



# 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



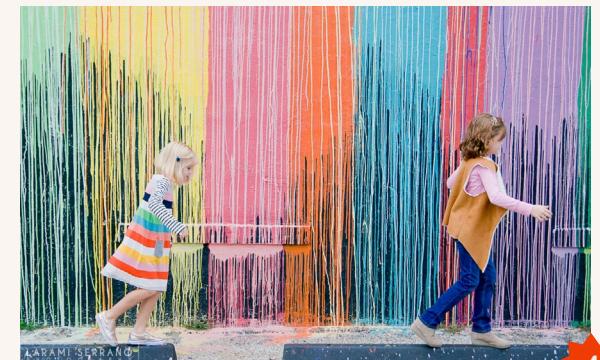
# HELLO, MONTROSE

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 Westhiemer is where it all starts.





# THE HEART OF HOUSTON





# 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

-  Leased
-  In Lease Negotiation
-  In LOI
-  Available for lease





# PRECEDENTS

*Facade and landscape renovations underway in 2024*



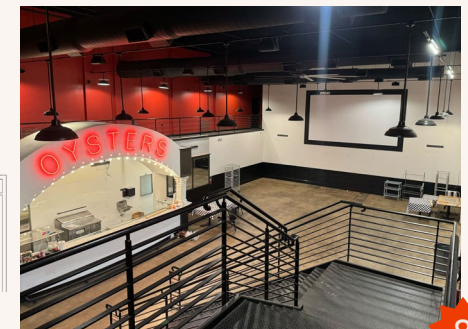
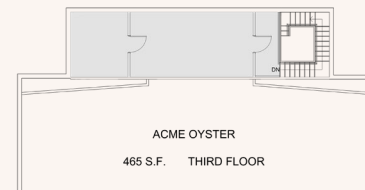
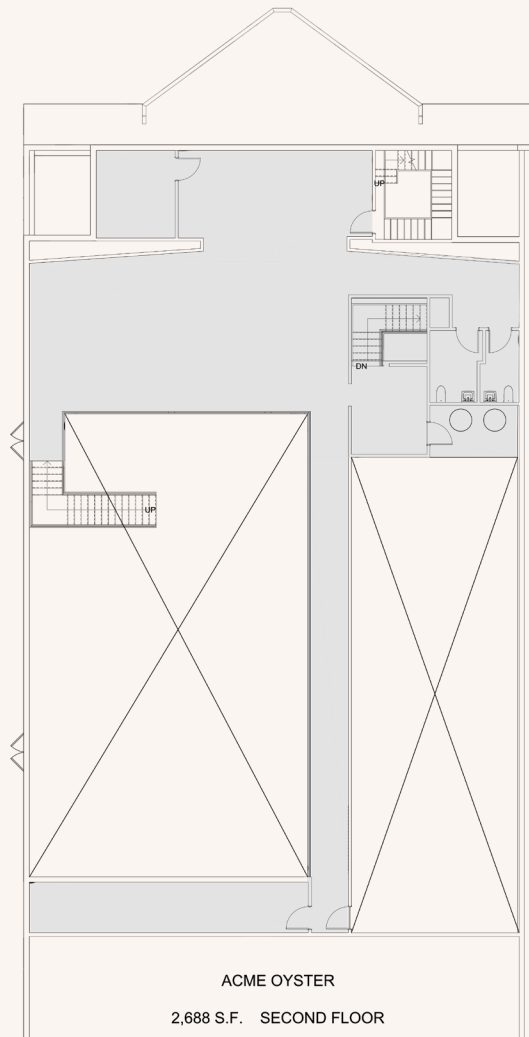
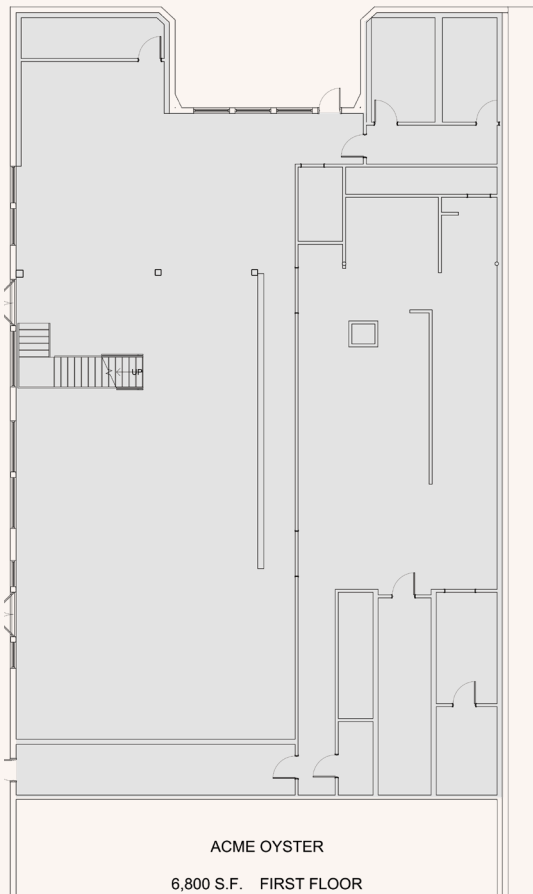


# SUITE 1201 A

6,800 SF  
w/ mezzanine

## Restaurant & Retails 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



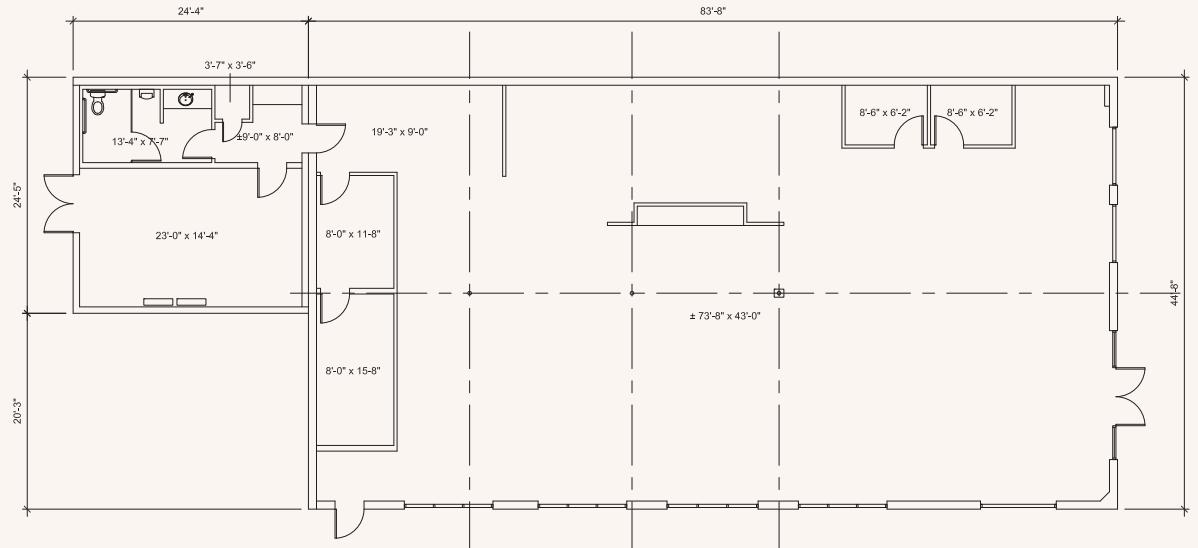


# 1111 WESTHEIMER

4,331 SF

## Restaurant Opportunity

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

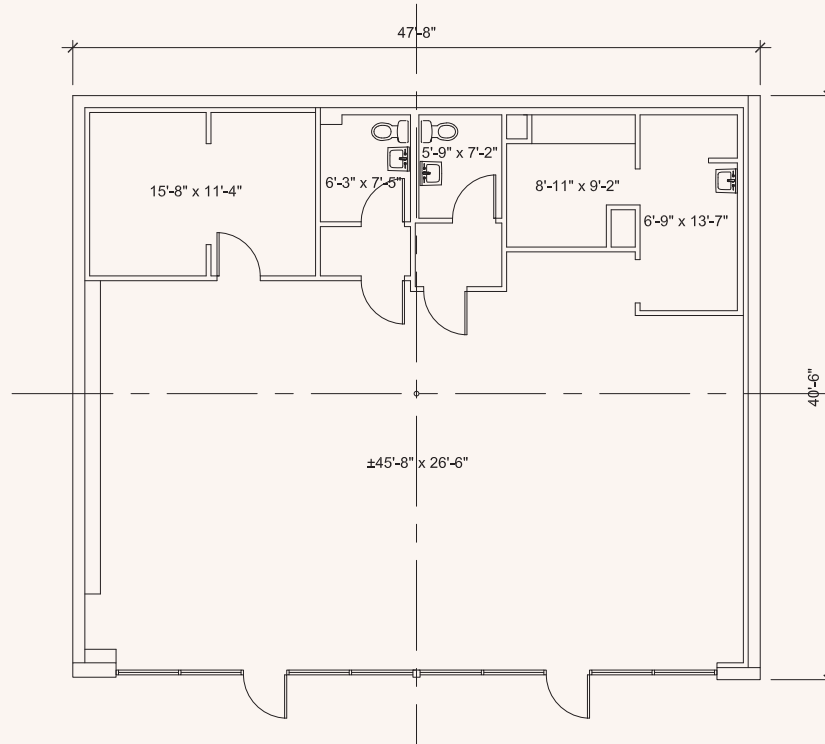




# 3224 YOAKUM

## Restaurant or Retail Opportunity

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



1,931 SF



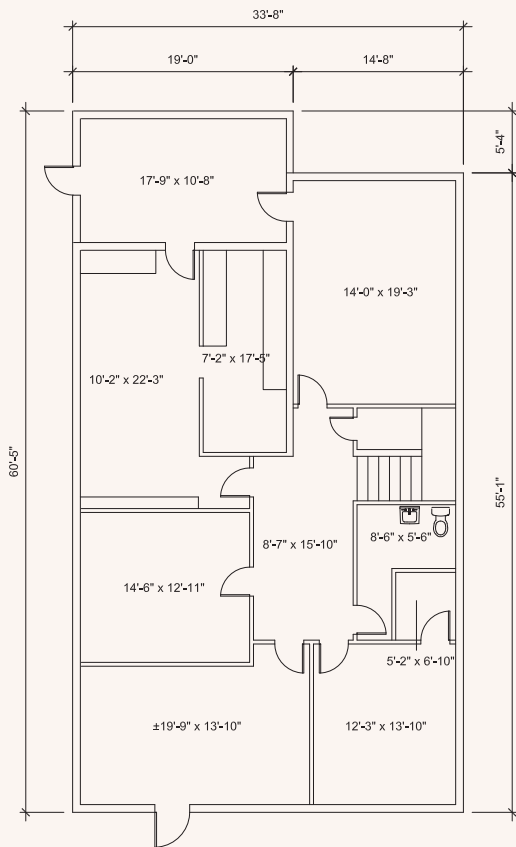


# 3230 YOAKUM

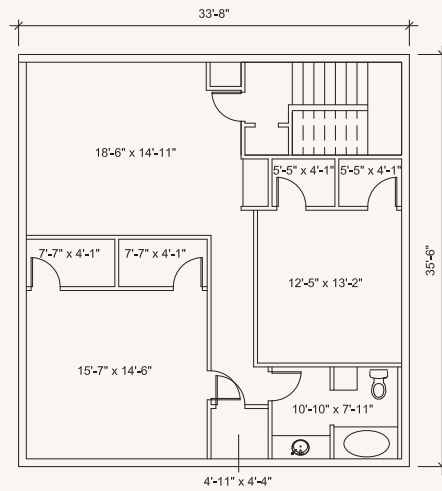
3,060 SF

## Creative Office or Retail Opportunity

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



FIRST FLOOR



SECOND FLOOR



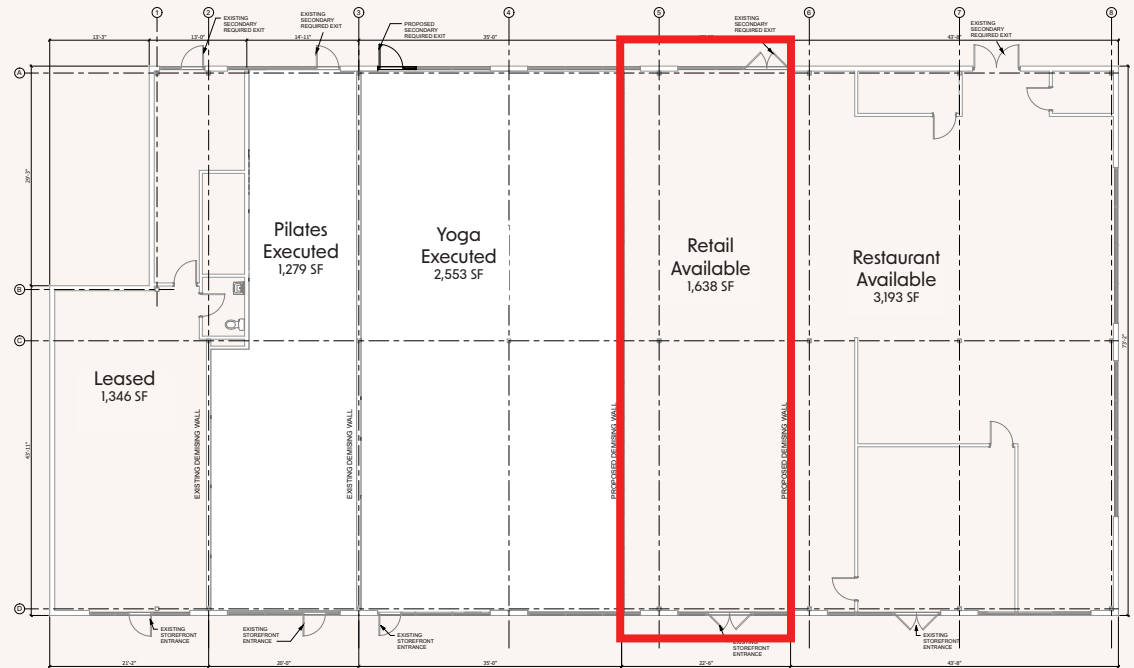


# SUITE 1201 G

1,638 SF

## Retail Opportunity

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



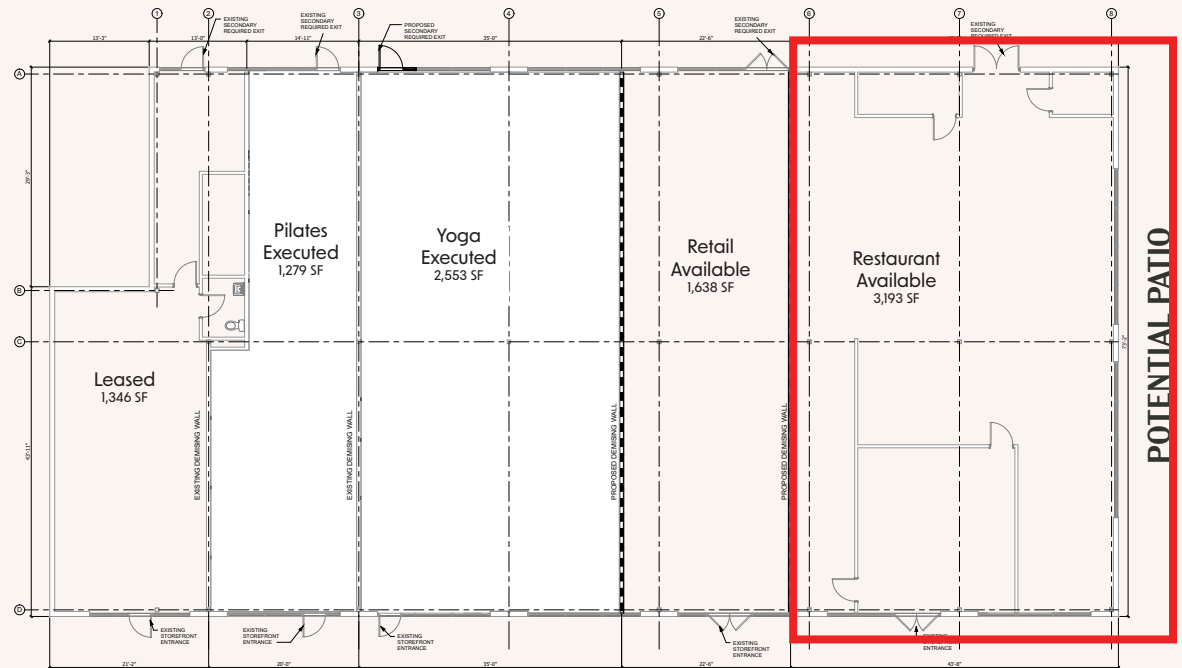


# SUITE 1201 H

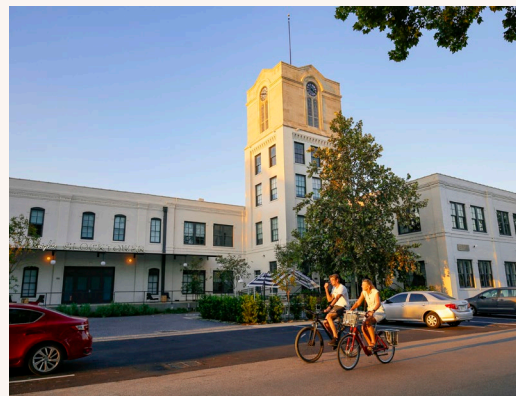
3,193 SF

## 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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**Radom**  
CAPITAL