

RIVER OAKS GREEN

3131 EASTSIDE

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

3131 EASTSIDE

BUILDING FEATURES

- 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
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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

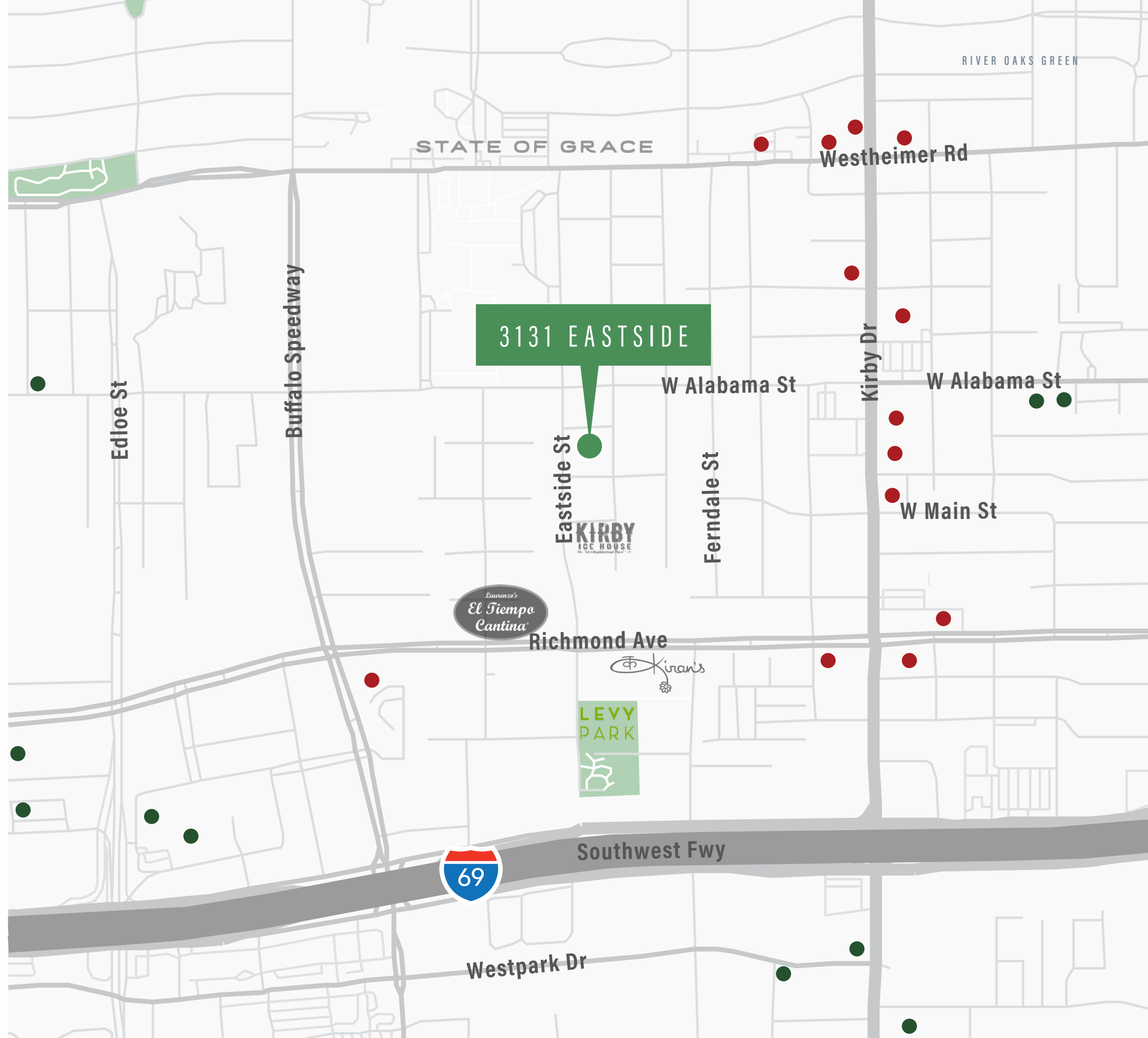
- | | |
|----------------------|----------------------------|
| Greenway Plaza | Goode Co. Armadillo Palace |
| Lifetime Fitness | Tony's |
| DoubleTree by Hilton | Ruggles Black |
| Tiny Boxwoods | bellagreen |
| Hillstone Restaurant | Little Pappasito's |
| Goode Co. Seafood | |

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: \$13.75/SF Est. 2026

Parking Ratio: 3/1,000 SF

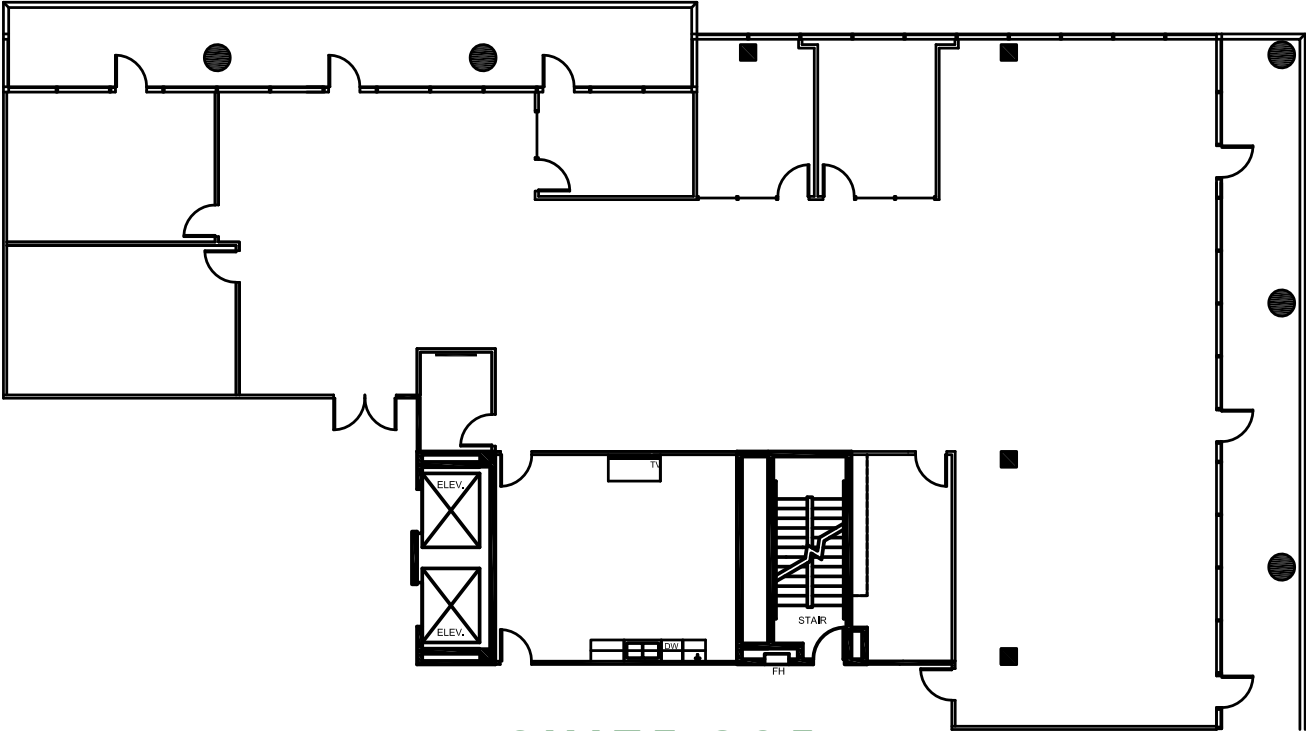
Parking Rate: Free UR / \$50 R

AVAILABILITY

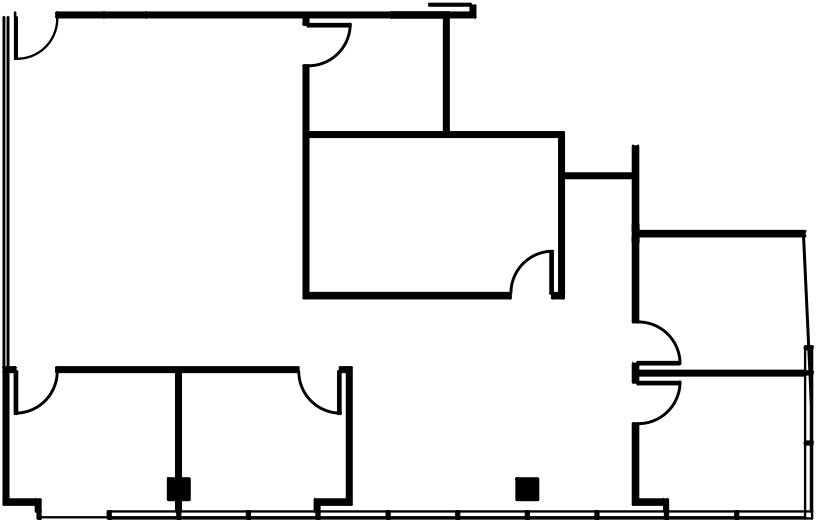
Suite 225 - 2,033 SF (Available 12/1/26)

Suite 325 - 6,301 SF

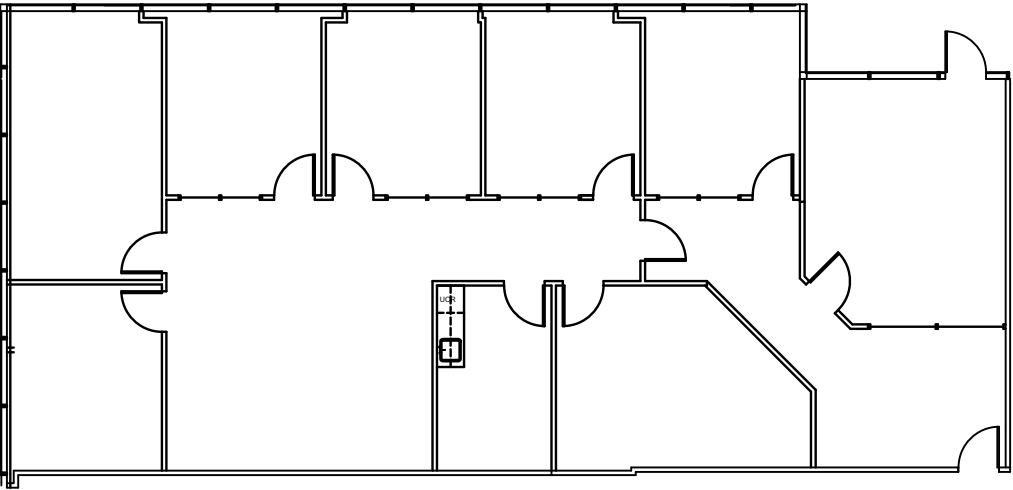
Suite 425 - 2,886 SF



SUITE 325
6,301 RSF
Move-in ready!



SUITE 225
2,033 RSF
(Available 12/1/26)



SUITE 425
2,886 RSF

RIVER OAKS GREEN

3 1 3 1 E A S T S I D E

FOR LEASING DETAILS, CONTACT:

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 **TRANSWESTERN** REAL ESTATE SERVICES