

Offering Memorandum

5721 Winsome Lane | Houston, TX 77057

Unique Two-Story Office / Medical / Mixed-Use Value-Add Opportunity



Executive Summary

5721 Winsome Lane presents a rare opportunity to acquire a **freestanding, two-story ±7,100 SF building** in the highly desirable **Uptown / Galleria** submarket of Houston. The property was originally designed with **two distinct uses**—a **commercial office/spa configuration on the ground floor** and a **residential-style layout on the second floor**—creating a highly flexible asset with multiple repositioning paths.

The property is well-suited for an **owner-user or investor** seeking a **value-add or adaptive-reuse project**. A buyer should anticipate **capital investment related to certificates of occupancy and code compliance**, which is reflected in pricing expectations and creates an opportunity to unlock upside through renovation, re-entitlement, and repositioning.

Investment Highlights

- ±7,100 SF freestanding, two-story building
 - Originally designed as **office/spa (1st floor) + residential-style space (2nd floor)**
 - **20 surface parking spaces plus 1 designated handicap space**
 - Strong parking ratio for medical, wellness, or professional office use
 - Former medical / spa layout with numerous private rooms
 - Located minutes from **The Galleria**, Loop 610, Richmond Ave, and Westheimer Rd
 - Excellent visibility and access in an established professional corridor
 - **Value-add opportunity** via code compliance upgrades and re-permitting
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Property Overview

Address: 5721 Winsome Lane, Houston, TX 77057

Building Size: ±7,100 SF

Stories: 2

Parking: 20 standard spaces + 1 handicap space

Construction: Freestanding commercial building

Year Built: Approx. 2008–2009

The building's configuration offers a combination of private offices, treatment rooms, lobby/reception areas, and support spaces. The second floor's residential-style design provides flexibility for executive offices, creative workspace, or other permitted uses following buyer improvements.

Location Overview – Uptown / Galleria

5721 Winsome Lane is located in one of Houston's most sought-after commercial submarkets. The Uptown/Galleria area is known for its dense professional population, strong demographics, and continued demand for medical, wellness, and office space.

Nearby Access & Amenities:

- The Galleria retail and business district
- Loop 610 and major east-west corridors

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- Dense residential neighborhoods and professional offices
 - Restaurants, hotels, and retail within minutes
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Value-Add & Repositioning Opportunity

The property is being offered with **full transparency regarding existing certificate of occupancy and code compliance challenges**. A purchaser should expect to invest capital to bring the property into full compliance for their intended use.

This creates a compelling opportunity for:

- Medical or wellness practices
- Med-spa or aesthetic clinics
- Professional office users
- Creative office or boutique firms
- Owner-users seeking customization and long-term upside

Investors with experience in **adaptive reuse or entitlement resolution** will recognize the opportunity to acquire a uniquely configured asset at a basis below replacement cost.

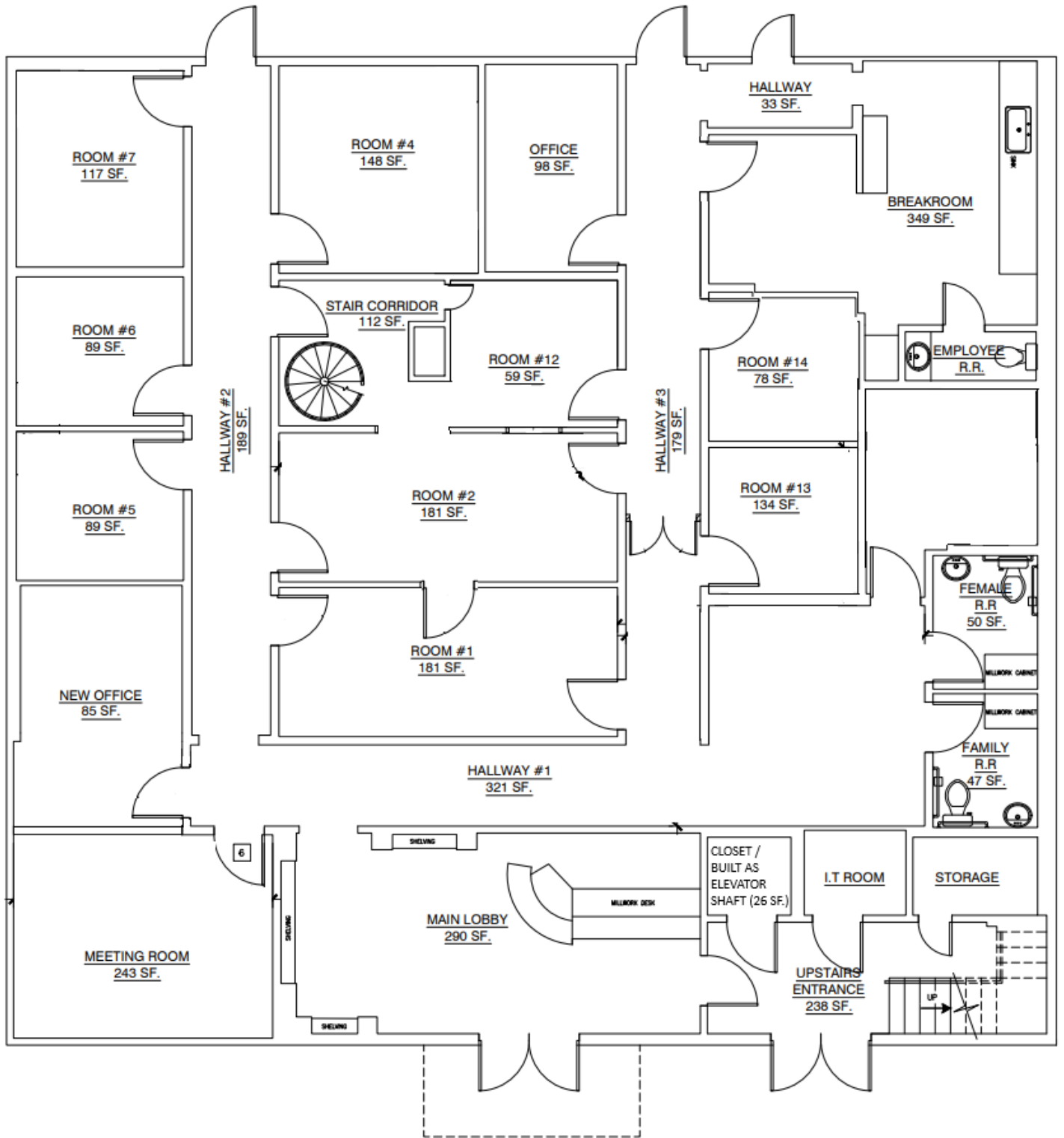
Zoning & Use

Buyer to independently verify zoning, permitted uses, and required upgrades with the City of Houston. Property is suitable for a variety of commercial and professional uses subject to approvals.

Confidentiality & Disclaimer

This Offering Memorandum has been prepared for informational purposes only. Information contained herein is deemed reliable but not guaranteed. Prospective purchasers are encouraged to conduct their own independent investigations, inspections, and consultations with legal, zoning, and construction professionals.

Offered For Sale – Qualified Buyers Only



1st Floor

