	317,226	823,999
2024 Avg Household Income	\$250,872	\$137,036	\$126,020

CONSUMER HEALTHCARE DEMOGRAPHICS

Medical	1 Mile	3 Mile	5 Mile
Avg Consumer Expenditure on Health Care	\$83.6 M	\$857.1 M	\$1.8 B
Adults visited doctor in last 12 months: 6+ times	36.1%	31.5%	31.8%
Adults visited doctor in last 12 months	83.2%	78.0%	77.9%
Total Population Insured	10,814	149,768	345,901

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	↓	↓
Suite 215	1,422 SF	↓	↓
Suite 225	1,698 SF	↓	↓
Suite 250	1,562 SF	↓	↓
Suite 515	1,231 SF	↓	
Suite 575	4,322 RSF	↓	

*Suites 225 and 250 are contiguous for up to 3,260 SF

6800 WEST LOOP S

	Size	Floor Plan	Virtual Tour
Suite 190	1,671 SF	↓	↓
Suite 220	912 SF	↓	↓
Suite 228	1,683 SF	↓	↓
Suite 230	1,233 SF	↓	↓
Suite 260	1,258 SF	↓	↓
Suite 275	1,225 SF	↓	↓
Suite 425	3,128 SF	↓	↓
Suite 455	1,002 SF	↓	↓

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





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