



BISSONNET
MEDICAL PLAZA



52,825 SF CLASS A MEDICAL OFFICE SERVING
BELLAIRE AND WEST UNIVERSITY

4460 BISSONNET ST

DELIVERING 2020



BISSONNET MEDICAL PLAZA

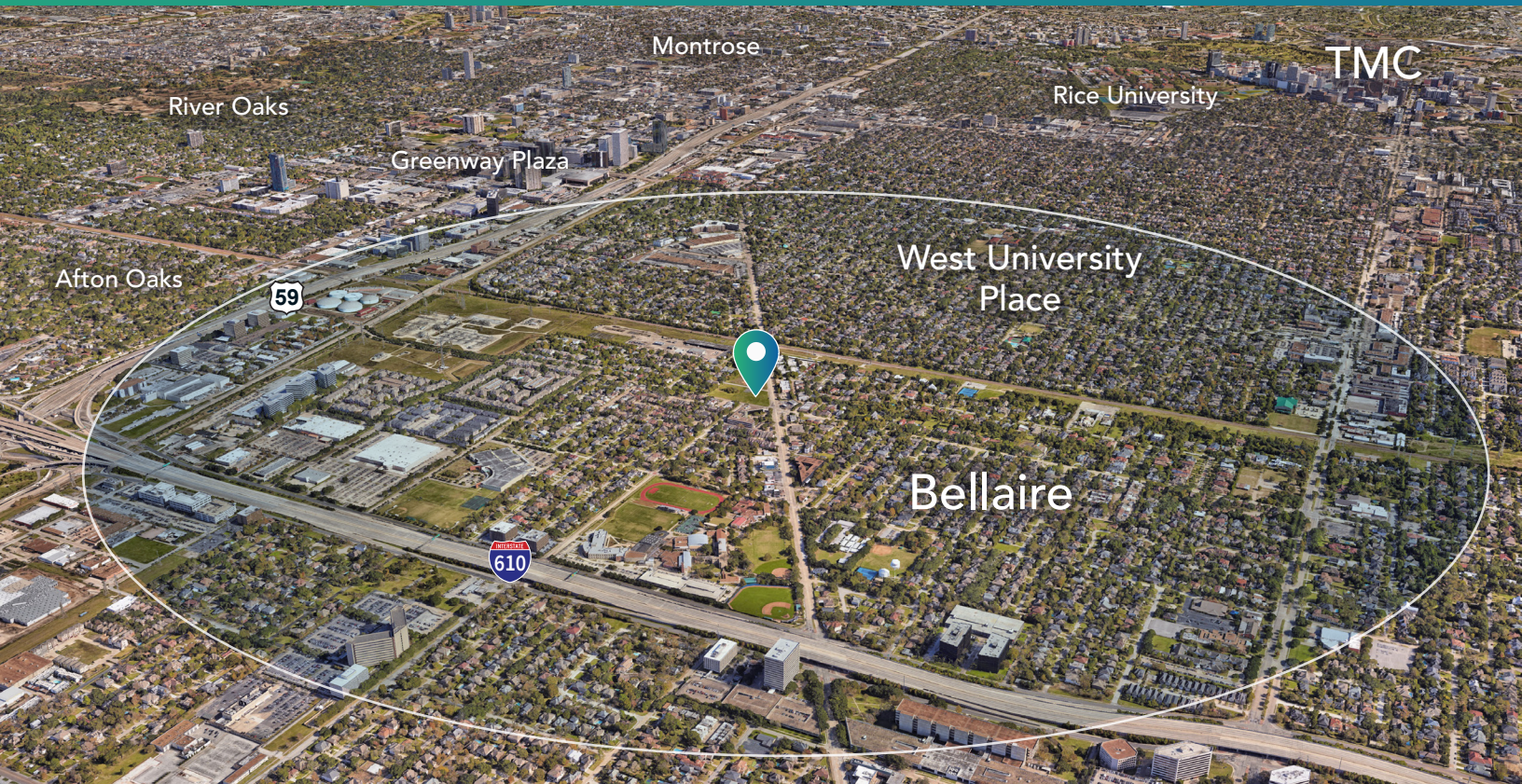


Bissonnet Medical Plaza is located at the northeast intersection of Bissonnet Street and Newcastle Drive with easy access to 610 and Hwy 59.

This high performing class A facility will be comprised of 52,825 square feet, 3 floors, ornate landscaping and convenient parking.

PRESTIGIOUS LOCATION

Bissonnet Medical Plaza is surrounded by some of the most reputable neighborhoods and institutions including Bellaire, West University, River Oaks, Rice University and the Texas Medical Center.



WITHIN 1 MILE

\$173,000+
per year median
household income

96%
population
insured

6,450
per sq. mile
population

LOCATION

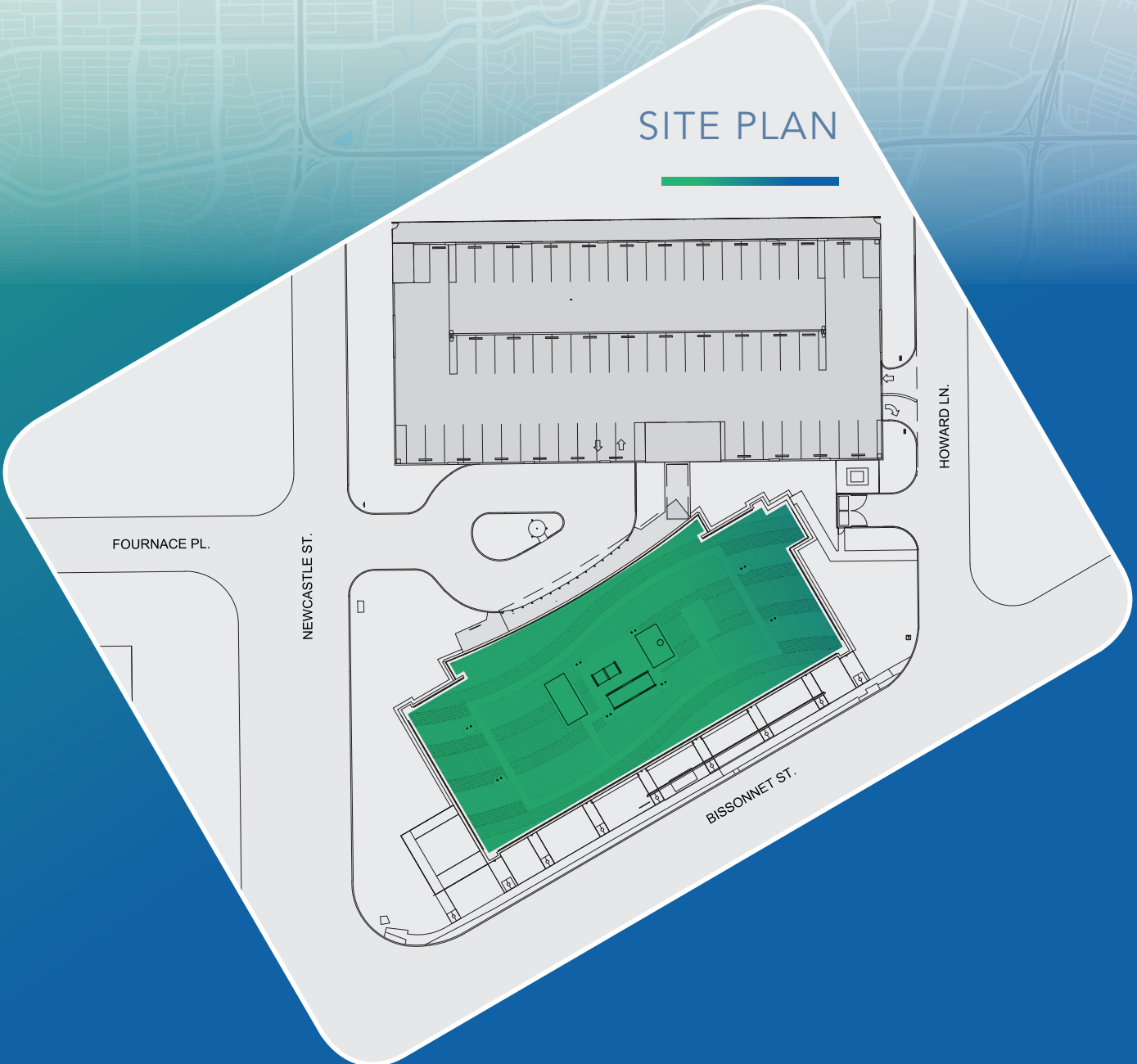
4460 BISSONNET ST
BELLAIRE, TX 77401

12-MINUTE
DRIVE TO
DOWNTOWN

BISSONNET
MEDICAL PLAZA

10-MINUTE
DRIVE TO
TEXAS MEDICAL
CENTER

SITE PLAN





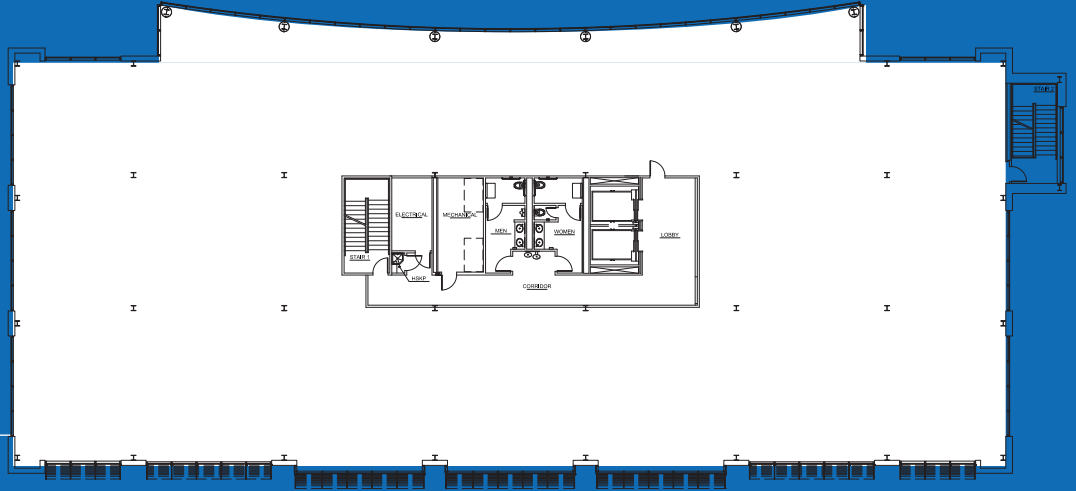
BUILDING FEATURES

- 52,825 SF medical office building
- Class A building finishes
- Covered patient drop off
- Surface level parking
- Parking garage
- Parking ratio: 3.5/1000
- 2 gurney elevators
- Built to LEED specifications
- High indoor air quality - CO2 monitoring, Merv 13 air filtration
- Green roof
- LED lighting
- State of the art building management system
- 24/7 accessibility

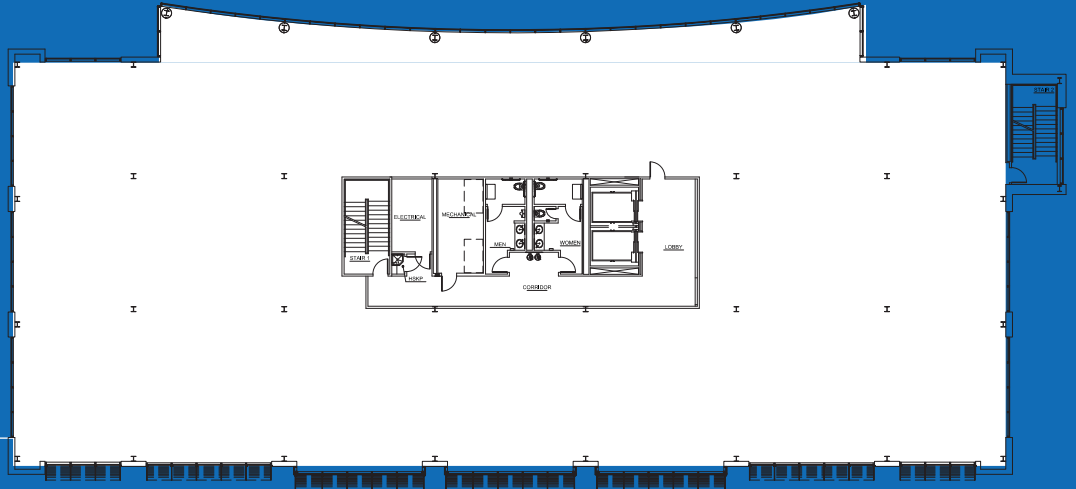


FLOOR PLANS

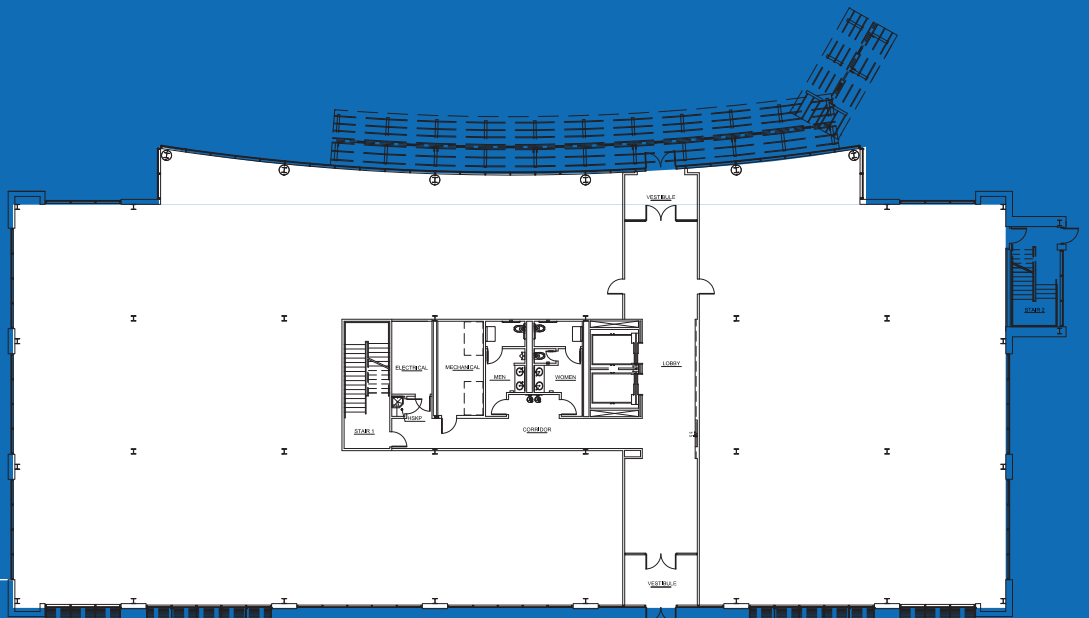
FLOOR 3
17,655 SF



FLOOR 2
17,655 SF



FLOOR 1
17,515 SF







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BELLAIRE, TX 77401



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Development and Construction by

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CONSTRUCTION