

**MEDICAL  
OFFICE  
FOR LEASE**

37,786 SF

EXCELLENT  
TENANT MIX

ONE  
VACANCY  
REMAINING



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# RIVER OAKS MEDICAL CENTER

4120 Southwest Fwy | Houston, TX 77027



## Leasing Information:

**Sarah Carter | VP**

713.231.1629

[Sarah.Carter@transwestern.com](mailto:Sarah.Carter@transwestern.com)

**Elise Pantazis | Associate**

713.231.1580

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## Description:

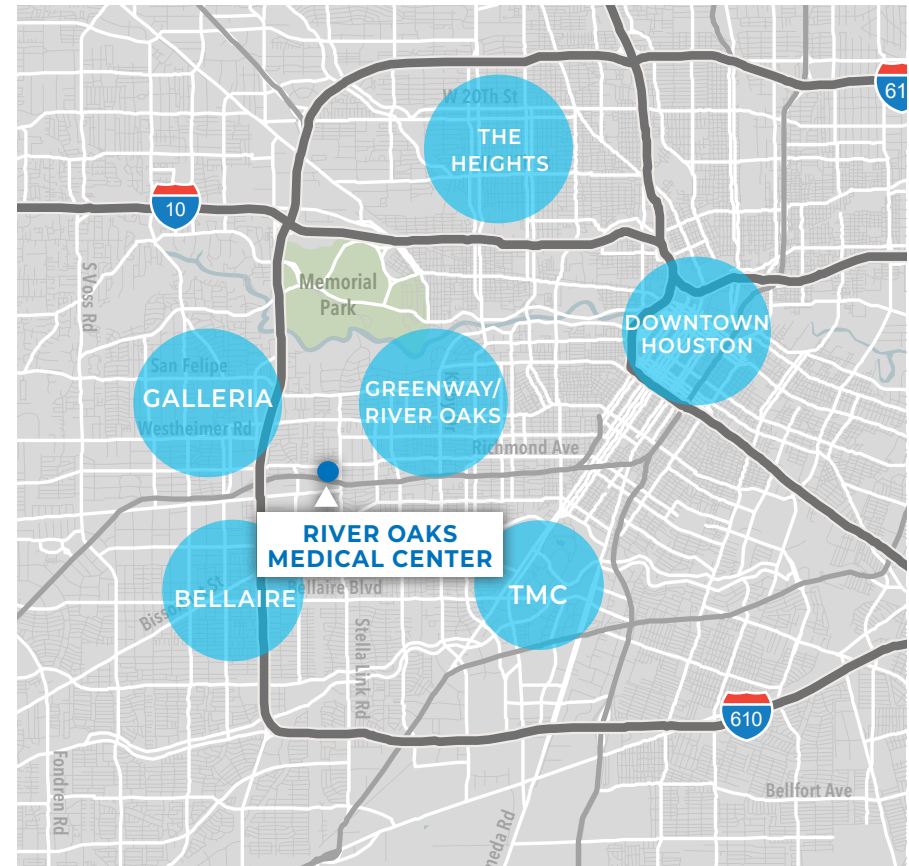
River Oaks Medical Center is a 37,786 square foot two-story medical office building. The property is strategically located on Highway 59 access road, which provides unparalleled visibility, and easy to navigate ingress and egress via two entrances.

## Availability:

- **Suite 175 - 3,327 SF**
  - 2<sup>nd</sup> generation space on 1<sup>st</sup> floor

## 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



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# RIVER OAKS MEDICAL CENTER

4120 SOUTHWEST FREEWAY | HOUSTON, TEXAS 77027

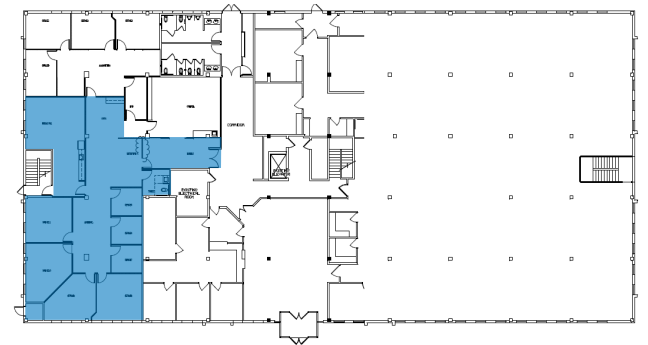
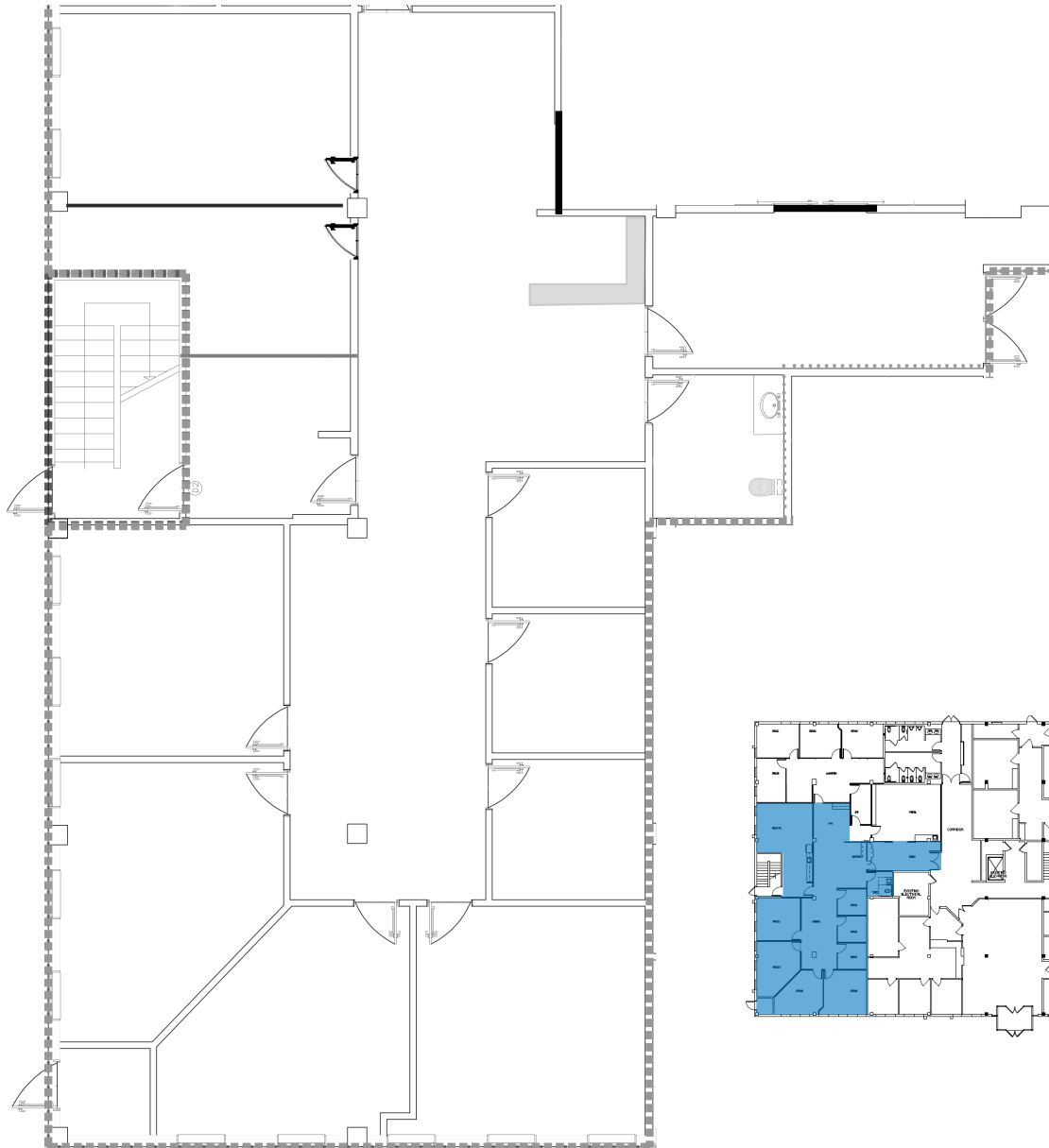


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## FIRST FLOOR

3,327 SF



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