 **JLL** SEE A BRIGHTER WAY

# For Lease

Bayside Medical Center  
4001 Preston Ave.  
Pasadena, TX 77505

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## 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

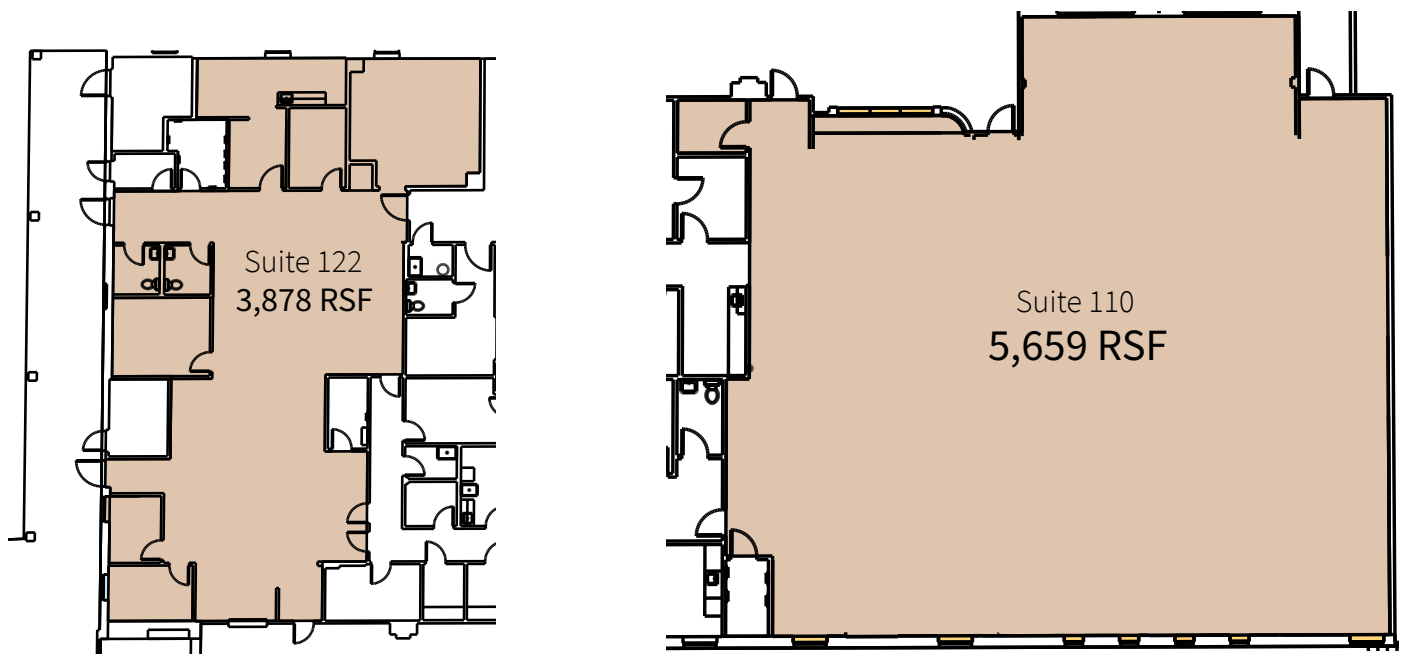


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## Availabilities

- Both are white boxed and ready for tenant improvements now
- Base Rent: \$20/SF
- 2024 Estimated Operating Expenses: \$11.67/SF



## Area Demographics (within 10 miles)

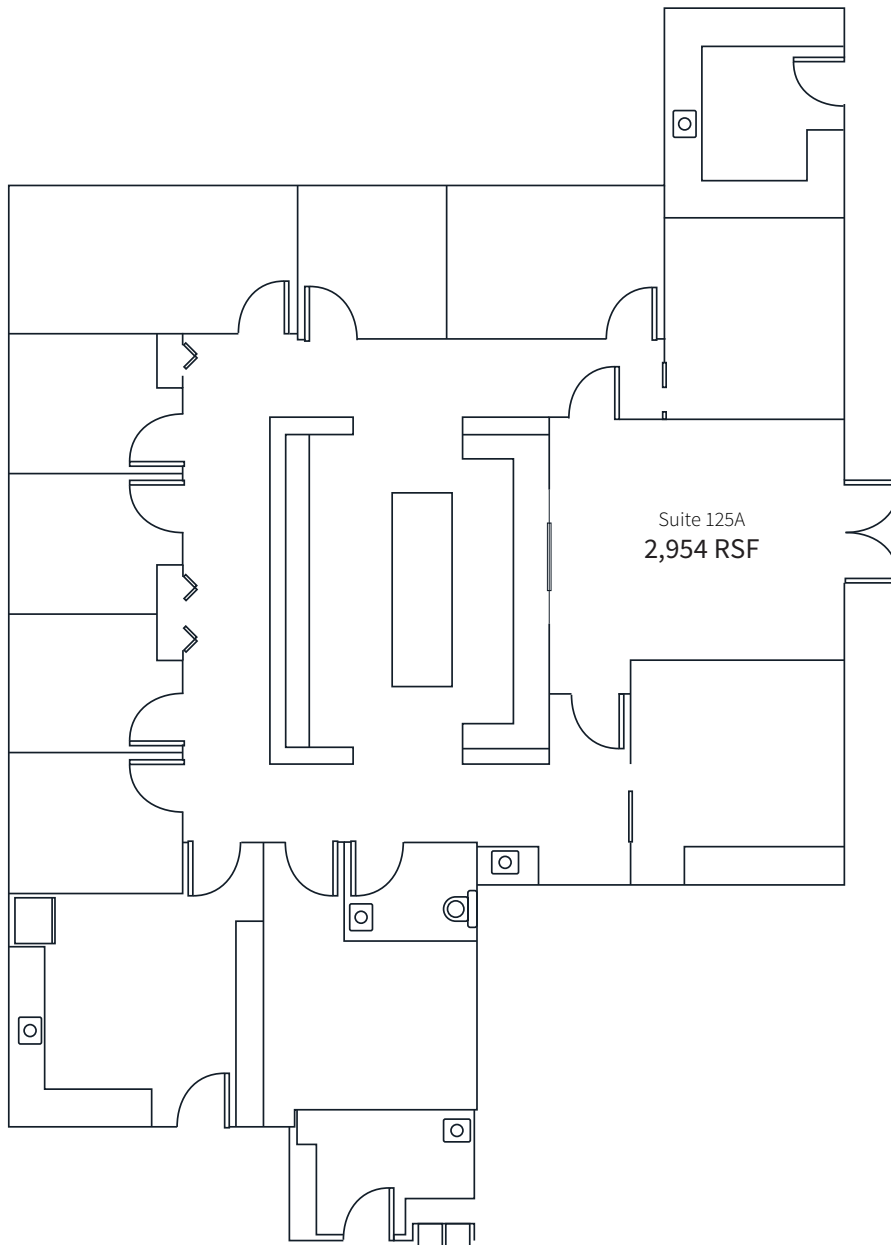
Key Facts	Insurance Mix (%)	Employment	Education
<b>171,459</b> Population	<b>55%</b> Commercial Insurance	<b>48%</b> White Collar	<b>35%</b> High School Graduate
<b>\$59,576</b> Median Household Income	<b>10%</b> Medicaid	<b>37%</b> Blue Collar	<b>27%</b> Some College
<b>32.9</b> Median Age	<b>18%</b> Medicare		<b>15%</b> Bachelor's/ Grad/Prof Degree

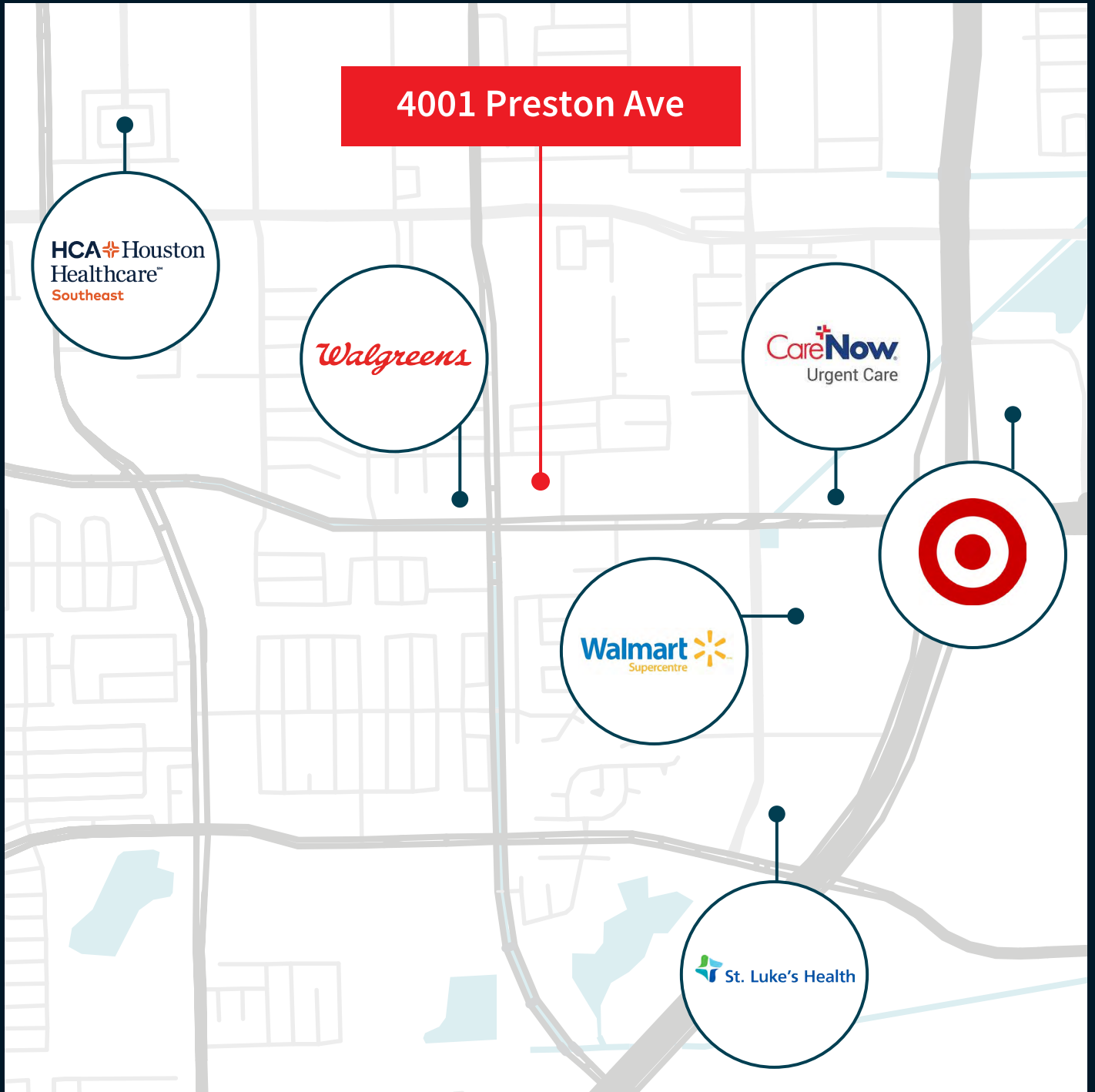
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## Availabilities

- 2nd gen medical office space, available on 7/1/2025





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