



HOSPITAL SPACE FOR LEASE

# BELLAIRE MEDICAL CENTER

5314 DASHWOOD DR | HOUSTON, TEXAS 77081

**RACHEL GLASS | VP**

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**CONTACT**

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## HOSPITAL SPACE FOR LEASE

# BELLAIRE MEDICAL CENTER

5314 DASHWOOD DR | HOUSTON, TEXAS 77081

TRANSWESTERN REAL ESTATE SERVICES

1900 West Loop S  
Suite 1300  
Houston, Texas 77027

T 713.270.7700  
transwestern.com/healthcare



### AMENITIES

- Formerly licensed as a Specialty Acute Care Hospital
- 74 Patient Beds
- 2 Operating Rooms
- Dedicated Covered Ambulance Entrance
- Commercial-Grade Kitchen
- Located in the affluent Bellaire community
- Free Surface Parking

### LEASING BREAKDOWN

- 3-Story Hospital
- Floor 1 | 14,857 SF Wing | 3,632 ICU
- Floor 1 | 3,905 SF Commercial Kitchen
- Floor 2 | 13,811 SF Patient Floor
- Floor 3 | 13,811 SF Patient Floor
- 80,963 Gross Square Feet
- Call for Rental Information

### PERFECT OPPORTUNITY

- Low Real Estate Cost
- Ideal Location
- Excellent Payor Mix



1<sup>ST</sup> FLOOR  
PART 1



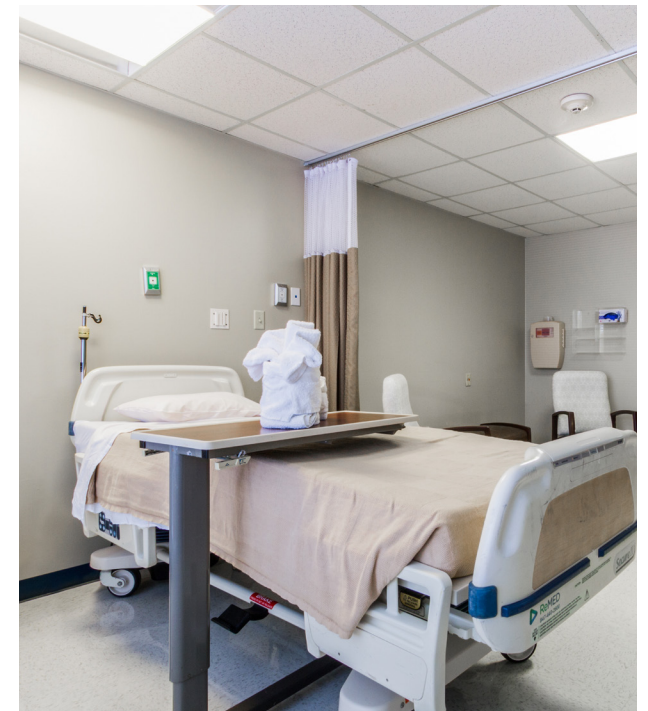
1<sup>ST</sup> FLOOR  
PART 2



2<sup>ND</sup> FLOOR  
PART 1



2<sup>ND</sup> FLOOR  
PART 2



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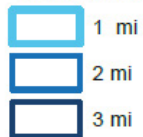
## HOUSEHOLD INCOME DEMOGRAPHICS

1900 West Loop S  
Suite 1300  
Houston, Texas 77027

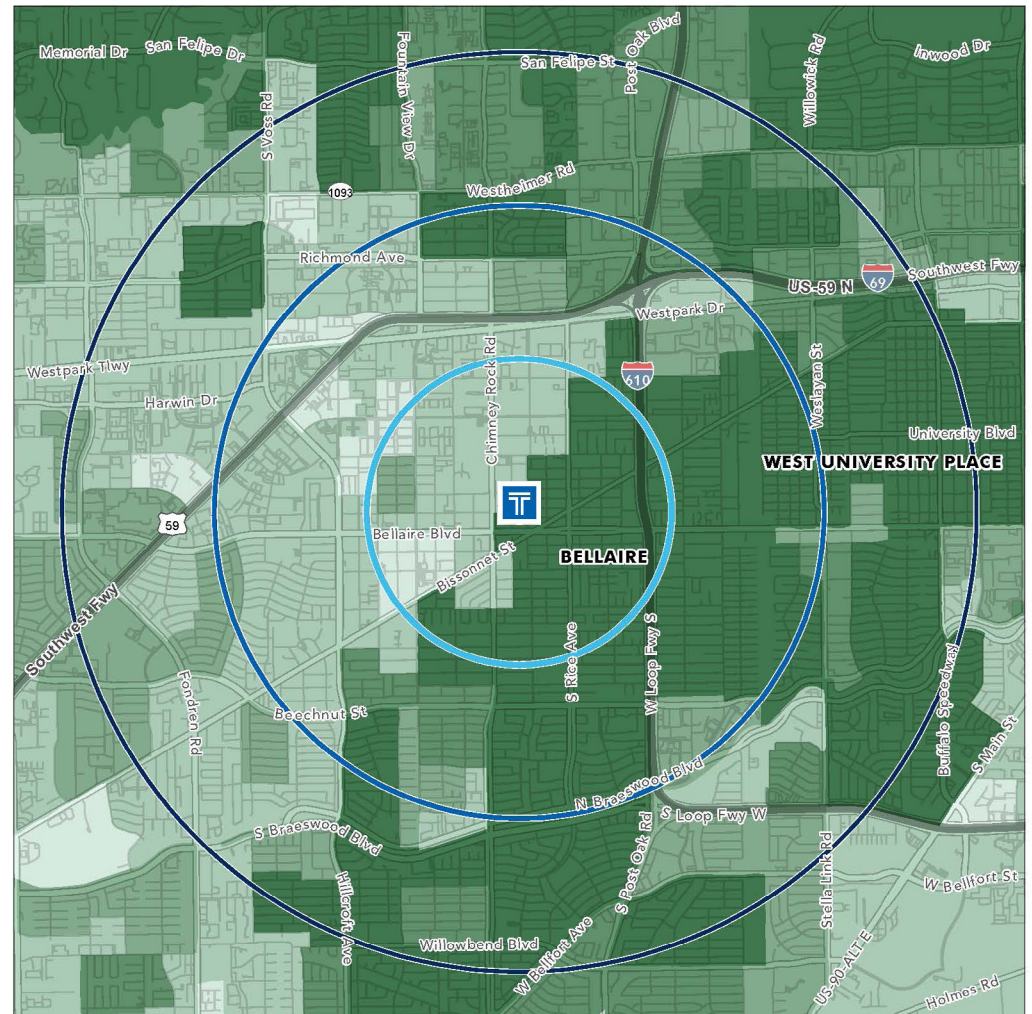
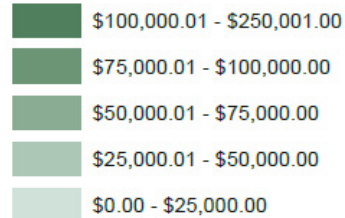
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	1 MILE	3 MILES	5 MILES
 Median Home Value	\$790,497	\$475,616	\$388,215
 Total Population (2019)	33,660	249,679	551,544
 Population (2024)	36,172	265,992	584,084

### Trade Areas



### Median Household Income by Block Group



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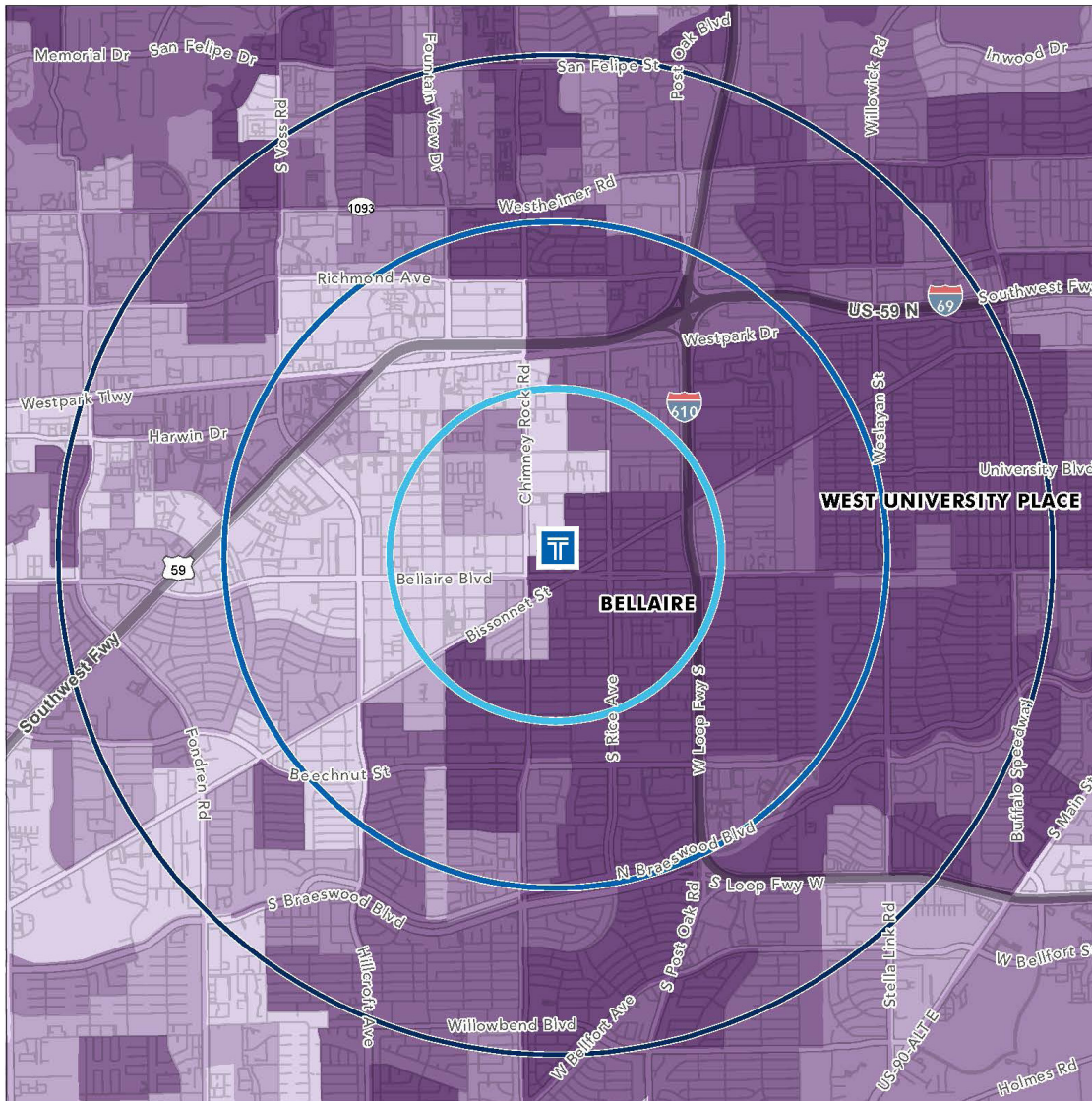
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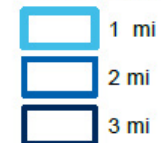
## PRIVATE INSURANCE COVERAGE

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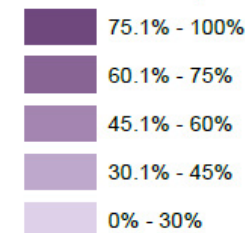
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### Trade Areas



### Percent of Population Covered by Private Insurance



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## AMENITIES MAP



- 1. HEB | 5106 Bissonnet St.
- 2. Starbucks | 6600 S. Rice Ave.
- 3. The '401 | 6700 Ferris St.
- 4. Nekter Juice Bar | 6700 Ferris St.

- 5. Thai Cottage | 5206 Bissonnet St.
- 6. Costa Brava Bistro | 5107 Bellaire Blvd.
- 7. Lemongrass Cafe | 5107 Bellaire Blvd.
- 8. MOD Pizza | 5103 Bellaire Blvd.

- 9. Betsy's at Evelyn's Park | 4400 Bellaire Blvd.
- 10. Evelyn's Park Conservancy | 4400 Bellaire Blvd.

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