

# 3133

SOUTHWEST FREEWAY



**GRAND FORUM**  
**NEWLY RENOVATED MEDICAL**  
**RETAIL / OFFICE BUILDING**  
**FULL BUILDING AVAILABLE FOR LEASE**



Jones Lang LaSalle Brokerage, Inc.



# BUILDING HIGHLIGHTS

UP TO 26,924 SF AVAILABLE



## MAGNETIC LOCATION

Highly visible and trafficked location on I-69 between Buffalo Speedway and Kirby, directly across from Greenway Plaza



## EASY COMMUTING

Convenient access by patients and employees from many residential hubs



## PARKING

Ratio: 3.0/1,000



## SIGNAGE OPPORTUNITY

Unique highway-level billboard signage available, in addition to rooftop facade



## ASC CAPABILITIES

Ambulatory Surgery Center



## HIGH VISIBILITY

Traffic Counts: 308,366 Vehicles (TXDOT 2018)



## COMMERCIALLY INSURED

A few hundred feet from major retailers: H-E-B, Starbucks, Kroger, and many restaurants



# RARE SIGNAGE OPPORTUNITY

- 110' above grade height seen from miles away
- Visibility from over 308,336 VPD (TXDOT 2018)
- Static and electronic advertisement available





# BUILDING LOCATION



## WITHIN 1 MILE:



26,885  
Population



Over 25  
restaurants



3 Retail  
centers



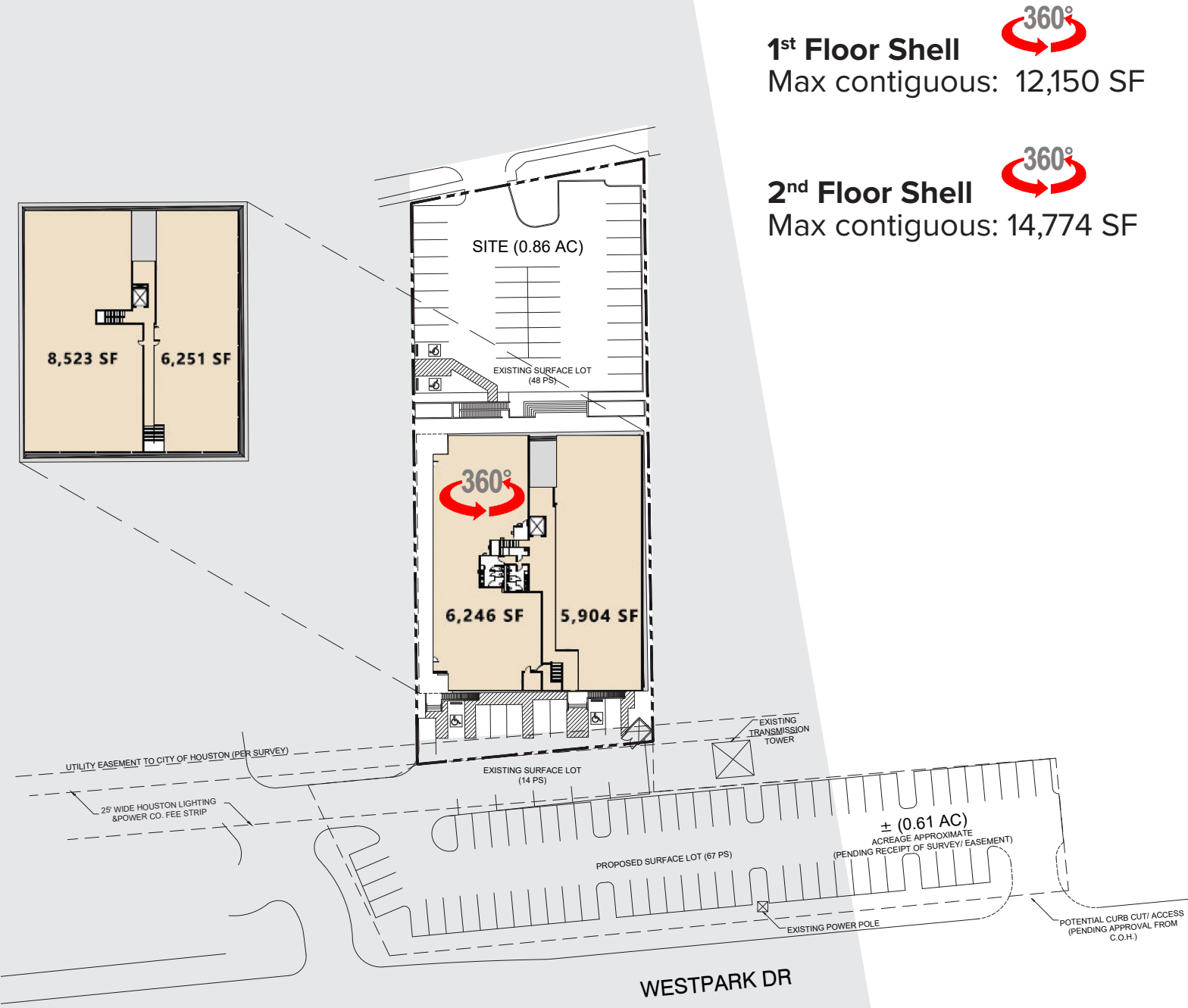
4 Major  
hotel brands



LifeTime Fitness and  
nearby healthcare  
system providers

# AVAILABLE SPACE

UP TO 26,924 SF CONTIGUOUS (WHOLE BUILDING)



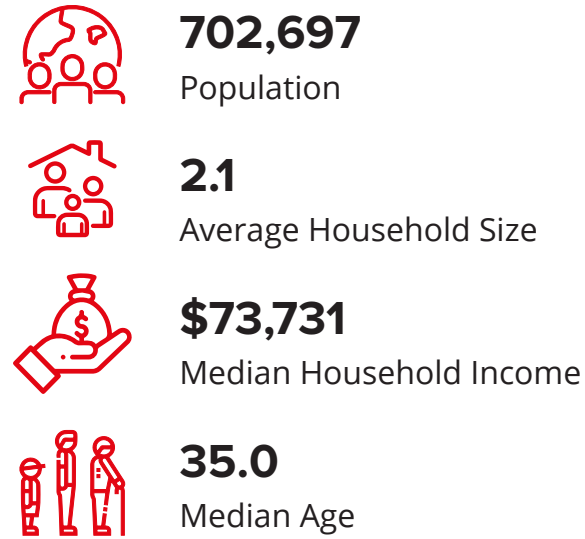
**1<sup>st</sup> Floor Shell**   
Max contiguous: 12,150 SF

**2<sup>nd</sup> Floor Shell**   
Max contiguous: 14,774 SF

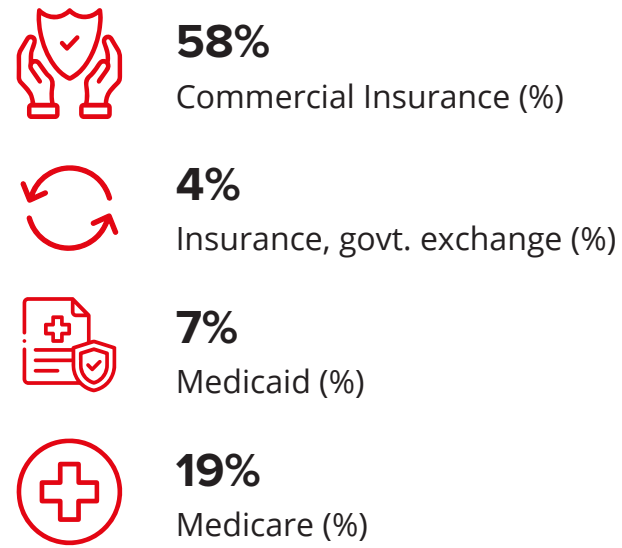


# AREA DEMOGRAPHICS

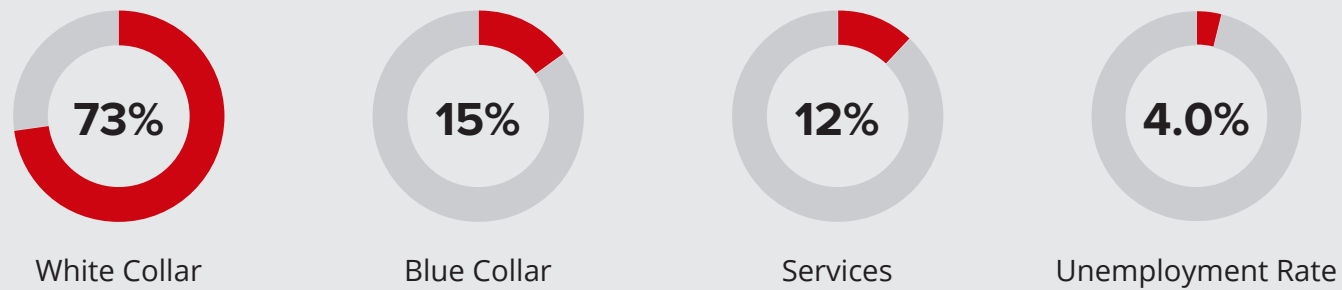
## KEY FACTS



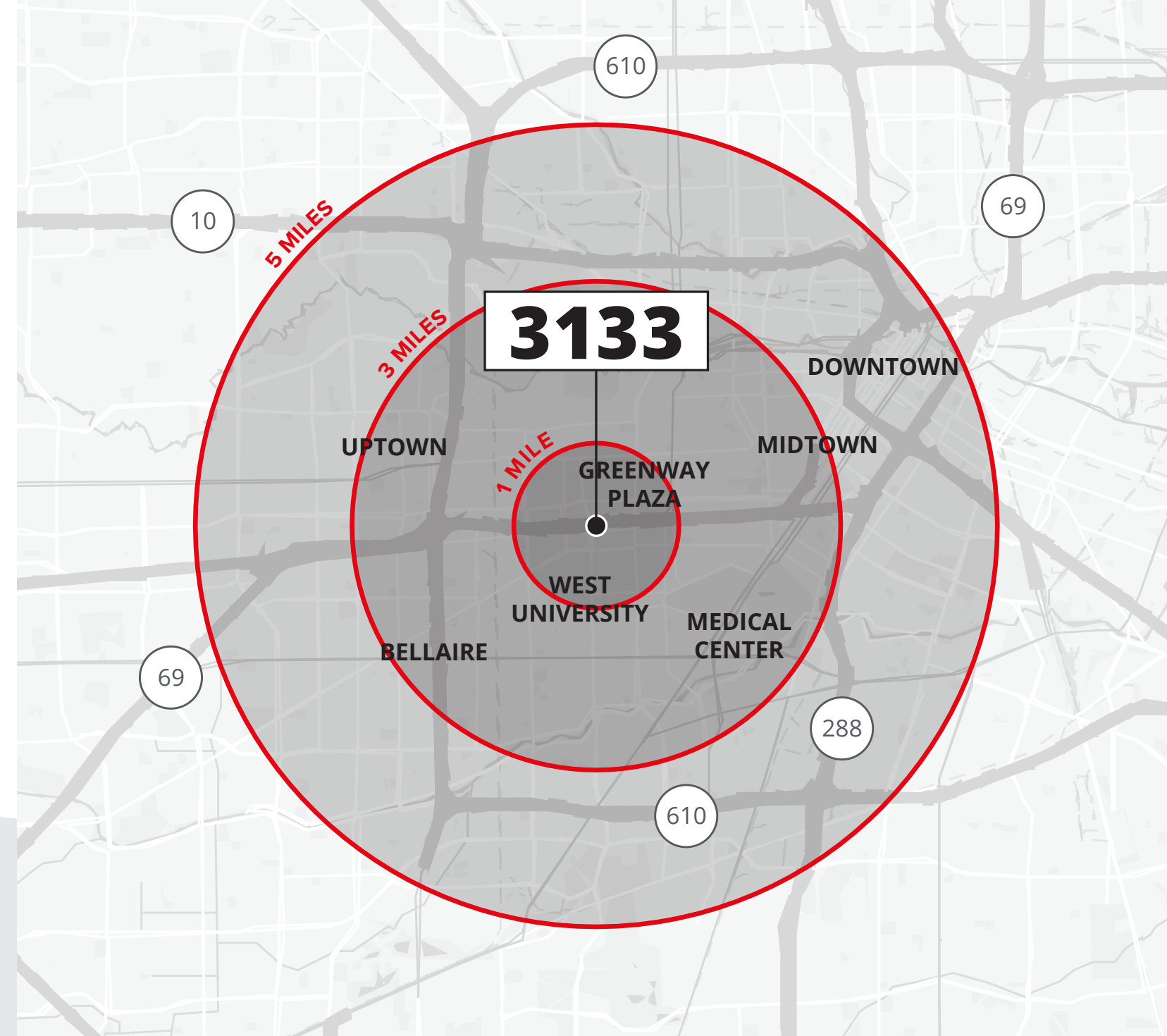
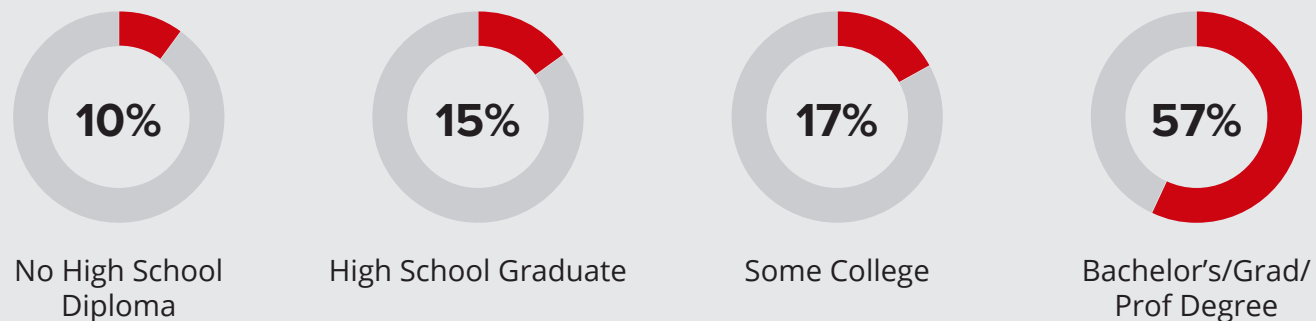
## INSURANCE MIX



## EMPLOYMENT



## EDUCATION



## POPULATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Population	<b>26,855</b>	<b>193,979</b>	<b>514,441</b>
Median Household Income	<b>\$144,414</b>	<b>\$140,769</b>	<b>\$118,021</b>
Daytime Employee Population	<b>39,729</b>	<b>332,308</b>	<b>636,631</b>

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**SOUTHWEST FREEWAY  
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