



3828 Ave N Ursuline St, Galveston, TX 77550

\$32/SF/YR

\$2.67/SF/MO

3828 Avenue N - Galveston

3828 Avenue N - Medical Lease



Mark Coyle
TX 711361
713.927.1890

Listing Added: 02/01/2026

Listing Updated: 02/01/2026



Building Details

Property Type	Office, Special Purpose	Subtype	Medical Office, Creative Office
Tenancy	Single	Total Building SqFt	12,000
County	Galveston County		

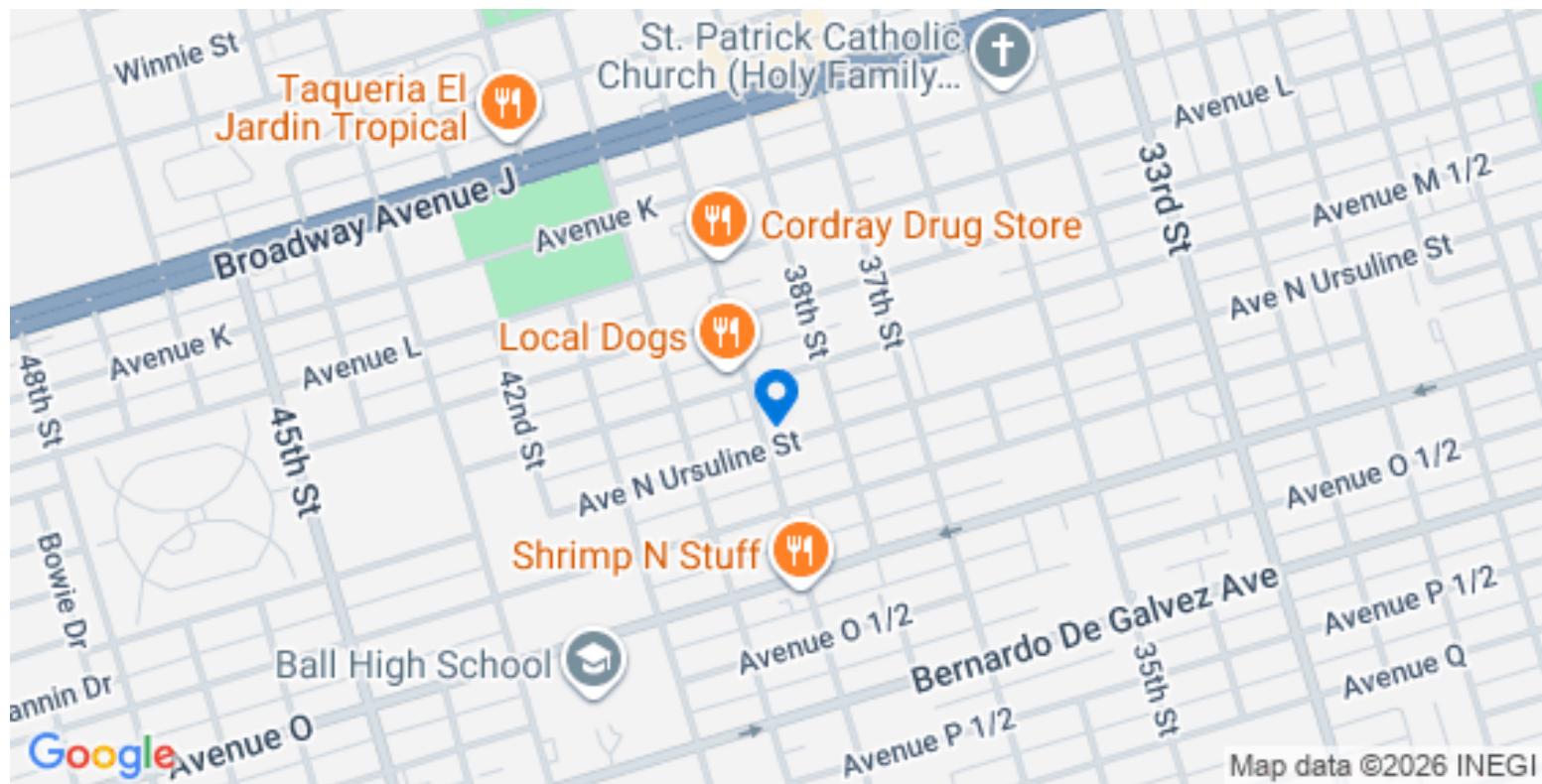
Building Description

COMING SOON - Formally - Galveston County VA Clinic - an 8,000 sq/ft outpatient clinic. The lease space includes medical/office space with reception/lobby, laboratory, nurse's stations, exam rooms, staff room & storage. The lease comes with common covered entrance with 17,500 sq/ft of patient parking and there is up to 13 covered rear parking spots for office and administrative personnel with 3 additional rear access entry doors. The building will be shared with an existing tenant that operates a Family & Cosmetic Dentistry & Orthodontics practice that operates in 4000 sq/ft. The 8000 sq/ft of lease space can be subdivided as needed and base terms are triple net which ranges from \$28-\$32.00 per square feet depending on terms. Contact agent for approved site visits and viewing.

Building Highlights

COMING SOON - Formally - Galveston County VA Clinic - an 8,000 sq/ft outpatient clinic. The lease space includes medical/office space with reception/lobby, laboratory, nurse's stations, exam rooms, staff room & storage. The lease comes with common covered entrance with 17,500 sq/ft of patient parking and there is up to 13 covered rear parking spots for office and administrative personnel with 3 additional rear access entry doors. The building will be shared with an existing tenant that operates a Family & Cosmetic Dentistry & Orthodontics practice that operates in 4000 sq/ft. The 8000 sq/ft of lease space can be subdivided as needed and base terms are triple net which ranges from \$28-\$32.00 per square feet depending on terms. Contact agent for approved site visits and viewing.

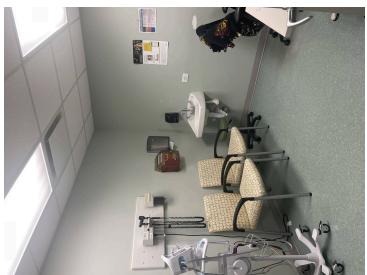
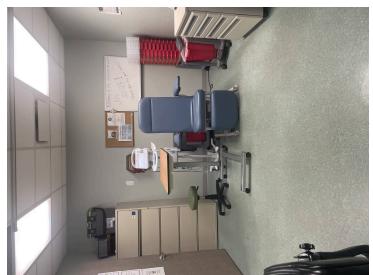
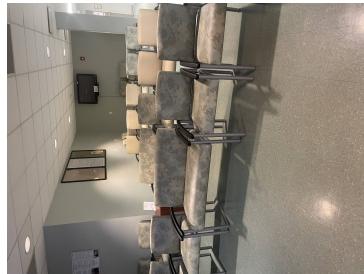
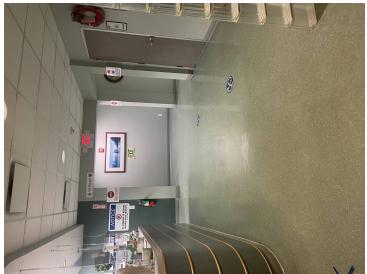
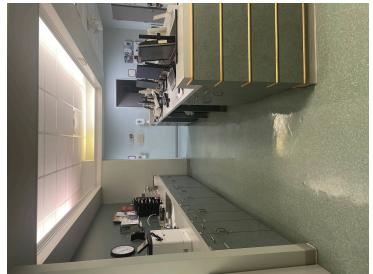
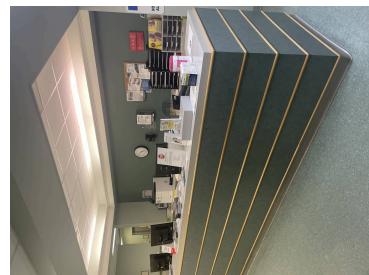
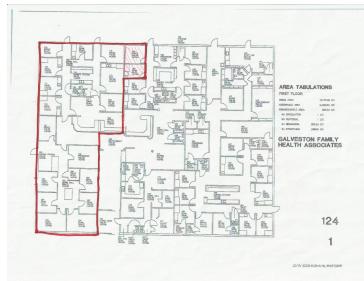
Building Location (1 Location)



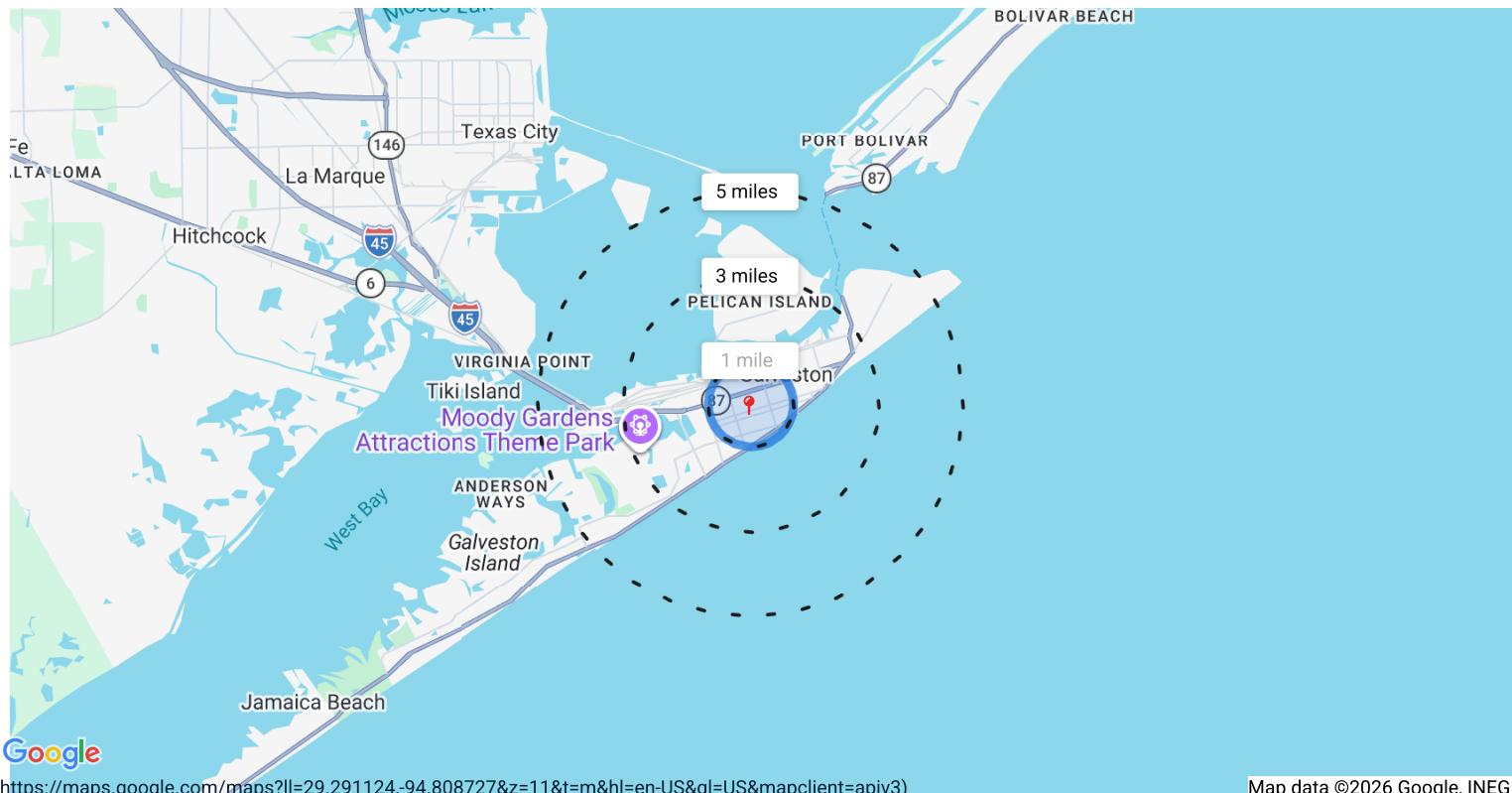
Details

Listing Type	Direct	RSF	8,000 SF
USF	8,000 SF	Rate (Per SF)	\$32 / SF / YR
Lease Type	NNN	Lease term	2-4 years
Days on Market	0 days		•••

Property Photos (19 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

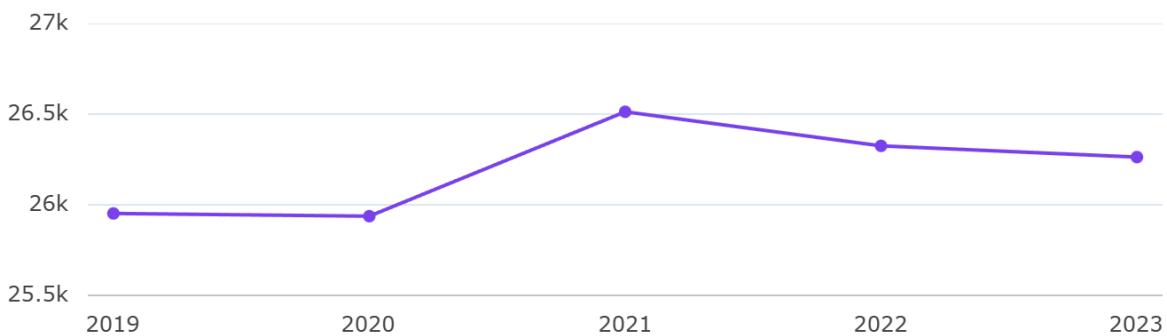
26.3k

0%

Compared to 26.3k in 2022

↑ 1%

Compared to 26k in 2019



Household Income

\$50.8k

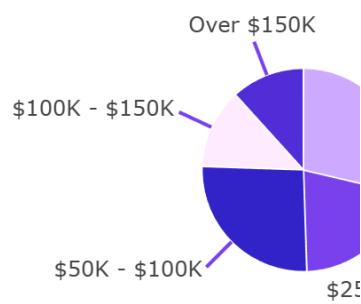
Median Income

\$59.1k

2028 Estimate

↑ 16%

Growth Rate



Age Demographics

39

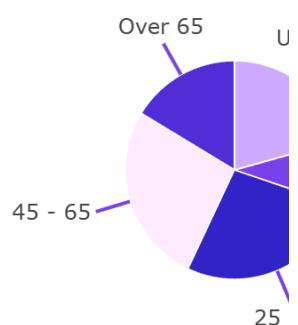
Median Age

43

2028 Estimate

↑ 9%

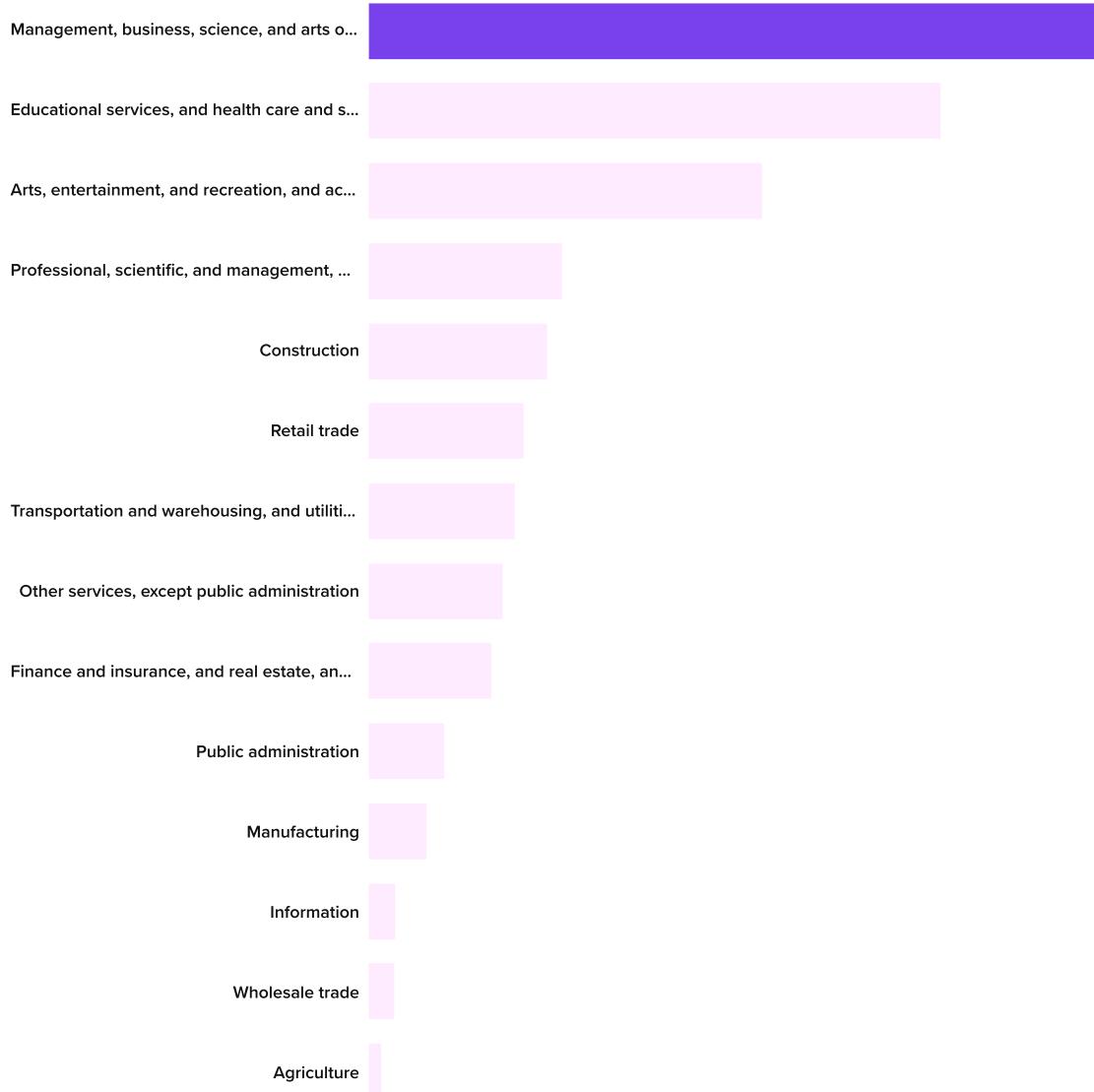
Growth Rate



Number of Employees

22.8k

Top Employment Categories



Housing Occupancy Ratio

2:1

4:1 predicted
by 2028



Renter to Homeowner Ratio

1:1

1:1 predicted
by 2028

