

RIVER OAKS GREEN

3131 EASTSIDE

1 HR
PARKING
TRUCK ZONE
8AM-4PM MON-FRI
LOADING &
UNLOADING
←

3131 EASTSIDE

BUILDING FEATURES

Top two floors (36,713 SF) available

Renovated lobby

On-site security and cardkey after-hours access

Garage parking

Free visitor parking

Fiber optics

Stable ownership (30+ years)

Signage opportunities for full floor tenants

Excellent Greenway submarket location

One block to Levy Park and numerous restaurants

Within minutes to Galleria, CBD, Medical Center,
River Oaks & West University



Location

Located between The Galleria, West U, and River Oaks neighborhoods, 3131 Eastside is within minutes from Houston's finest restaurants, shopping centers, lodging, exercise facilities, the world-renowned Texas Medical Center, and major business districts.

WITHIN WALKING DISTANCE



WITHIN 1/2 MILE

- | | |
|-------------|--------------------|
| Kata Robata | Relish |
| Picos | Armando's |
| Carrabba's | Lulu's |
| Grace's | Whole Foods |
| Eddie V's | Original Chop Shop |
| Eunice | Local Foods |

WITHIN 1 MILE

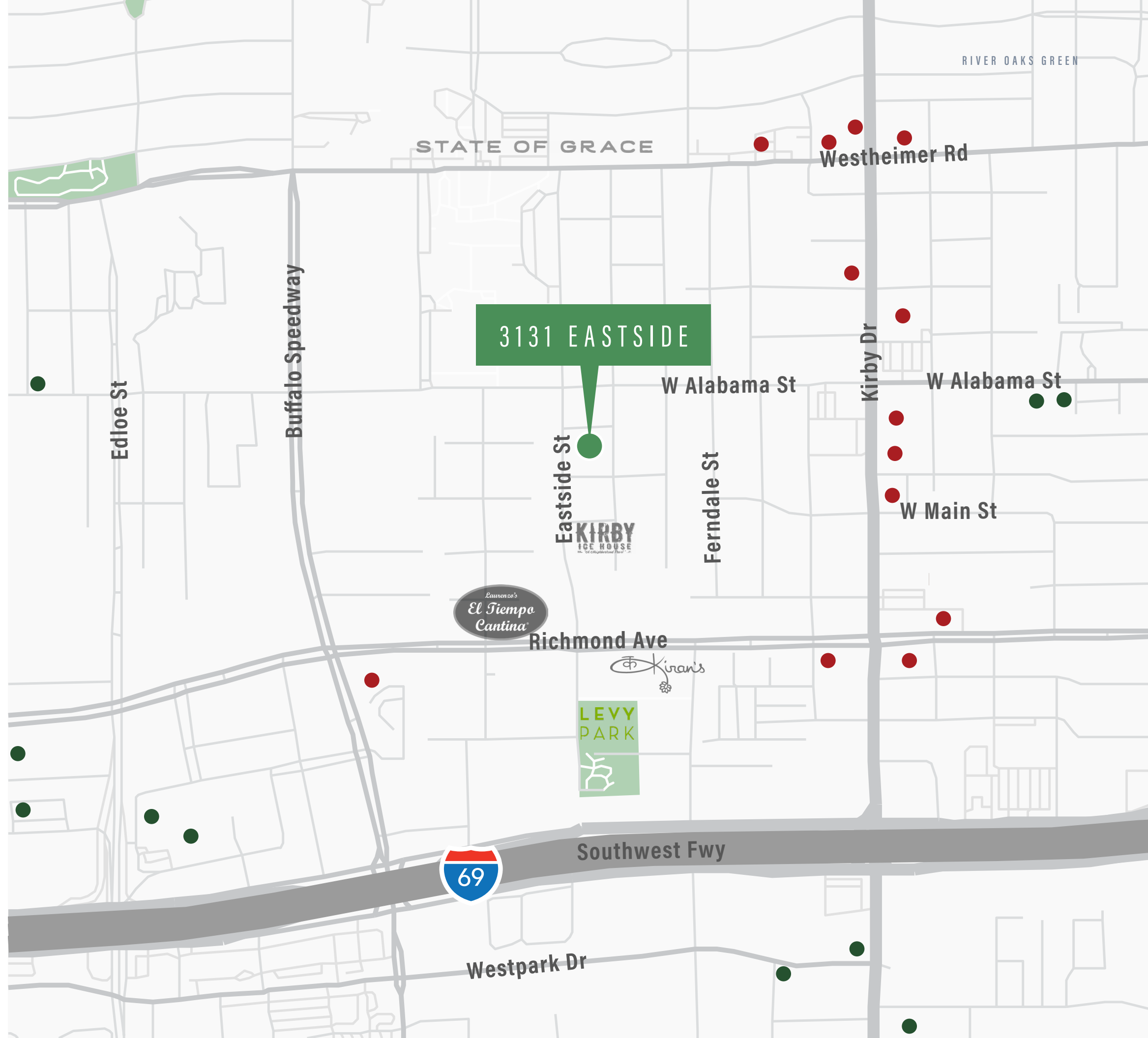
- | | |
|----------------------|----------------------------|
| Greenway Plaza | Goode Co. Armadillo Palace |
| Lifetime Fitness | Tony's |
| DoubleTree by Hilton | Ruggles Black |
| Tiny Boxwoods | bellagreen |
| Hillstone Restaurant | Little Pappasito's |
| Goode Co. Seafood | |

WITHIN 2 MILES

- | | |
|---------------------|----------------------------|
| River Oaks District | Rice Village |
| Equinox | River Oaks Shopping Center |
| Highland Village | |

WITHIN 5 MILES

- The Galleria
- Texas Medical Center
- Central Business District



Leasing Info

BUILDING SPECS & ECONOMICS

Size: 103,480 SF

Rate: \$19.00/SF NNN

OpEx: \$12.37/SF Est. 2024

Parking Ratio: 3/1,000 SF

Parking Rate: Free UR / \$50 R

AVAILABILITY

Suite 102 - 2,016 SF *Lease Pending*

Suite 225 - 3,267 SF

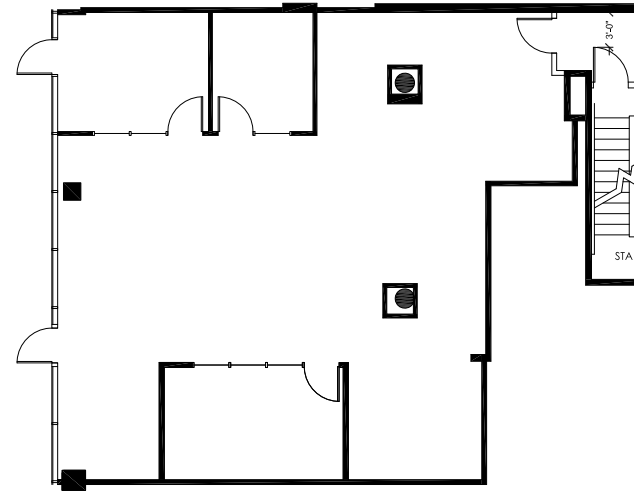
Suite 325 - 6,301 SF *Avail. within 30 days*

~~**Suite 345** - 2,410 SF *Leased*~~

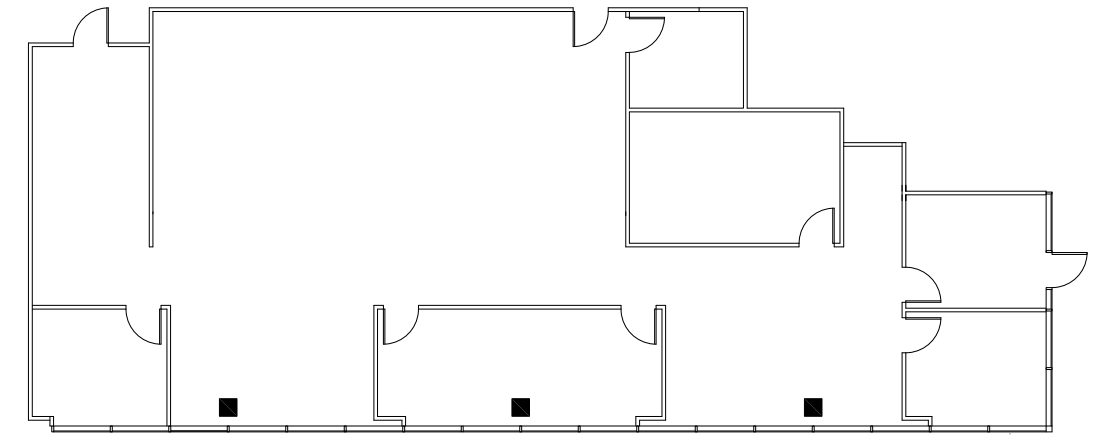
Suite 425 - 2,886 SF *Avail. 5/1/2025*

~~**Suite 500** - 7,000-17,870 SF *Leased*~~

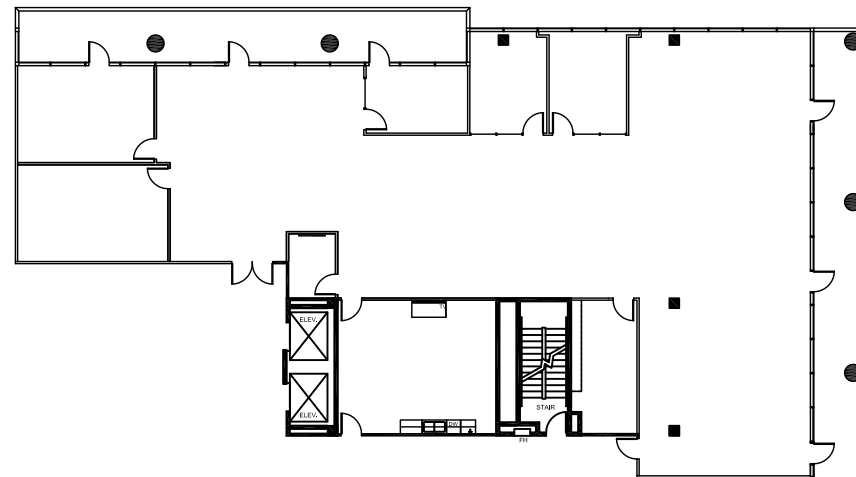
~~**Suite 600** - 18,843 SF *Leased*~~



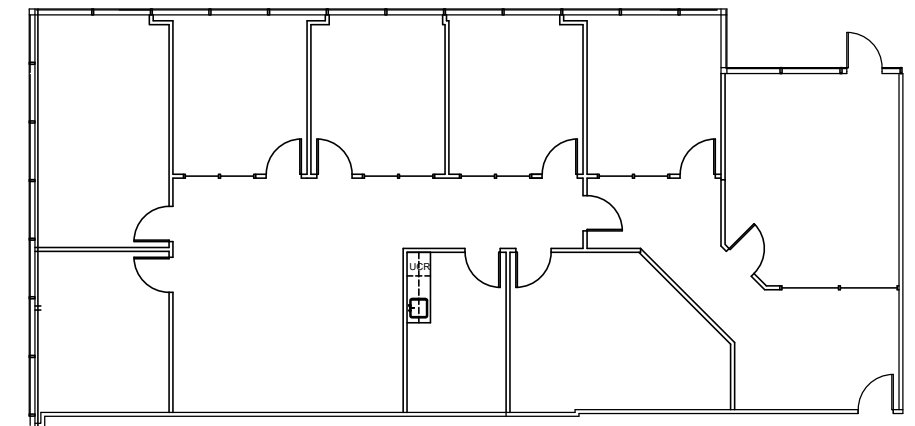
SUITE 102
2,016 RSF
Move-in ready!



SUITE 225
3,267 RSF



SUITE 325
6,301 RSF
Move-in ready!



SUITE 425
2,886 RSF
Available 5/1/2025

RIVER OAKS GREEN

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FOR LEASING DETAILS, CONTACT:

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 **TRANSWESTERN** REAL ESTATE SERVICES