

CLASS A MEDICAL OFFICE
AND RETAIL SPACE
NOW PRELEASING

RIVER OAKS MEDICAL

3720 WESTHEIMER, HOUSTON, TX 77027

RIVER OAKS SURGICAL CENTER

Under construction—able to accept tenant finish-outs Q4 2019



ANCORIAN

CBRE



EXCLUSIVE
 RIVER
 OAKS
 LOCATION
 LESS THAN
5 MILES
 FROM
 TEXAS
 MEDICAL
 CENTER



<p>Located in Houston's prominent River Oaks</p>	<p>Approximately 20,000 CPD traffic count</p>	<p>Modern Building Systems</p>	<p>Multi-level free parking garage</p>	<p>Visitor drop-off</p>	<p>Gurney elevator / ASC compatible</p>

CLASS A RETAIL/MEDICAL OFFICE BUILDING

■ 103,785 sf

■ 6 Stories

SIXTH FLOOR

*Medical Office
Available*

FIFTH FLOOR

*Leased to Upper Kirby
Surgical Partners*

FIRST FLOOR

*Retail
Available*

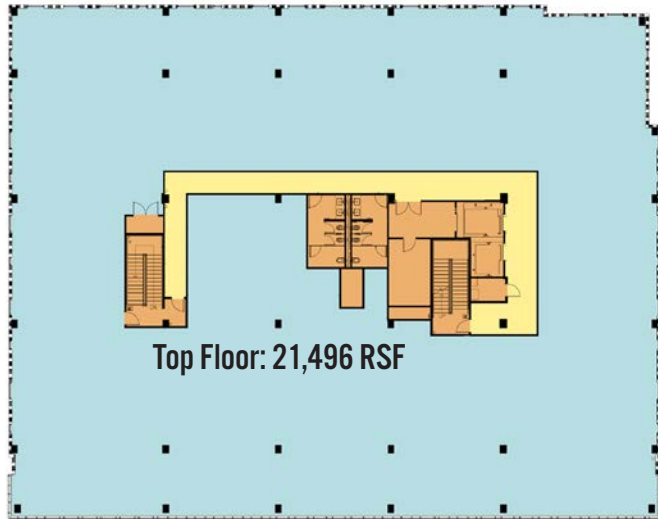
RIVER OAKS SURGICAL CENTER

FLOORS 2 - 4
Garage





Ground Level



Top Floor



Area DEMOGRAPHICS

2018	1 Mile	3 Mile	5 Mile
Estimated Population	20,970	199,462	528,460
Daytime Population	63,971	340,705	1,033,516
Estimated Households	12,357	101,558	249,641
Avg Household Income	\$152,889	\$152,646	\$123,306
Median Household Income	\$98,975	\$77,933	\$58,749

Area Restaurants

Area Retail

Logos for Area Restaurants and Area Retail:

- Area Restaurants:** bisou, hopdoddy BURGER BAR, P.F. CHANG'S, Steak 48, TOULOUSE CAFE AND BAR, Sushi • Bar • Restaurant.
- Area Retail:** Apple, BANANA REPUBLIC, BONOBO, CANALI, Cartier, Chopard, ChristianDior, Crate&Barrel, DOLCE & GABBANA, HARRY WINSTON, L'OCCITANE, POTTERY BARN, RH RESTORATION HARDWARE, SEPHORA, STARBUCKS COFFEE, TOM FORD, vineyard vines, WARBY PARKER.

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