

RIVER OAKS GREEN

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



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

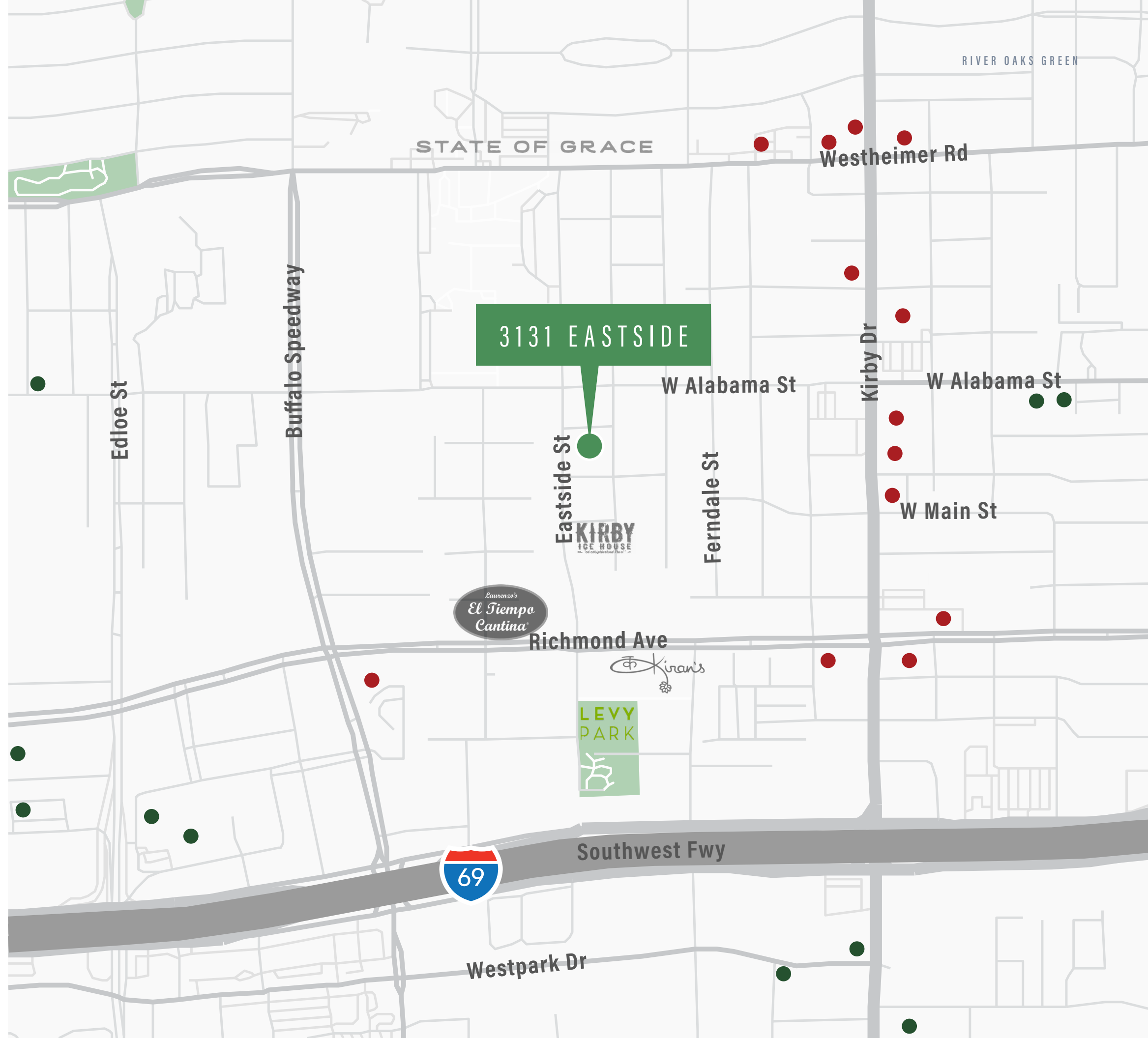
- | | |
|----------------------|----------------------------|
| Greenway Plaza | Goode Co. Armadillo Palace |
| Lifetime Fitness | Tony's |
| DoubleTree by Hilton | Ruggles Black |
| Tiny Boxwoods | bellagreen |
| Hillstone Restaurant | Little Pappasito's |
| Goode Co. Seafood | |

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: \$11.23/SF Est. 2023

Parking Ratio: 3/1,000 SF

Parking Rate: Free UR / \$50 R

AVAILABILITY

~~Suite 100 - 5,172 SF~~ *Leased*

Suite 102 - 2,016 SF *Spec suite*

Suite 225 - 3,267 SF

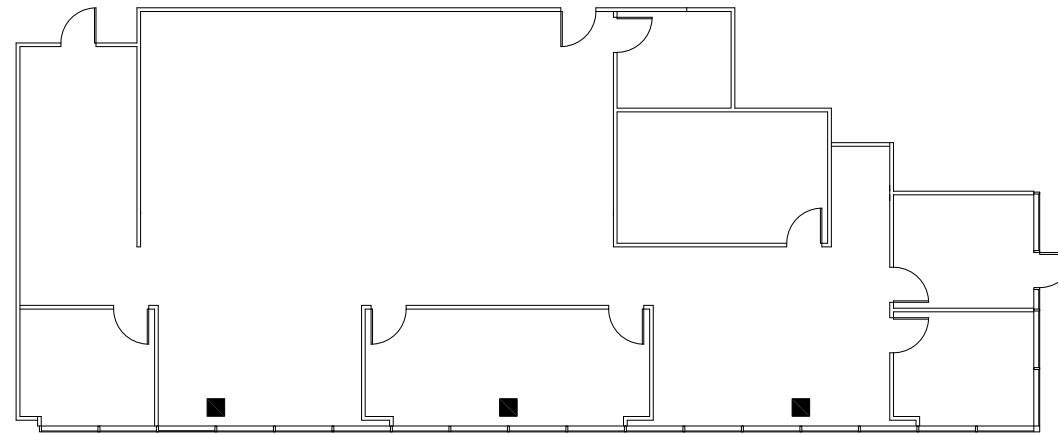
~~Suite 333 - 1,967 SF~~ *Leased*

Suite 345 - 2,410 SF

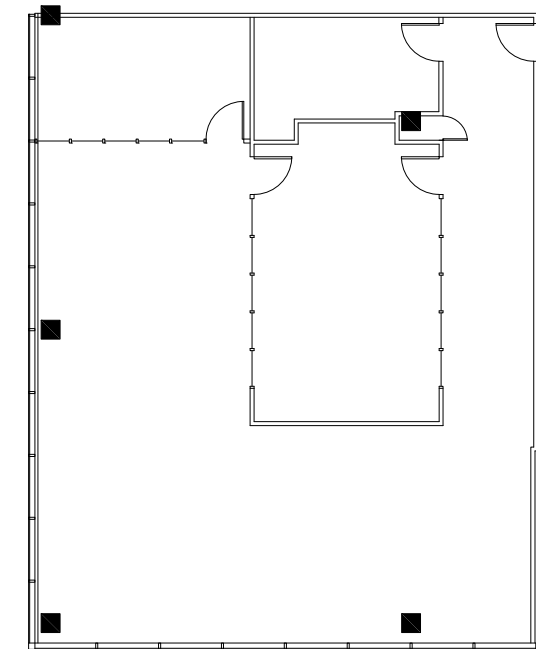
~~Suite 450 - 2,270 SF~~ *Leased*

Suite 500 - 7,000-17,870 SF

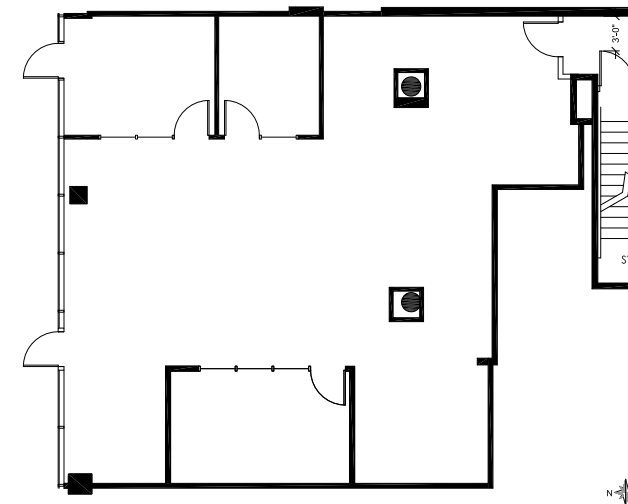
Suite 600 - 18,843 SF



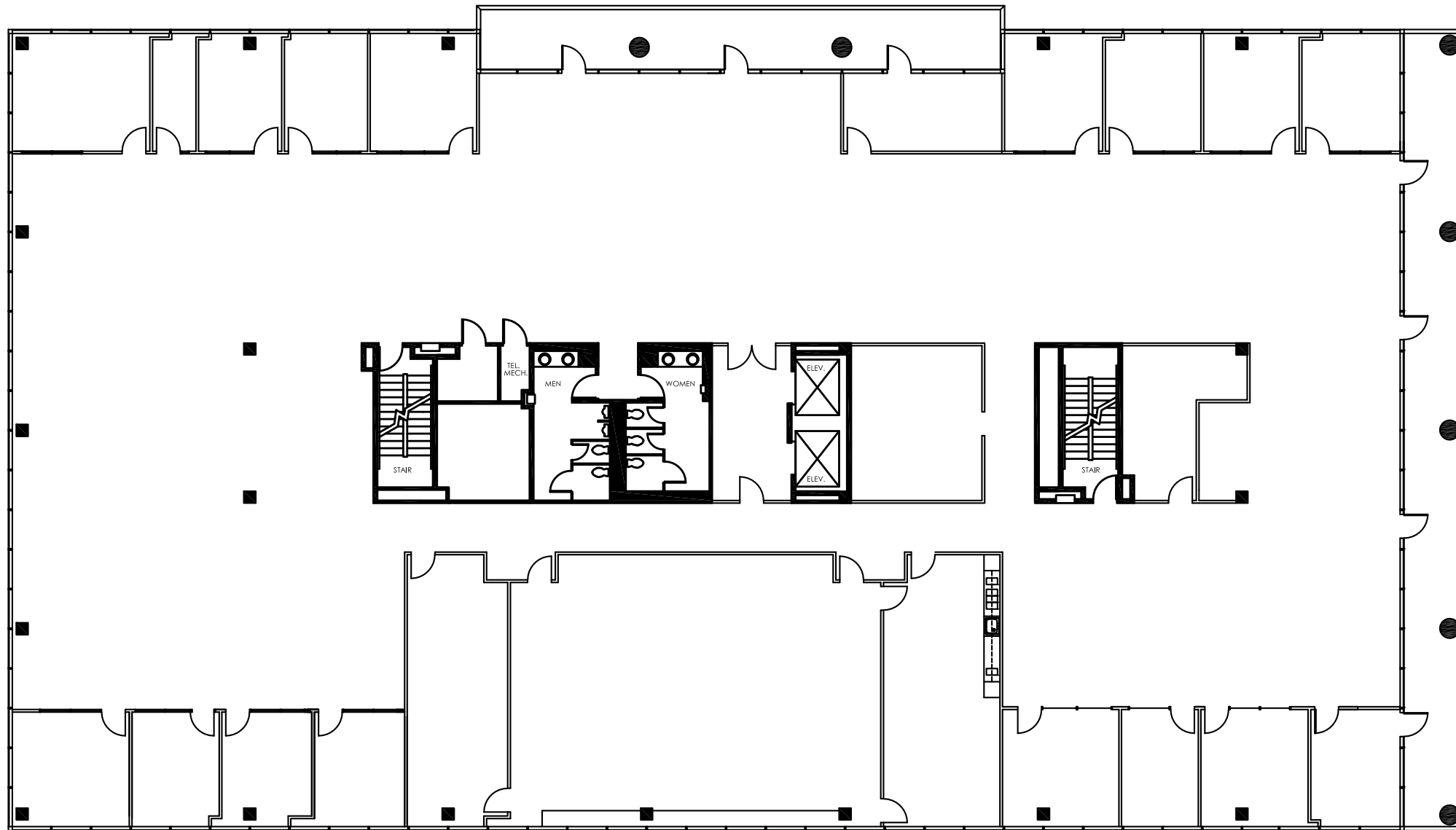
SUITE 225
3,267 RSF



SUITE 345
2,410 RSF



SUITE 102
2,016 RSF
Move-in ready!

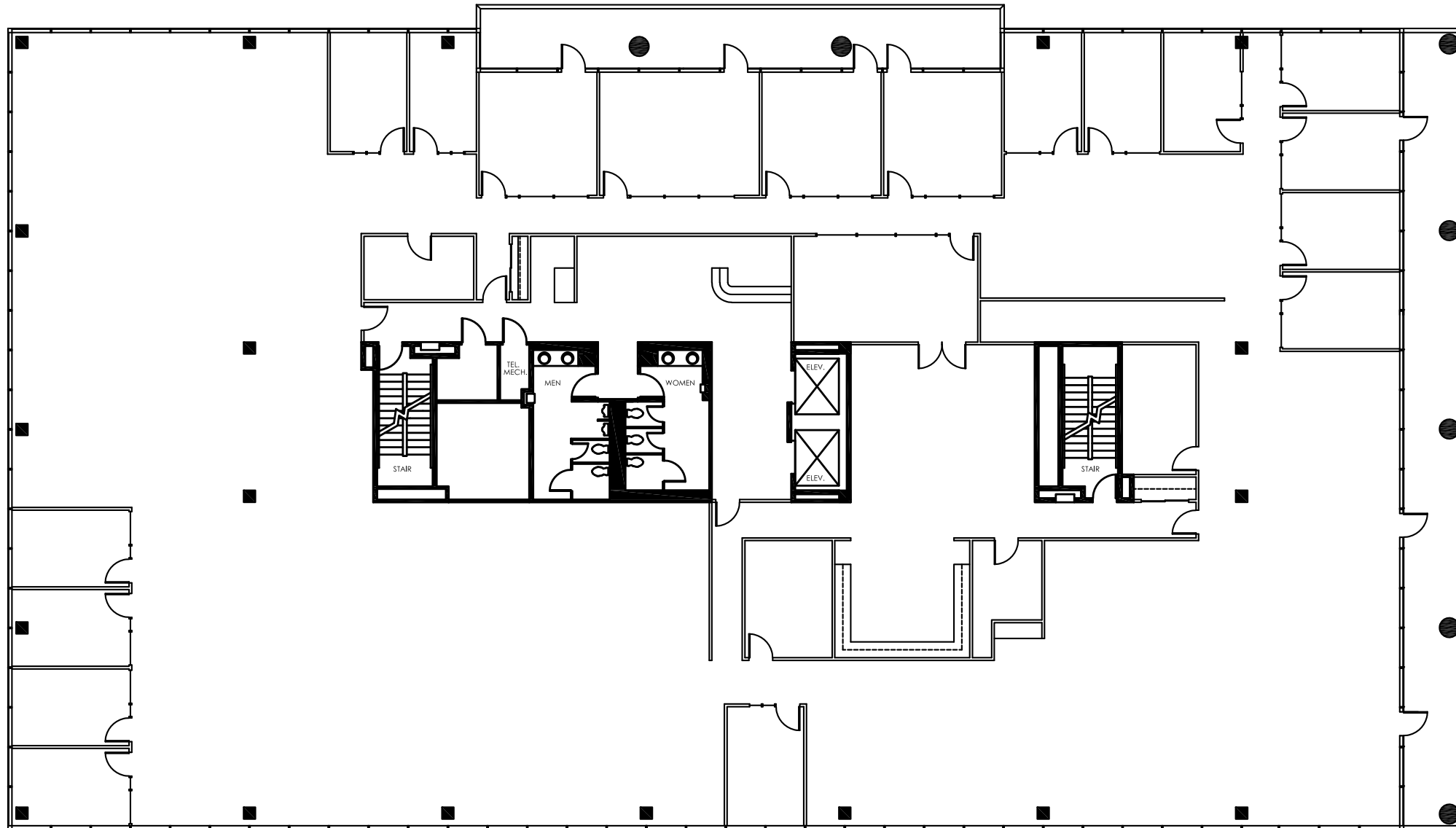


SUITE 500
17,870 RSF



5TH FLOOR FEATURES

- Will divide floor for minimum of 7,000 SF
- Mostly open with perimeter offices
- Large training room & kitchen
- New paint, ceilings and LED light fixtures
- Controlled access
- Private balconies



SUITE 600
18,843 RSF



6TH FLOOR FEATURES

- Available 9/1/2023
- Mostly open with some perimeter offices
- Controlled access
- Private balconies

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FOR LEASING DETAILS, CONTACT:

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 **TRANSWESTERN** REAL ESTATE SERVICES