

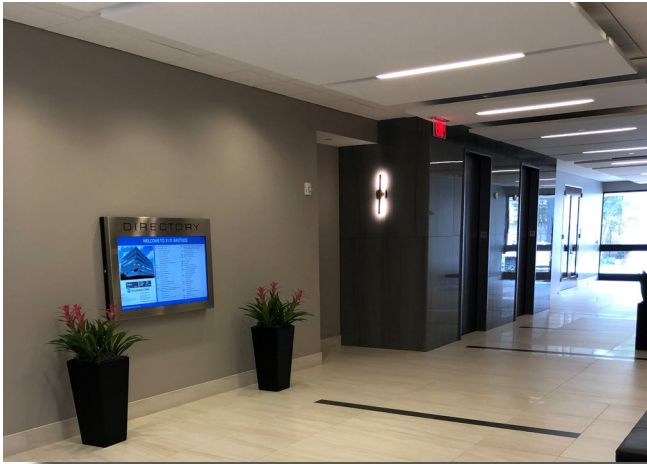


Renovations Underway

For Lease  
**3131 Eastside**  
River Oaks Green Building

LOCATION MAP





## Renovated Lobby



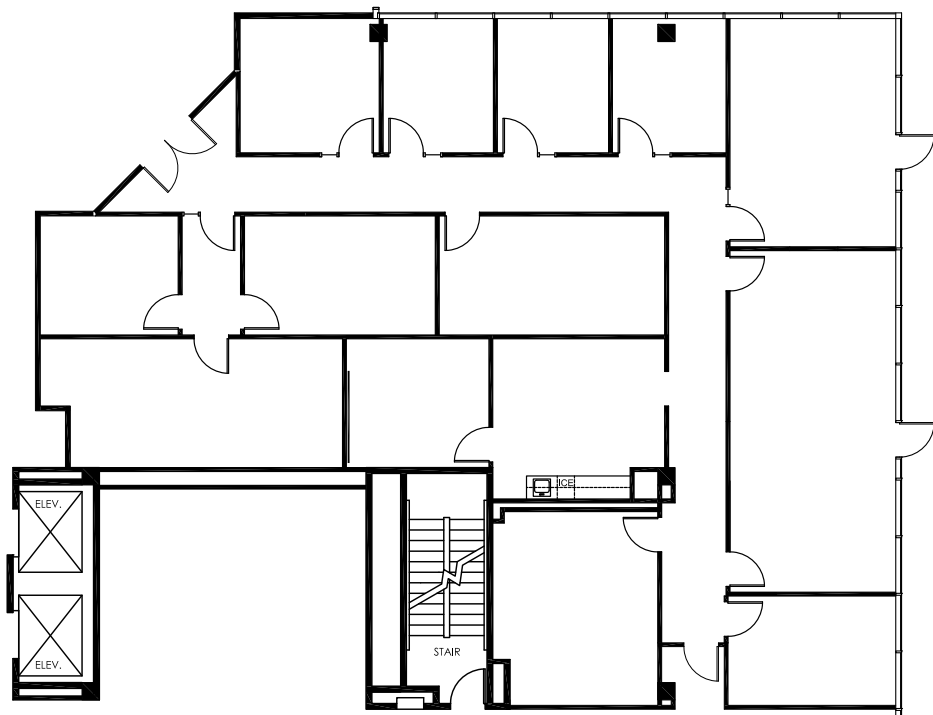
### AMENITIES

- Excellent Greenway submarket location
- Within minutes to Galleria, CBD, Medical Center, River Oaks & West University
- On-site security and card key after-hours access
- Garage parking
- Stable ownership
- Free visitor parking
- Fiber optics
- One block to newly redeveloped Levy Park

Real Estate Broker:



Monte Calvert  
Senior Vice President  
713.272.1234  
monte.calvert@transwestern.com



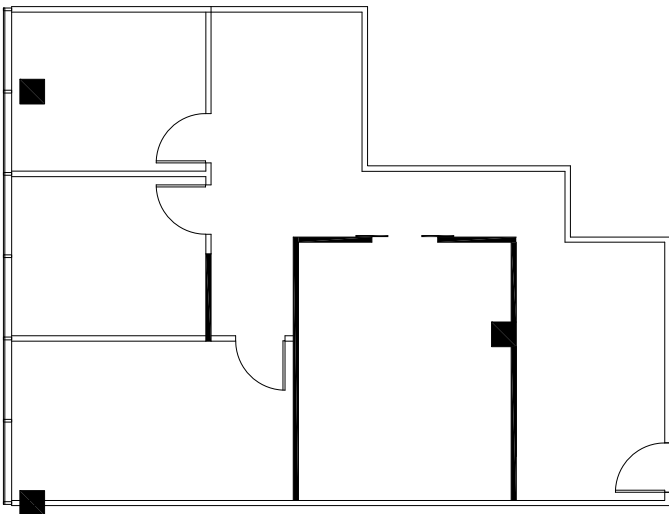
Suite 130  
4,052 SF

### BUILDING INFO

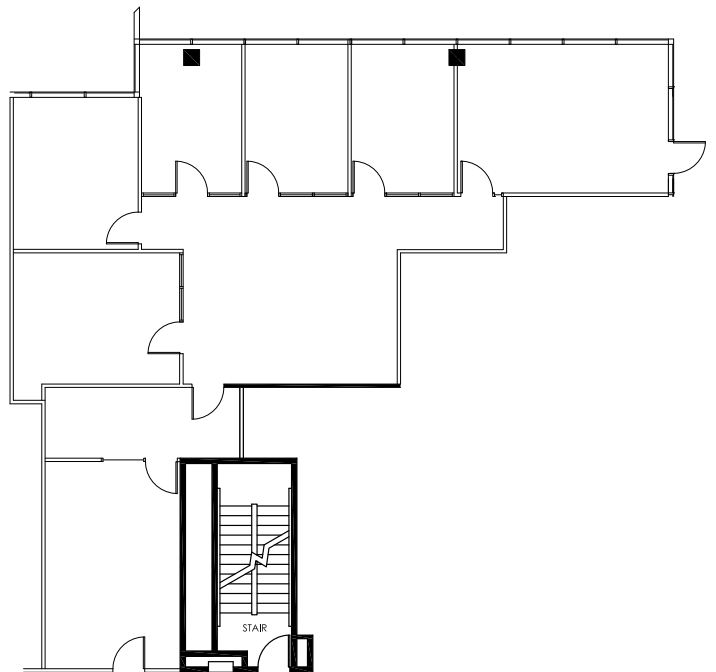
- Size: 103,480 SF
- Rate: \$18.00/SF NNN
- OpEx: \$10.94/SF Est. 2019
- Parking: 3/1,000 SF
- Free Unreserved / \$50 Reserved

### AVAILABILITY

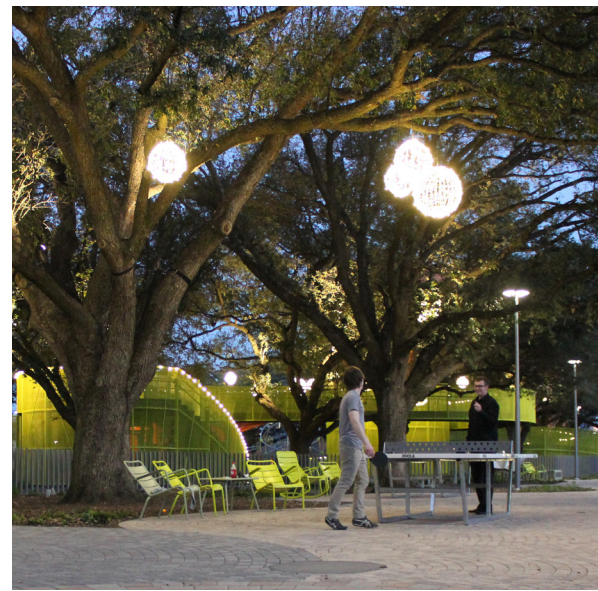
- Suite 130 - 4,052 SF
- Suite 345 - 1,155 SF
- Suite 450 - 2,270 SF



Suite 345  
1,155 SF



Suite 450  
2,270 SF



## *Just a 5 minute walk to Levy Park*

3131 Eastside is located within one block from the newly redeveloped Levy Park, featuring curated, year-round programming, native landscaping and botanical experiences, one of a kind children's play, interactive water features, a performance pavilion, an event lawn, a community garden and dog park, providing an active and vibrant gathering place for the immediate community and an entertainment and recreation destination for the City of Houston.