



NOW LEASING

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1111 WESTHEIMER

New restaurant, retail and office availabilities coming 2024 to Montrose.

- ★ Re-energized for restaurant, retail, service, fitness, beauty, and medical uses
- ★ Facade renovations underway 2024
- ★ Cultural epicenter of Houston
- ★ Houston's top 3 universities within 10 minutes
- ★ Highly visible on Westheimer
- ★ In the heart of Montrose
- ★ 1 mile to downtown, 2 miles to Med Center
- ★ Excellent demographics
- ★ Ample parking

By The Numbers

4

per 1000 parking ratio + area street parking

96

intersection Walkscore

200+

restaurants & retailers within 10 blocks

±30,500

SF of retail, restaurant, service & creative office space



Built in 1935 and debuted as The Tower Theater

HELLO, MONTROSE

Montrose is Houston's most culturally eclectic neighborhood. The home of its cafe culture and James Beard Award winners. A spot for late night hangouts, Sunday brunches, shopping strolls, and museum visits. Montrose is where Houstonians come to celebrate, dine, and dance and Westheimer is where it all starts.



THE HEART OF HOUSTON



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THE MONTROSE CUSTOMER



Refined
Creative



Progressive
Trailblazer



Affluent
Urbanite

- Educated
- Homeowner
- Mid 40's early 50's and works from home
- Strives for unique culinary experiences
- Appreciates quality over quantity
- Luxury travel plans
- Well cultured
 - Likes French press over Starbucks
 - Ditched the suit for designer jeans
 - Enjoys their Peloton
 - Spends extra cash on fine art

- Socially conscious
- Home renter
- Supports local
- Festival-goer
- Enjoys nightlife
- Vegan
- Has strong political views
- Plays music on a record player
- Desires authenticity
 - Rather walk than drive
 - Saves money on brand name items for weekend travel plans
 - Yoga classes vs. solo workouts
 - Bon Iver over Justin Bieber

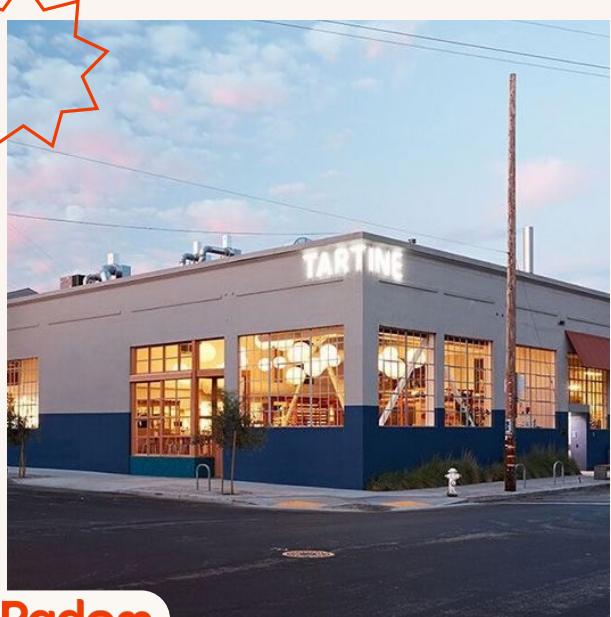
- The 20-somethings
- Cares about what they put in their body
- Fitness enthusiast
- Spends money on service
- Showcases experience through social media
- Appreciates events & grand openings
- Late night libations
 - New vs. vintage
 - Regular at Uchi
 - Ranch water over dirty martini
 - Twitter news over Fox news

SITE PLAN



PRECEDENTS

Facade and landscape renovations underway in 2024

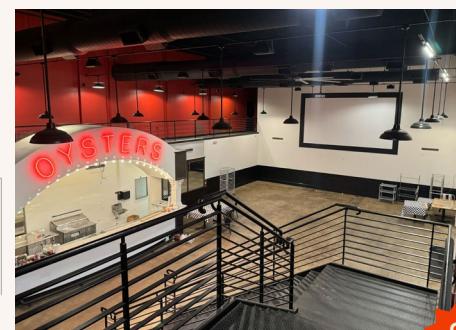
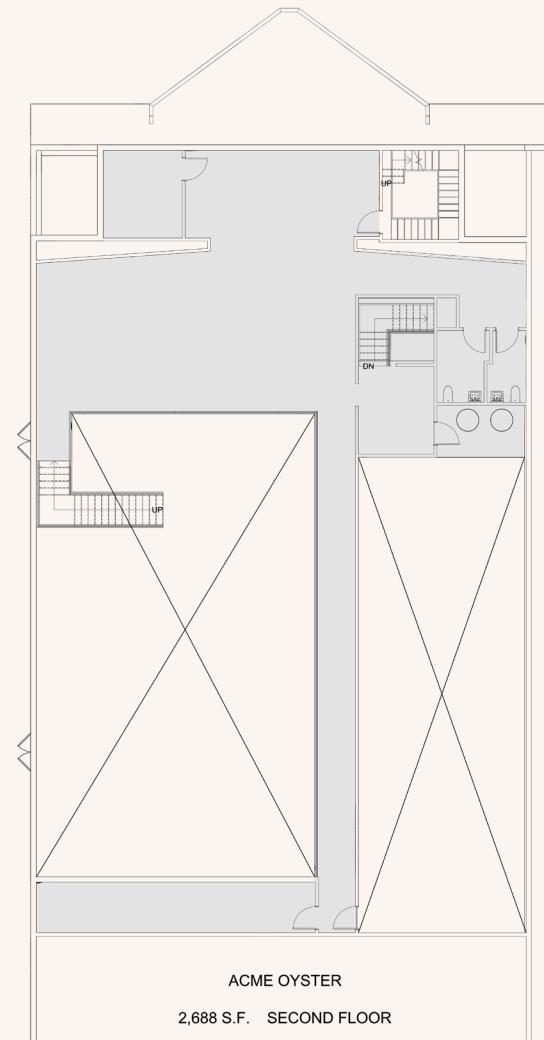
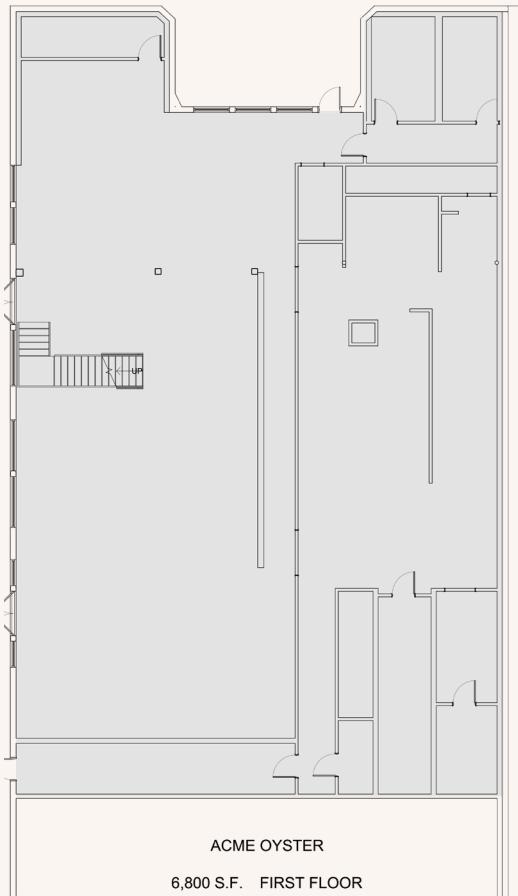


SUITE 1201 A

6,800 SF
w/ mezzanine

Restaurant & Retail Opportunities

- Iconic Houston landmark
- Second-generation restaurant with fully built out kitchen, multiple bars, and large patio facing Westheimer
- High visibility signage opportunities
- Available now

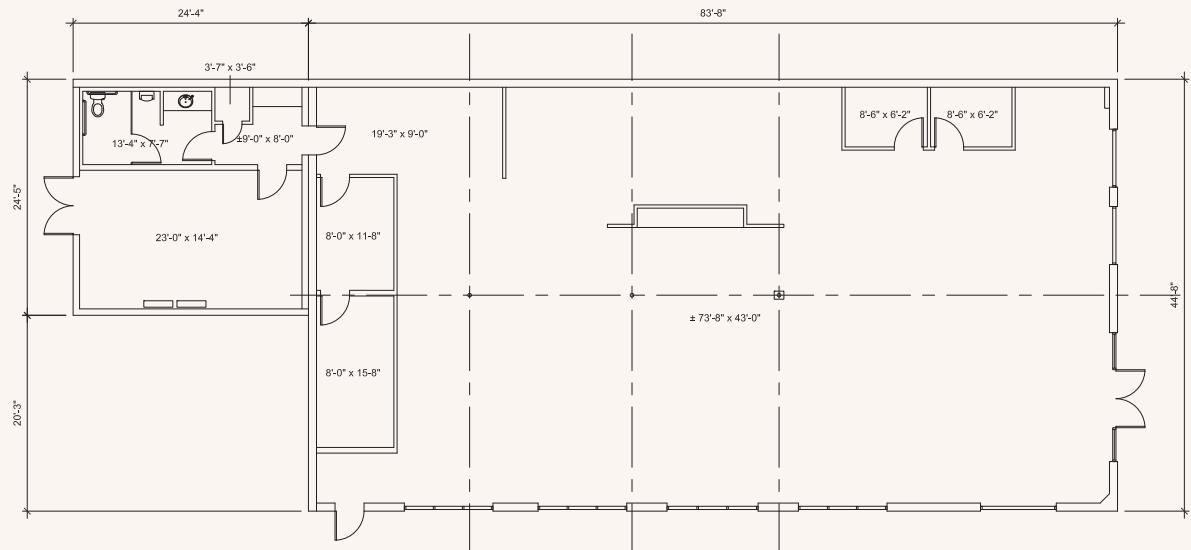


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4,331 SF

Restaurant Opportunity

- Prominent corner
- Patio potential
- Facade redesign underway
- Available now

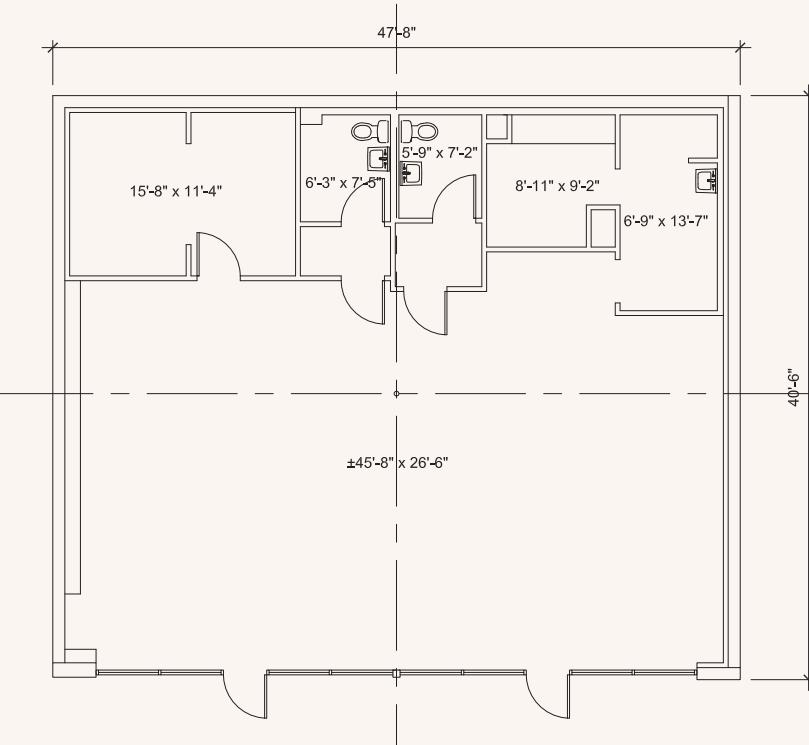


3224 YOAKUM

1,931 SF

Restaurant or Retail Opportunity

- Free-standing
- Second-gen cafe
- Available August 2024

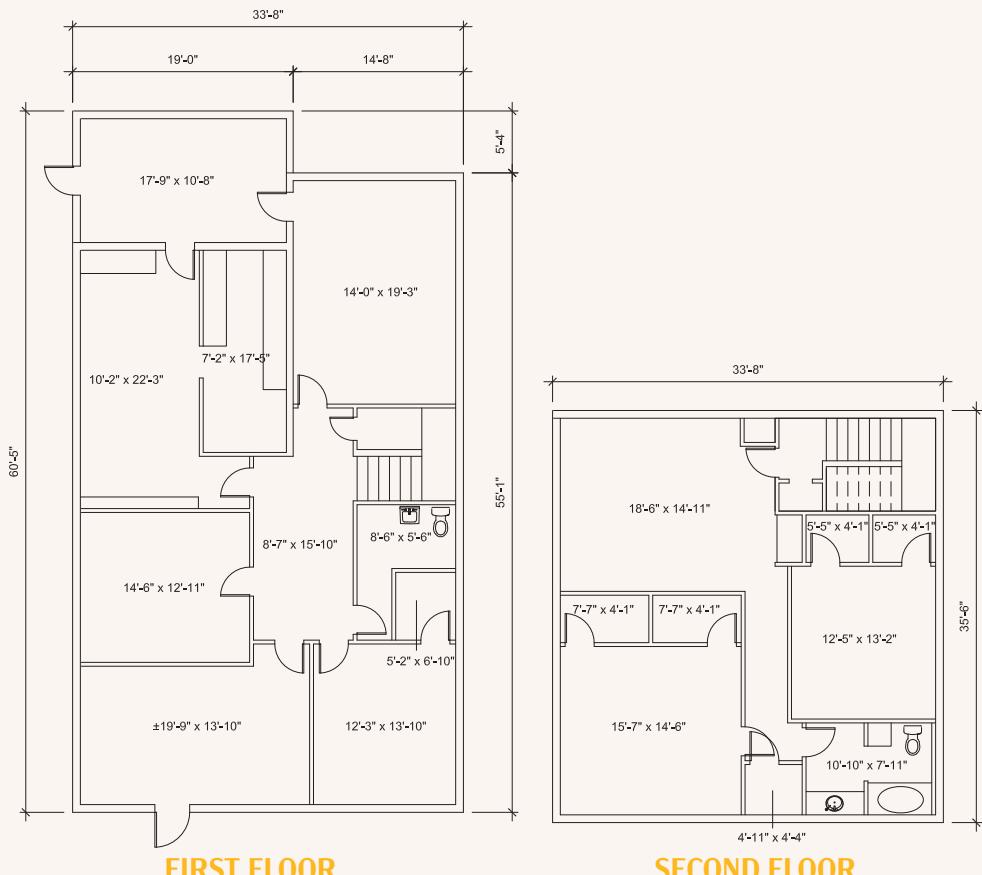


3230 YOAKUM

3,060 SF

Creative Office or Retail Opportunity

- Free-standing
- Total renovation underway 2024
- Potential for on-site parking
- Shaded by dramatic live oaks

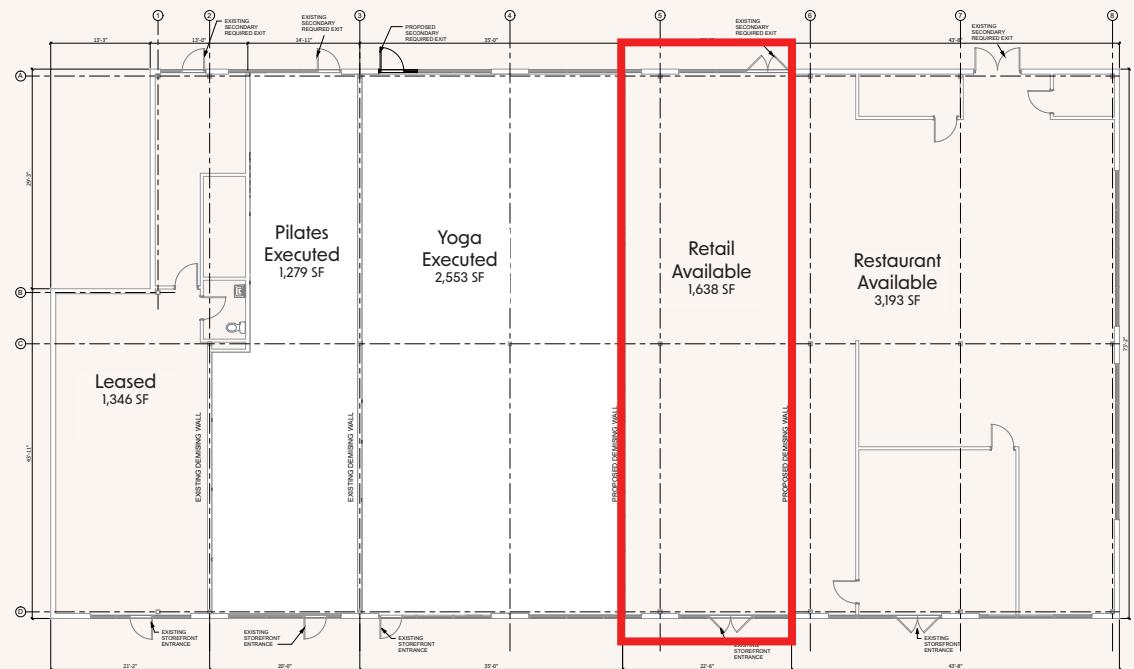


SUITE 1201 G

1,638 SF

Retail Opportunity

- In-line retail or beauty availability
- Facade redesign underway
- Available now

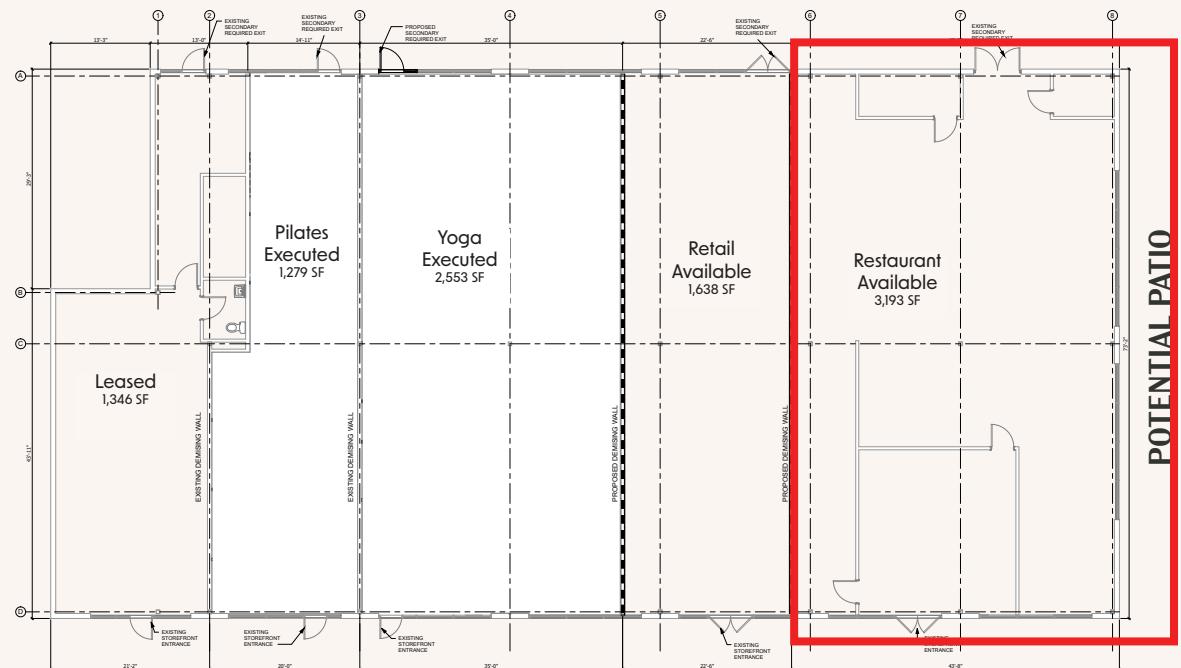


SUITE 1201 H

3,193 SF

Restaurant Opportunity

- Restaurant end-cap with patio potential
- Facade redesign underway
- Available now





THE DEVELOPER

Radom Capital is an award-winning, diversified real estate investment, development and management firm based down the road in Houston, Texas. We aspire to collaborate community, culture and commerce in all of our projects.

We are real estate dreamers.



FOR INQUIRIES

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