



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  
713.9271890

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        |                     |                                 |

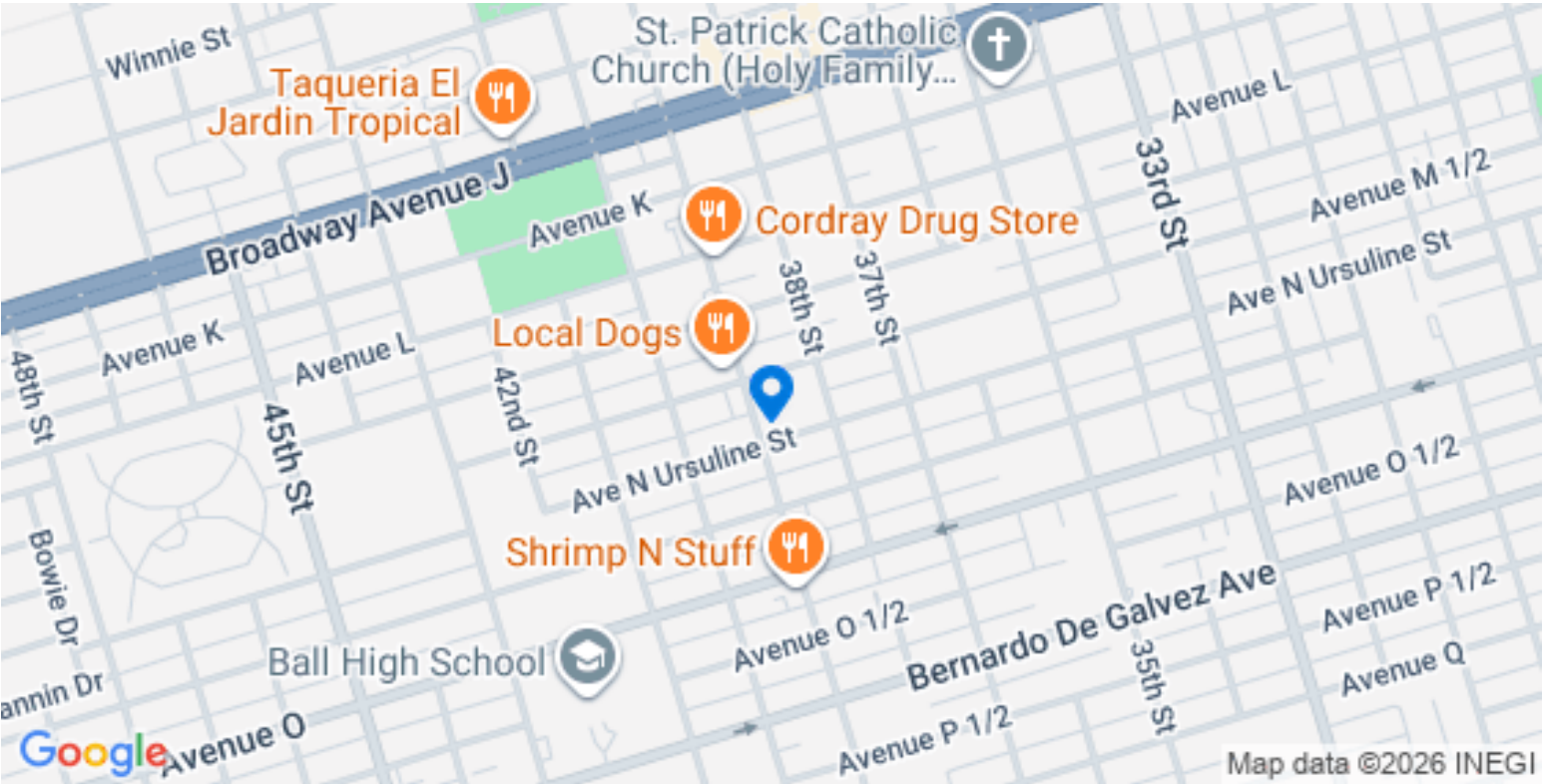
Building Description

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

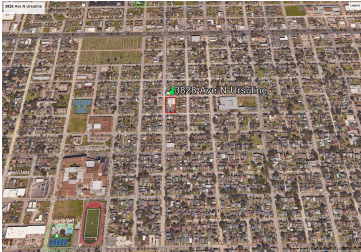
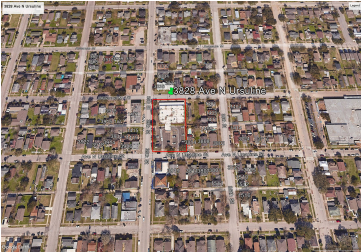
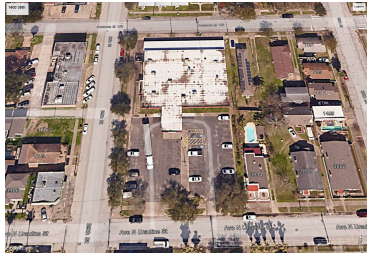
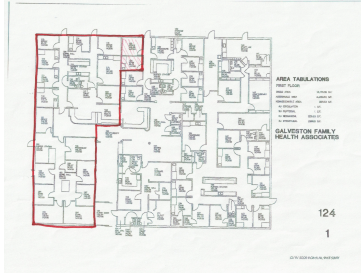
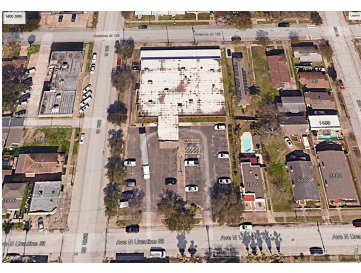
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Building Location (1 Location)

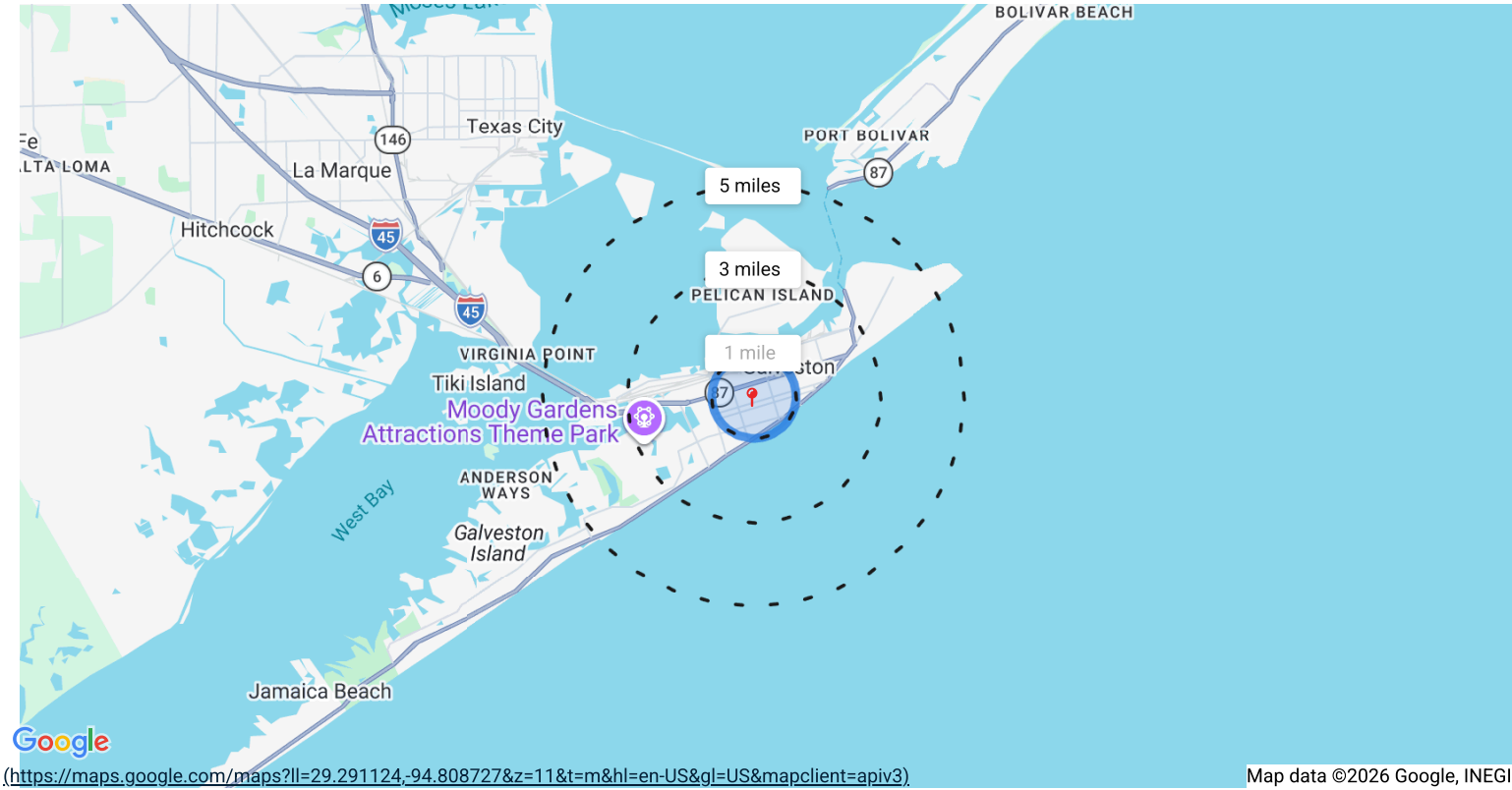


| Details        |          |               |                |
|----------------|----------|---------------|----------------|
| Listing Type   | Direct   | RSF           | 8,000 SF       |
| USF            | 8,000 SF | Rate (Per SF) | \$32 / SF / YR |
| Lease Type     | NNN      | Lease term    | 2-4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

Property Photos (19 photos)



# Demographic Insights



1 mile

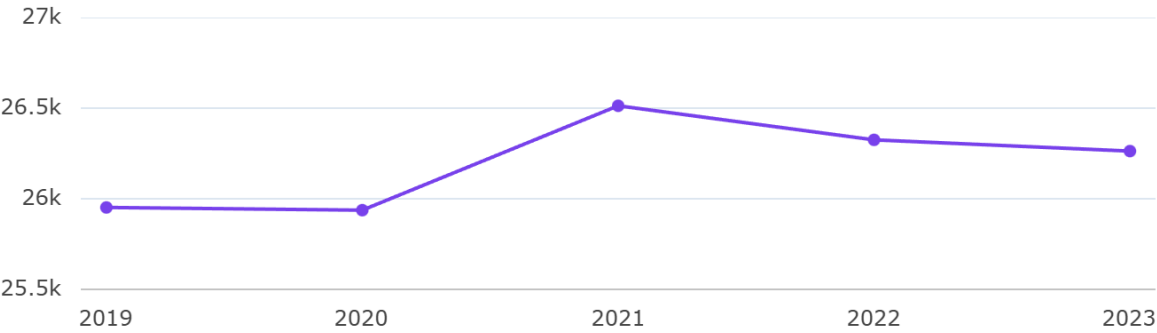
3 miles

5 miles

## Population

26.3k

0% Compared to 26.3k in 2022    ↑ 1% Compared to 26k in 2019



# Household Income

\$50.8k

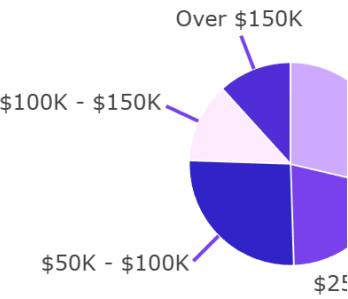
Median Income

\$59.1k

2028 Estimate

↑ 16%

Growth Rate



# Age Demographics

39

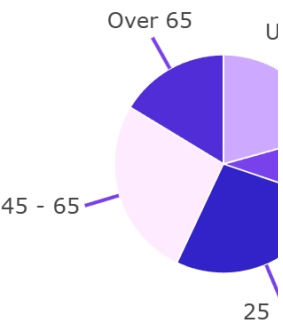
Median Age

43

2028 Estimate

↑ 9%

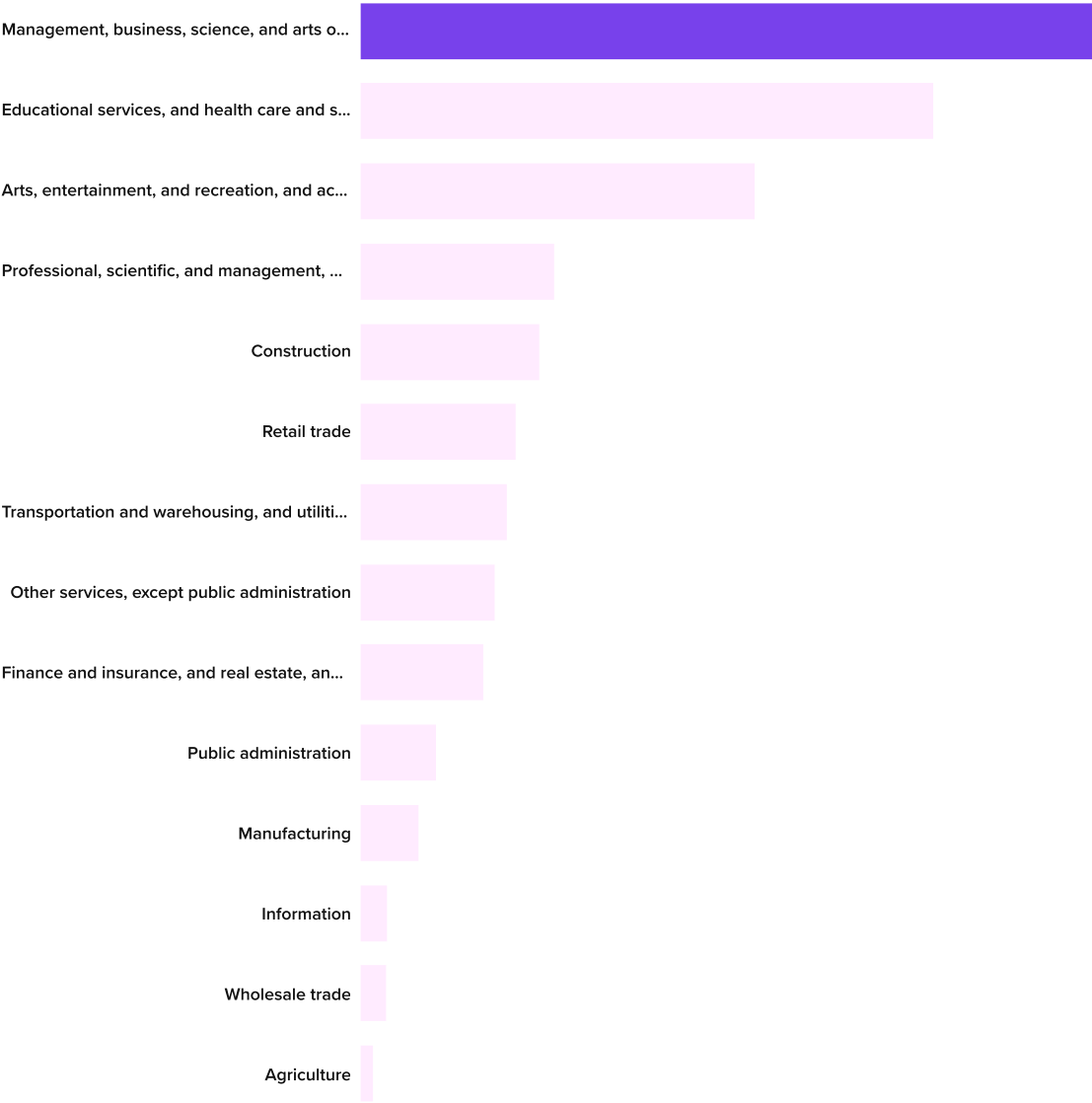
Growth Rate



# Number of Employees

22.8k

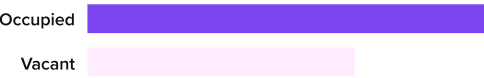
## Top Employment Categories



# Housing Occupancy Ratio

2:1

4:1 predicted  
by 2028



# Renter to Homeowner Ratio

1:1

1:1 predicted  
by 2028

