

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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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

\$30.00 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

AVAILABILITY

Suite 100 - 13,200 SF



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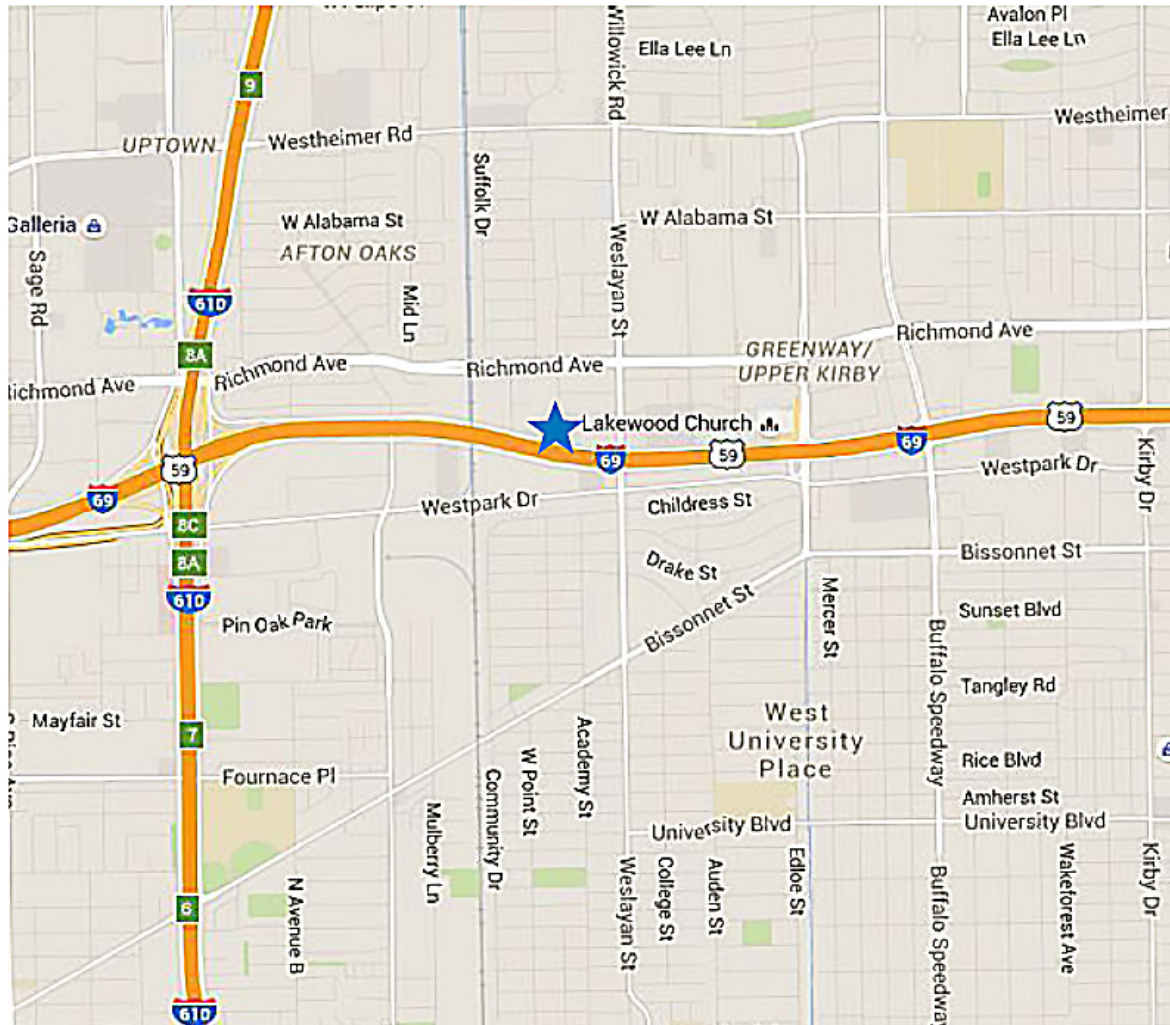
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