

# 4140

## SOUTHWEST FREEWAY

**Medical Space for Lease**  
**713 888 4004**  
Contact us today!  
www.jll.com



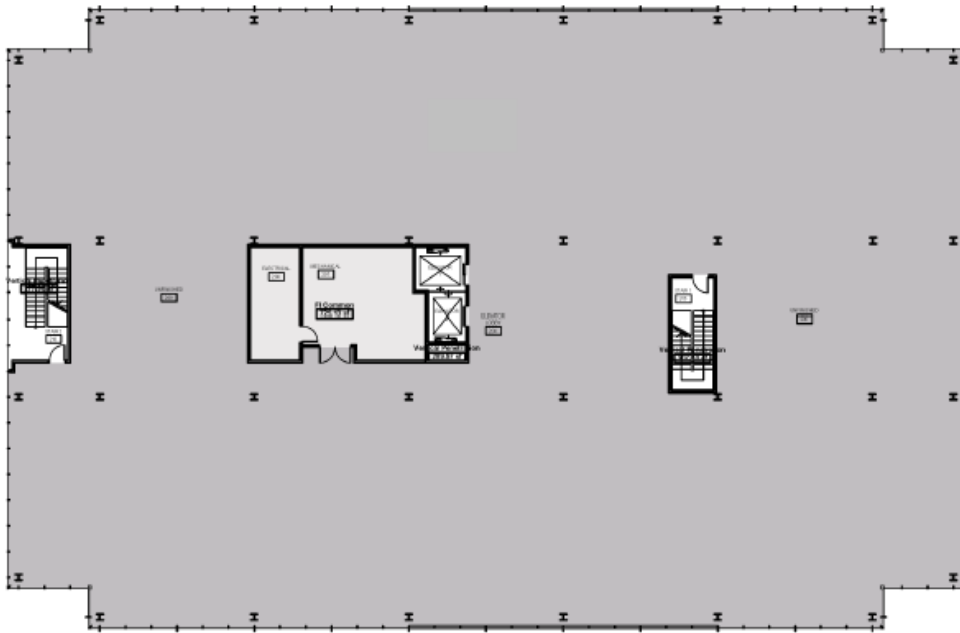
**60,000 SF AVAILABLE NOW**  
**LEASING OPPORTUNITY**  
**FOR CLASS A**  
**MEDICAL SPACE**  
**REDEVELOPMENT UNDERWAY**

4140 Southwest Fwy | Houston, TX 77027





# TYPICAL FLOOR PLATE



20,800 RSF

# HIGHLIGHTS

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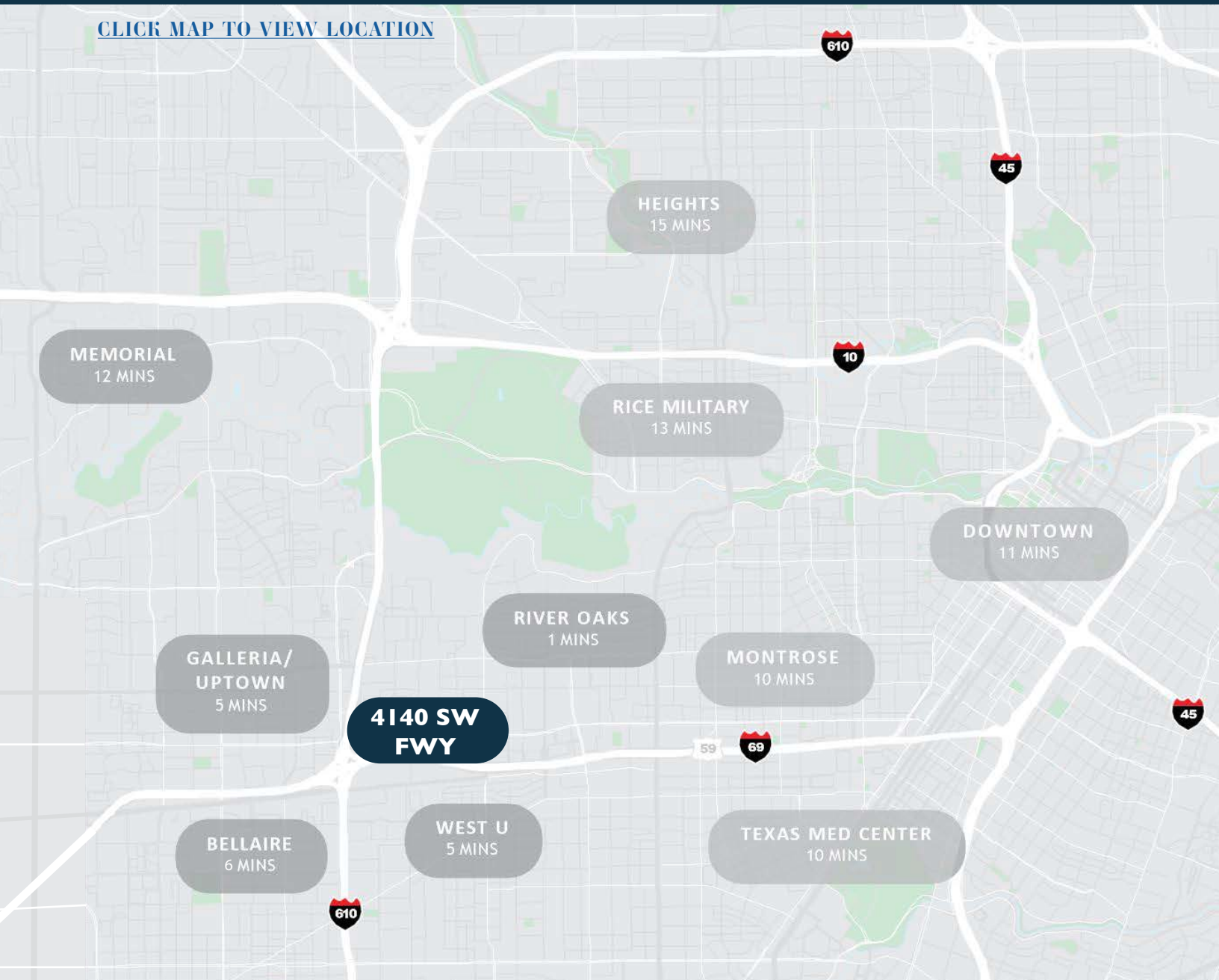


- Class A Medical Building
- Full Renovation Underway
- Total Area: 104,671 RSF
- Max Contiguous: 60,000 RSF
- Stories: 5
- Average Floor Size: 20,800 RSF
- Structured Parking: 4 per 1,000
- 15' floor to deck heights
- Gurney Elevator
- Building signage opportunity
- Adjacent to the River Oaks Hospital
- Premier location with Hwy 59 frontage with visibility to over 330,000 vpd
- Ideal location for medical providers due to accessibility, centrally located, and strong payor mix



# LOCATION OVERVIEW

[CLICK MAP TO VIEW LOCATION](#)



DRIVE TIME	MINUTES
River Oaks	1 Min
West U	5 Min
Uptown/Galleria	5 Min
Bellaire	6 Min
Montrose	10 Min

DRIVE TIME	MINUTES
Texas Medical Center	10 Min
Downtown	11 Min
Memorial	12 Min
Rice Military	13 Min
Heights	15 Min

**4140 Southwest Freeway**

**River Oaks Hospital**

**Garage**





**GALLERIA /  
UPTOWN**

**RIVER OAKS  
DISTRICT**

**4140  
SOUTHWEST FWY**



[CLICK MAP TO VIEW LOCATION](#)

## KEY FACTS

**\$100,303**

Median Household  
Income

**68%**

Commercial  
Insurance

## WITHIN 5 MINUTES

**45,822**

Population

**90%**

White Collar  
Employment

**37.7**

Median Age

**82%**

Bachelor's/Grad/  
Prof Degree

**MEMORIAL PARK**

**RIVER OAKS  
NEIGHBORHOOD**

**HIGHLAND  
VILLAGE**

**RIVER OAKS  
HOSPITAL**

**REGAL EDWARDS  
CINEMA**

**GREENWAY  
PLAZA 24**



## LOCATION

The building provides maximum highway visibility, easy access and centrally located to all major freeways including Hwy 59, 610, I-45 and I-10.

Just 10 minutes from the Texas Medical Center, Downtown and the Galleria, pulling patients from some of the most prestigious neighborhoods in the country including River Oaks, Afton Oaks, Tanglewood, Bellaire and West University.

**FOR LEASE**

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Houston, TX 77027**



## **CONTACT**

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