

MEDICAL  
OFFICE  
FOR LEASE

37,786 SF

EXCELLENT  
TENANT MIX

ONE  
VACANCY  
REMAINING

**T**  
TRANSWESTERN  
REAL ESTATE  
SERVICES

# RIVER OAKS MEDICAL CENTER

4120 Southwest Fwy | Houston, TX 77027



## Leasing Information:

**Sarah Carter | VP**

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# RIVER OAKS MEDICAL CENTER

4120 Southwest Fwy | Houston, TX 77027



## Description:

River Oaks Medical Center is a 37,786 square foot two-story medical office building. The property is strategically located on Highway 59 access road, which provides unparalleled visibility, and easy to navigate ingress and egress via two entrances.

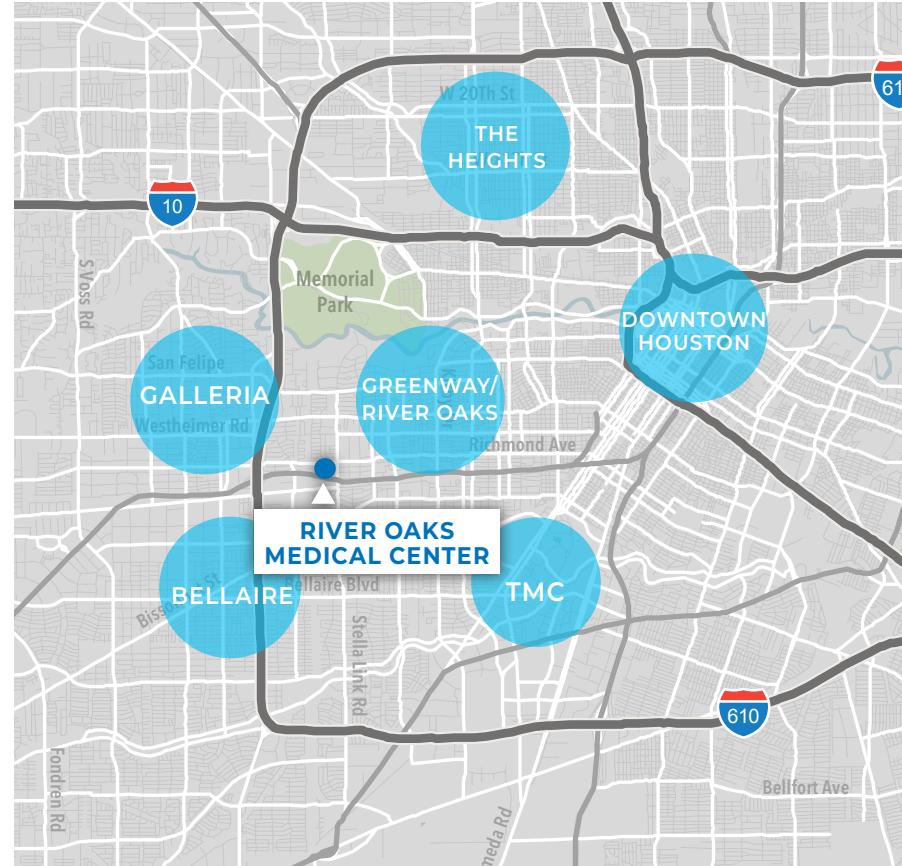
## Building Specs:

- No medical restrictions
- Parking Ratio: 3.26/1,000
- Two Ambulatory Surgery Centers in the building
- Exterior and interior renovations planned for Q4 2022

## Availability:

### ▪ Suite 175 - 3,327 SF

▪ 2<sup>nd</sup> generation space on 1<sup>st</sup> floor



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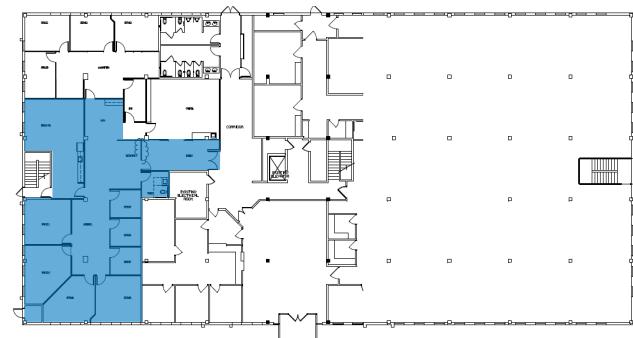
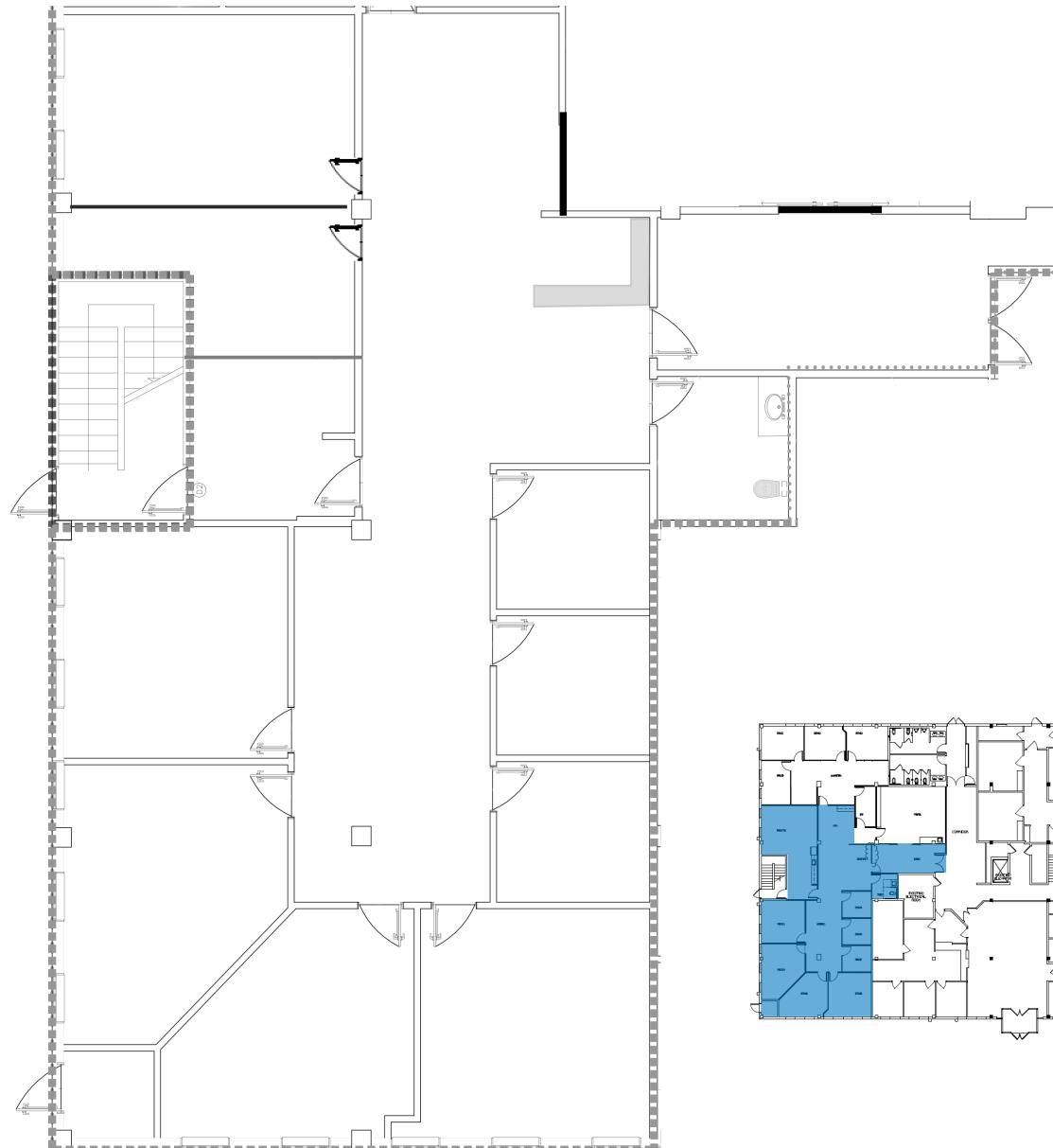
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4120 SOUTHWEST FREEWAY | HOUSTON, TEXAS 77027



**FIRST FLOOR**  
**3,327 SF**



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