

EXTRAORDINARY

40  
YEARS

CLASS B OFFICE MEDICAL OFFICE SPACE FOR LEASE

# RIVER OAKS MEDICAL CENTER

4120 SOUTHWEST FREEWAY | HOUSTON, TEXAS 77027

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MEDICAL  
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## PROPERTY DESCRIPTION

37,786 RSF two-story medical office building

## LOCATION

- Strategically located on Highway 59 access road, providing unparalleled visibility. Easy to navigate ingress and egress via two entrances, as well as surface parking.

## LEASE RATE

\$23.00 RSF/NNN

## ESTIMATED NNN EXPENSES

\$12.00 PSF

## PARKING

- 3.26/1000 - ample parking

## COMMENTS

- No medical restrictions
- Visible location with immediate access to US Highway 59 and other major thoroughfares
- Traffic count of over 315,000 cars per day
- Upscale atmosphere, with two-story skylight waiting areas and manicured landscaping
- Common areas under renovation
- Two Ambulatory Surgery Centers in the building
- Exterior and interior renovations completed Q1 2019
- Updated elevators and sprinklers

## AVAILABILITY

5,000 - 20,000 SF





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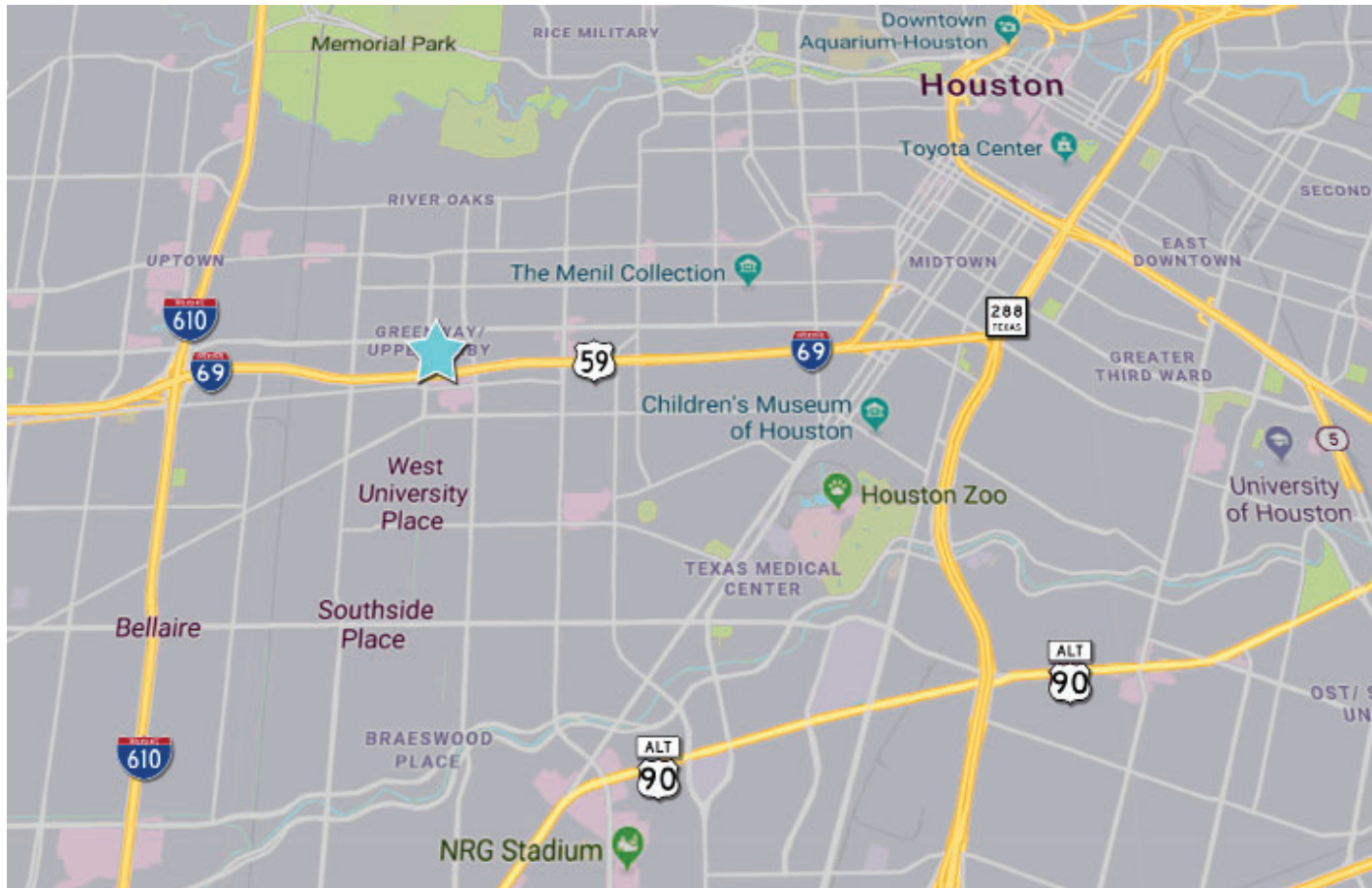
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## CONTACT

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Healthcare Advisory Services

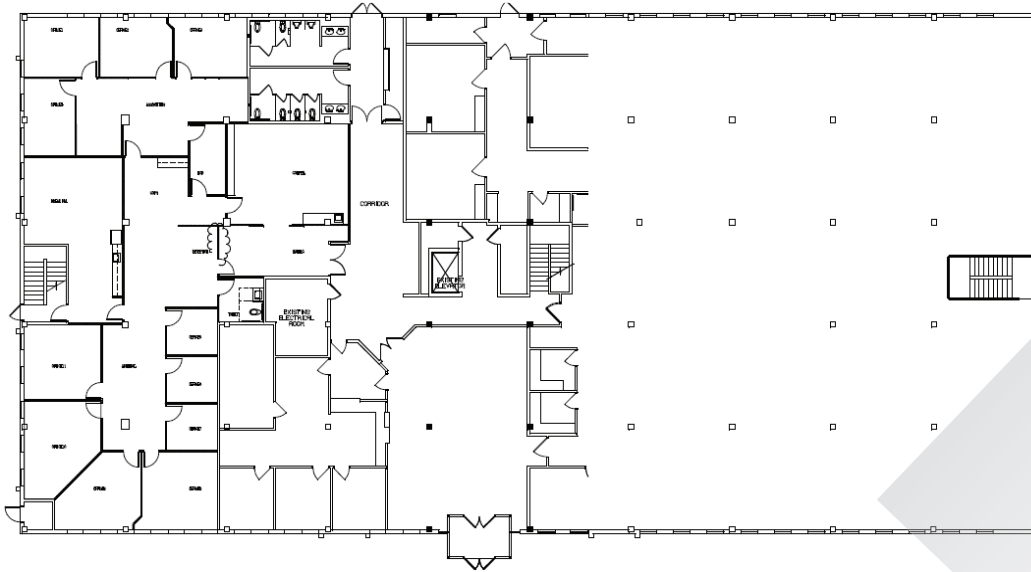
713.231.1588

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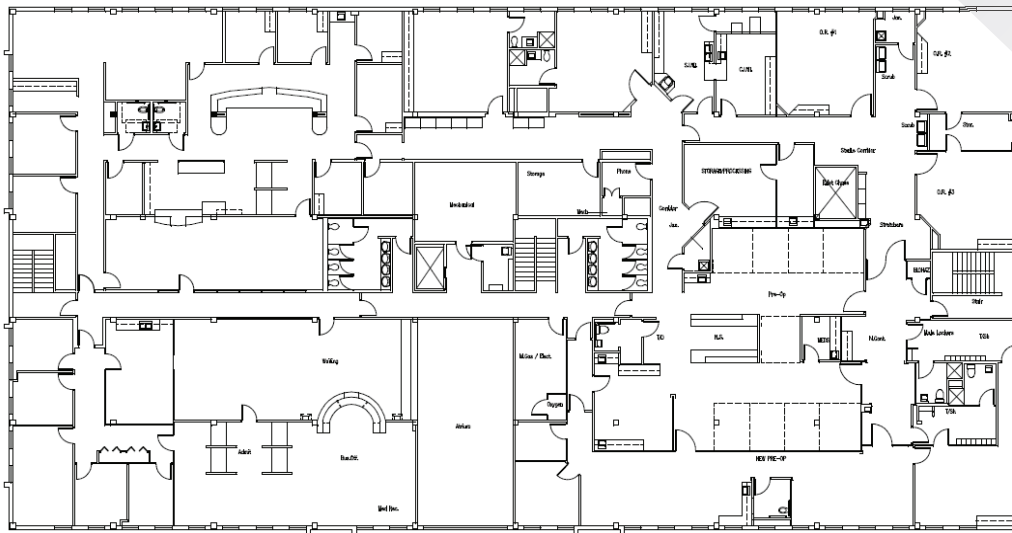
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FIRST FLOOR



SECOND FLOOR