

CBRE

NEW INSTITUTIONAL OWNERSHIP
- WELL CAPITALIZED



BELLAIRE MEDICAL

BELLAIRE, TEXAS

MEDICAL OFFICE SPACE
FOR LEASE



6800
WEST LOOP SOUTH



4747
BELLAIRE BLVD



PROPERTY UPGRADES

ENHANCING THE PATIENT EXPERIENCE



Common area & lobby upgrades



Improved ingress/egress with connectivity of driveways from 6800 WLS to 4747 Bellaire Blvd



New landscaping & lighting



New campus monument signs to create a prominent entrance into Bellaire



Garage improvements – LED lighting, new way finding, improved flow



New building monument signs to provide consistent and updated look across the buildings



Updated roof and new cooling tower for energy efficiency





▶ DOWNTOWN HOUSTON - 9.4 miles



▶ GREENWAY PLAZA - 3 miles

▶ TEXAS MEDICAL CENTER - 4.5 miles

WESLAYAN ST.

BISSONNET ST

▶ TO GALLERIA - 2.8 miles



WEST LOOP SOUTH

BELLAIRE BLVD.

THE LOCATION

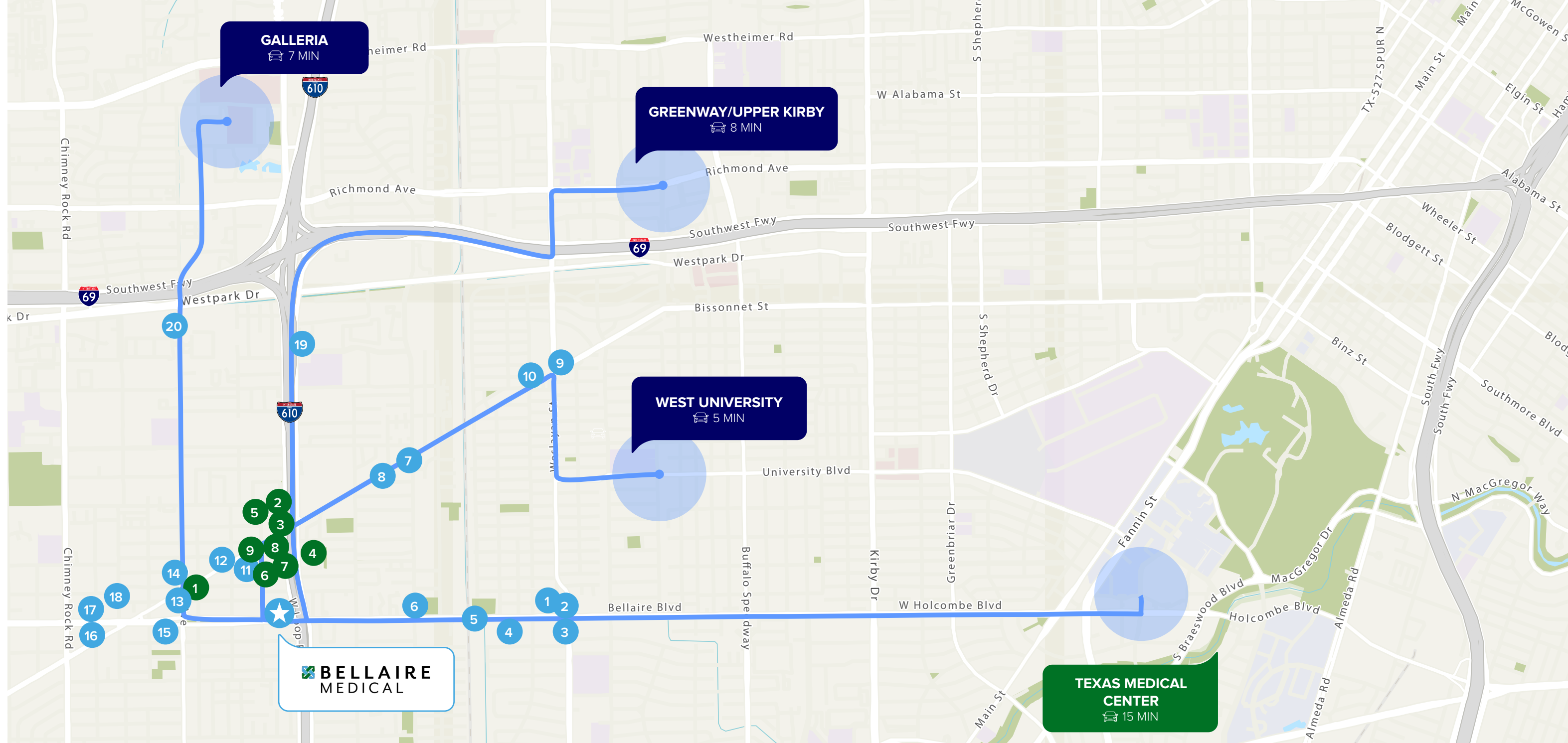
2 BUILDINGS CONSISTING OF 153,015 SF

Located within a lush, park-like setting surrounded by established oak trees, this area is known as the premier Bellaire destination for medical users. Its prominent location along Bellaire Blvd and I-610 offers tenants unmatched visibility and convenience.

6800 WEST LOOP S

4747 BELLAIRE





COUNTLESS AMENITIES +

CONVENIENT
COMMUTING

● SURROUNDING MEDICAL

1. Cooper and Thomas Oral Surgery
2. Glamour Plastic Surgery and Med Spa
3. Texas Children's Specialty Care Bellaire
4. Lora M. Mason, DDS, PA
5. Apex Mobile Clinical Research
6. UT Physicians Center for Healthy Aging - Bellaire Station
7. UT Physicians Minimally Invasive Surgeons of Texas (UTMIST) - Bellaire Station
8. Strickland Steven D
9. First Surgical Hospital

● SELECTED RETAIL

1. Whole Foods Market
2. Firehouse Subs West U
3. Starbucks
4. Dish Society
5. Little Woodrow's Bellaire
6. Betsy's at Evelyn's Park
7. Shipley Do-Nuts
8. Wendy's
9. Torchy's Tacos
10. The Buffalo Grille
11. Charlie's BBQ
12. Coffee Fellows - Bellaire
13. Starbucks
14. Jax Grill
15. Crumbl Cookies - Bellaire
16. Dandelion Cafe
17. Dunkin'
18. The '401
19. Boudreaux's Cajun Kitchen
20. Raising Cane's Chicken Fingers

DEMOGRAPHICS

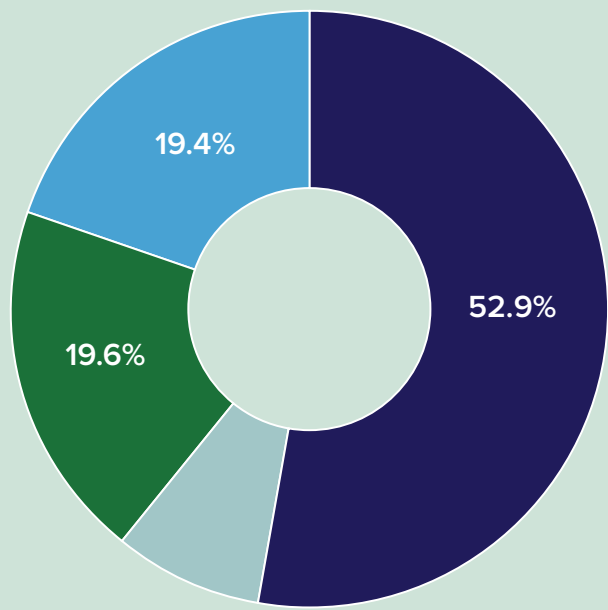
POPULATION DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,843	221,609	517,498
2025 Daytime Population	14,813	223,981	524,968
2025 Avg Household Income	\$263,948	\$147,182	\$138,033

CONSUMER HEALTHCARE DEMOGRAPHICS

Medical	1 Mile	3 Mile	5 Mile
Avg Consumer Expenditure on Health Care	\$83.2 M	\$870.3 M	\$2.0 B
Adults visited doctor in last 12 months: 6+ times	41.7%	31.5%	31.8%
Adults visited doctor in last 12 months	83.8%	78.0%	77.9%
Total Population Insured	20,957	186,077	423,146

INSURANCE MIX - 5 MILES



TRAFFIC COUNTS

I-610	222,300 CPD
BELLAIRE BLVD	35,930 CPD

- Employer
- Medicare
- Medicaid
- Other



AMENITIES



Free Patient
Parking



24/7 Security
Personnel



On-Site Property
Management, Engineers



On-Site
Banking

AVAILABILITIES



4747 BELLAIRE

	Size	Floor Plan	Virtual Tour
Suite 101	6,252 SF	↓	
Suite 200	1,511 SF	↓	↓
Suite 250	2,197 SF	↓	↓
Suite 515	1,231 SF	↓	
Suite 575	4,322 RSF	↓	

6800 WEST LOOP S

	Size	Floor Plan	Virtual Tour
Suite 220	912 SF	↓	↓
Suite 228	1,683 SF	↓	↓
Suite 230	1,233 SF	↓	↓
Suite 260	1,258 SF	↓	↓
Suite 275	1,225 SF	↓	↓
Suite 425	3,128 SF	↓	↓
Suite 454	547 SF	↓	
Suite 455	1,002 SF	↓	↓
Suite 475	1,815 SF	↓	

**Suites 228/230/260/275 are contiguous for up to 5,399 SF*

**Suites 454/455 are contiguous for up to 1,549 SF*





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BELLAIRE, TEXAS

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