

# 3720 WESTHEIMER

**CLASS A  
MEDICAL OFFICE**

3720 Westheimer Blvd. | Houston, TX 77027



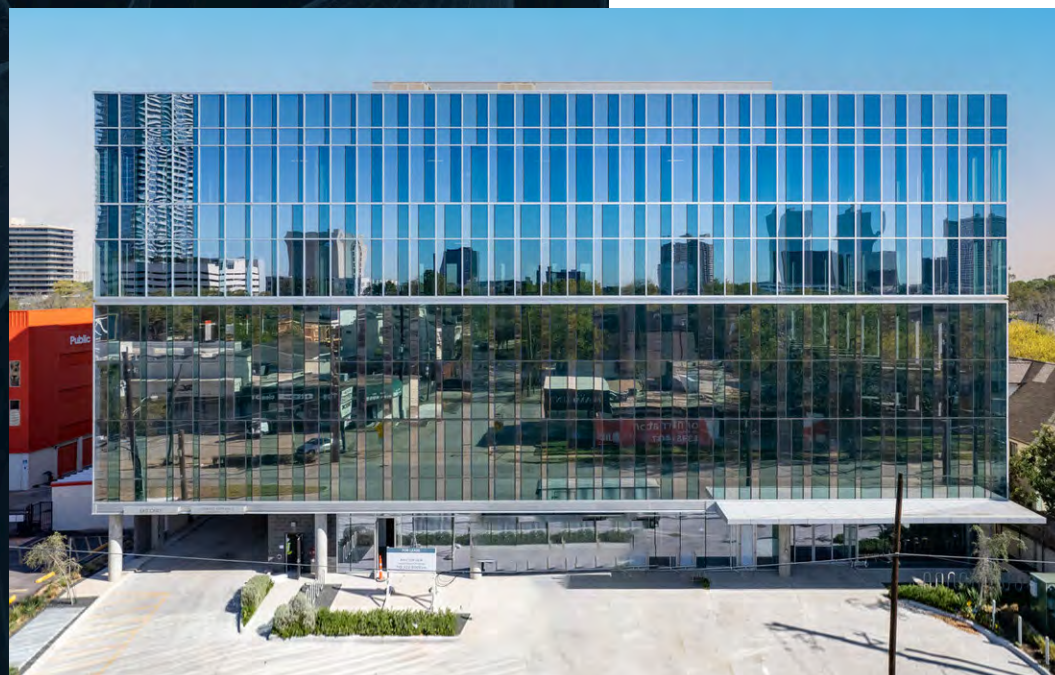




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# HIGHLIGHTS

- Building total RSF: 52,342 RSF
- Shell space with construction completed in 2020
- Signage opportunities available
- Purpose-designed to accommodate ambulatory surgery use
- Pad site available for tenant generator
- Gurney elevators
- Free garage parking (2.5/1,000 RSF) + additional valet option
- Covered patient drop off



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**EXISTING  
TENANTS:**

**NUVEAU**  
plastic surgery and  
medical aesthetics

SKINPHARM

**CCU-HEALTH**  
SURGERY CENTER



The  
Galleria

Central  
Market

Highland  
Village

River Oaks  
District

Novel  
River Oaks  
(300 unit luxury  
residence)

BLVD  
Place

3720  
WESTHEIMER

Uptown  
Park

WESLAYAN ST.

WESTHEIMER

GARAGE

DROP-OFF

PREMIER  
LOCATION

IN THE HEART OF RIVER OAKS





KEY FACTS

**\$107,365**  
Median household income

**20,300**  
Average traffic volume

**66**  
Commercial Insurance (%)



GARAGE ENTRY



COVERED PATIENT  
DROP-OFF



BIKE RACKS



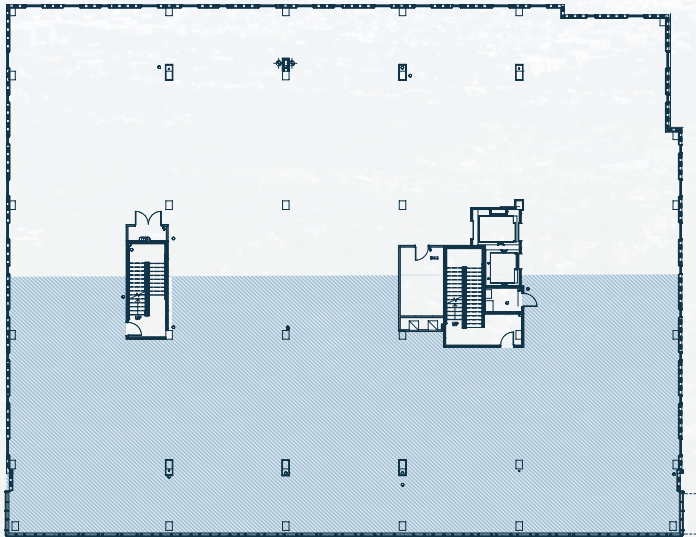
# RARE HALF FLOOR OPPORTUNITY

|            |                                    |
|------------|------------------------------------|
| Floor 1    | Leased - Med office/retail         |
| Floors 2-4 | Garage                             |
| Floor 5    | 10,750 RSF<br>Half floor available |
| Floor 6    | 2,660 RSF available                |

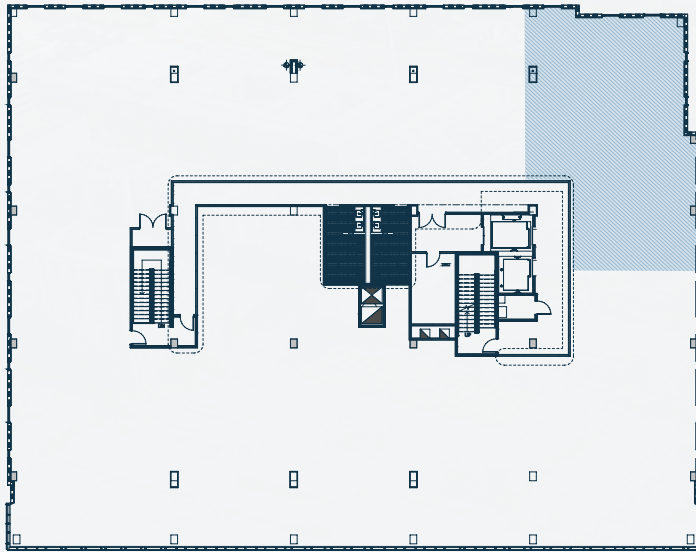




# FLOOR PLANS



5TH FLOOR | 10,750 RSF



6TH FLOOR | 2,660 RSF

15

Min. from Texas Medical Center

HIGHWAY 59

WESTHEIMER RD.

WESLAYAN ST.

W ALABAMA ST.

BUILDING SPECS

Access control with cardkey

Merv 13

HVAC commercial grade filtration

Elevator lobby exposure

Building life safety generator

Direct building access from parking garage for employees and patients



## CONTACT

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713-888-4007

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date