



 **JLL** SEE A BRIGHTER WAY

For lease

Bayside Medical Center
4001 Preston Ave.
Pasadena, TX 77505

4001 Preston Avenue / Pasadena

Bayside Medical Center

4001 Preston Avenue, Pasadena, TX 77505

For lease

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



Bayside Medical Center

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Floor plan

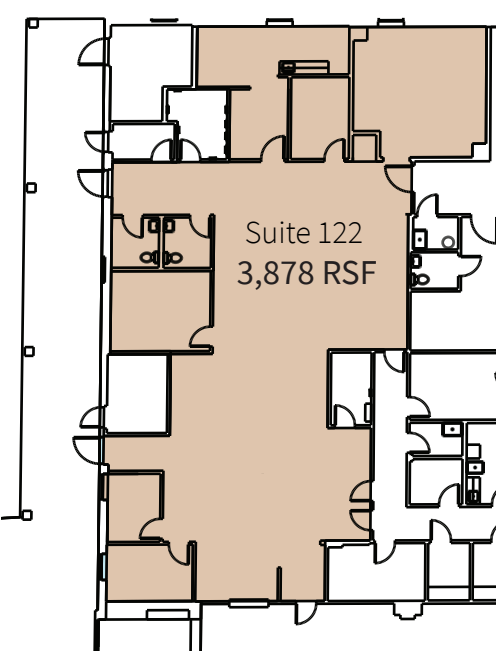


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Availabilities

- Both are white boxed and ready for tenant improvements now
- Base Rent: \$20/SF
- 2026 Estimated Operating Expenses: \$11.67/SF



Area Demographics (within 10 miles)

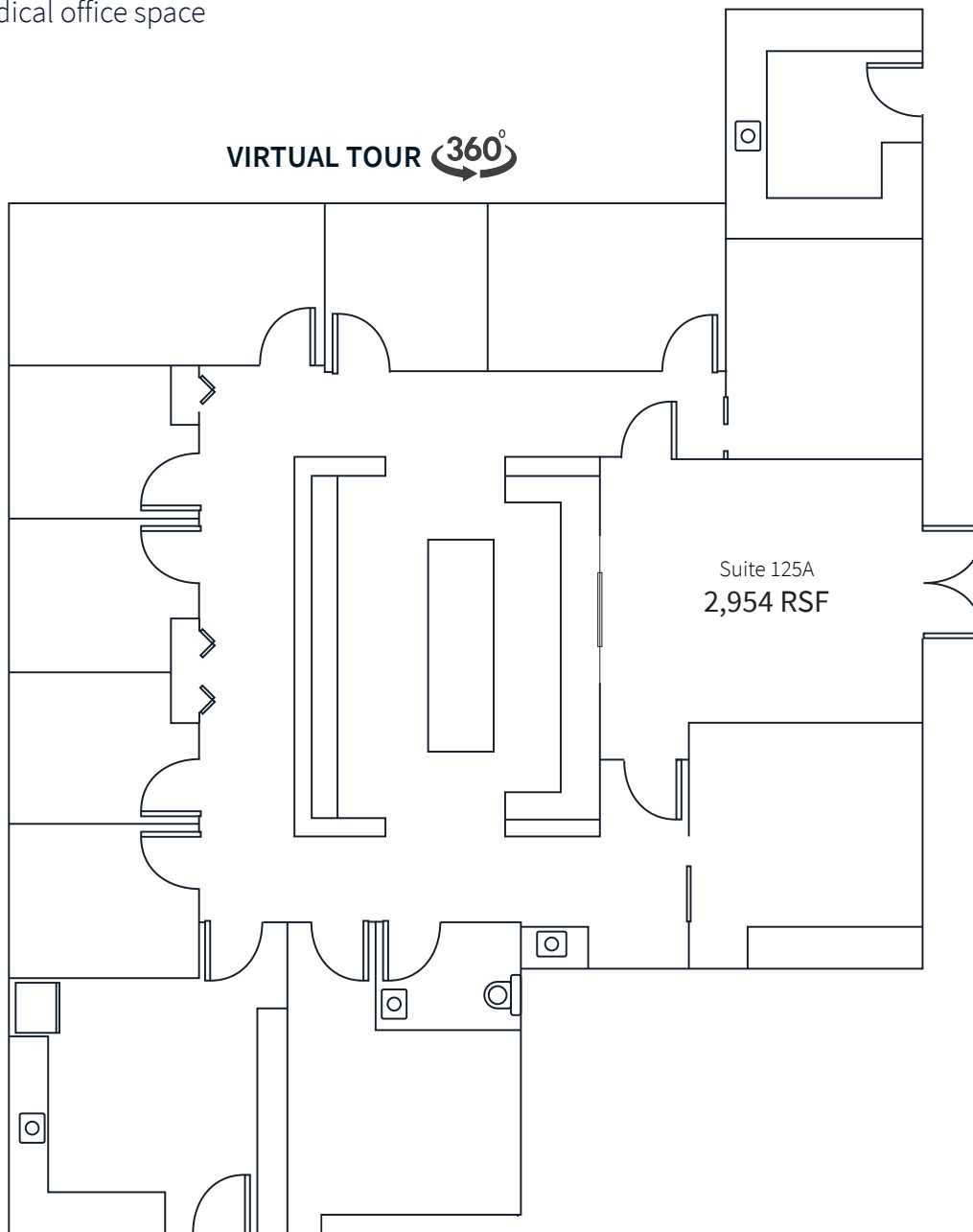
Key facts	Insurance mix (%)	Employment	Education
171,459 Population	55% Commercial insurance	48% White collar	35% High school graduate
\$59,576 Median Household income	10% Medicaid	37% Blue collar	27% Some college
32.9 Median age	18% Medicare		15% Bachelor's/ Grad/Prof degree

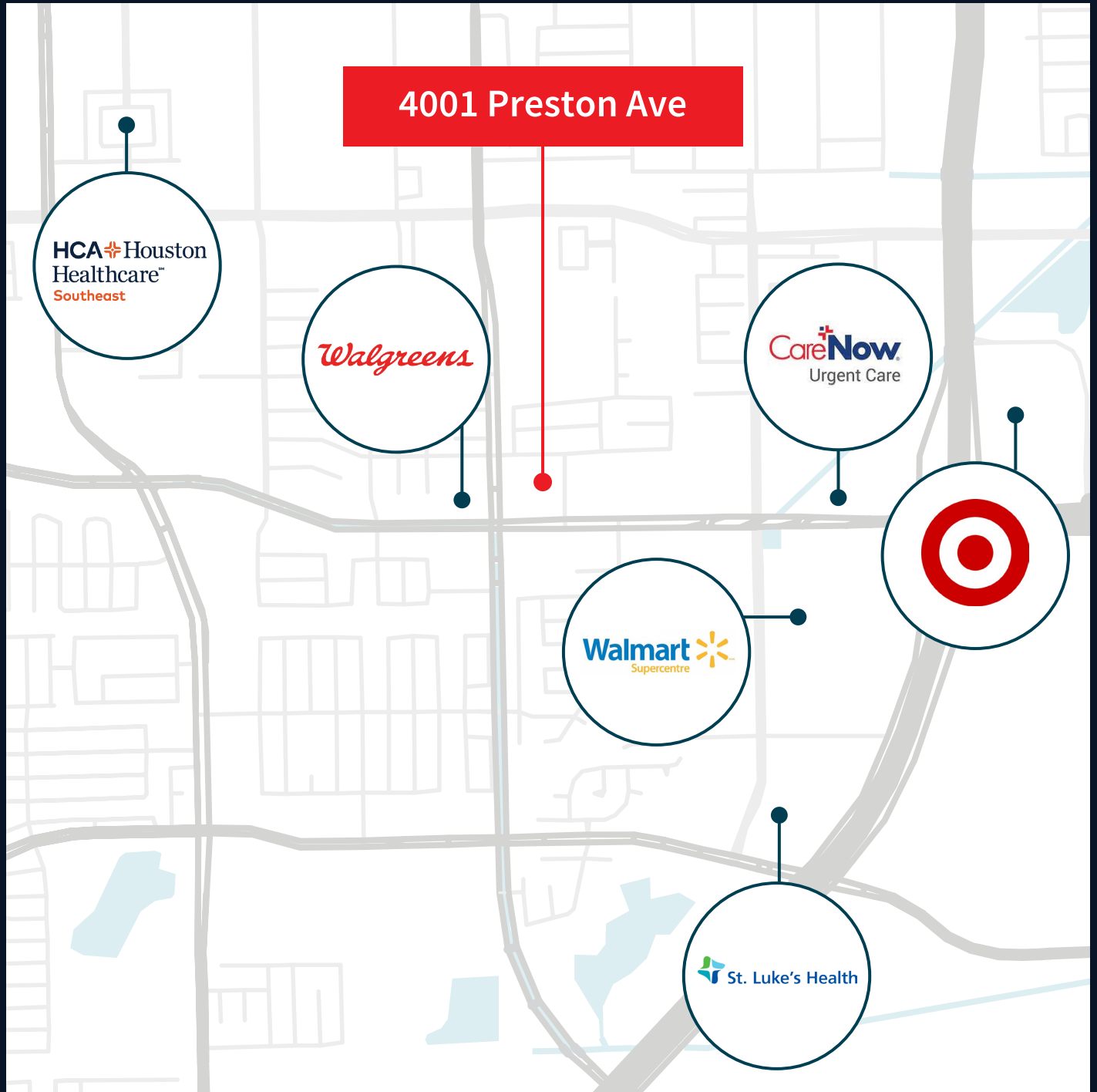
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Availabilities

- Suite 125 A - 2,954 RSF
- 2nd gen medical office space





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