

River Oaks Medical

10,750 SF AVAILABLE
3720 WESTHEIMER RD, HOUSTON, TX 77007

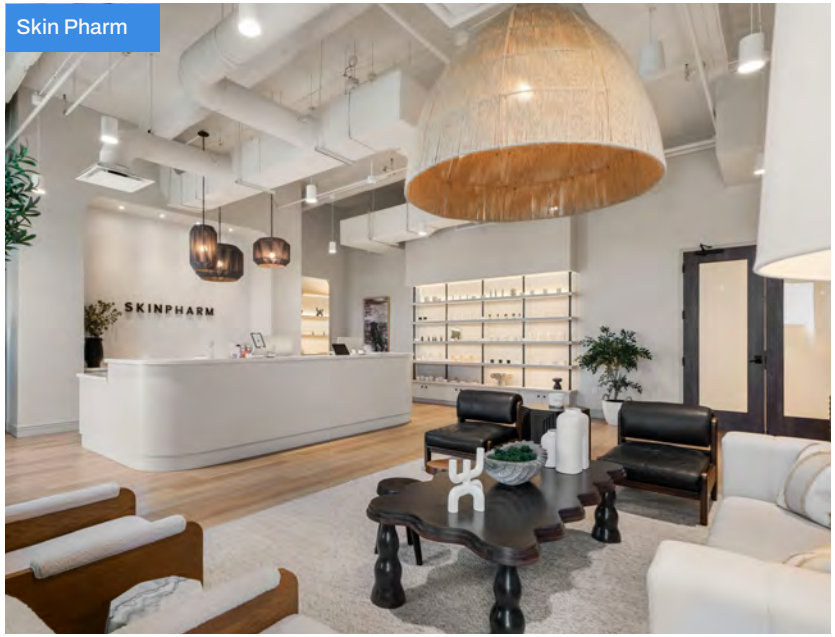
Transwestern

Property Overview

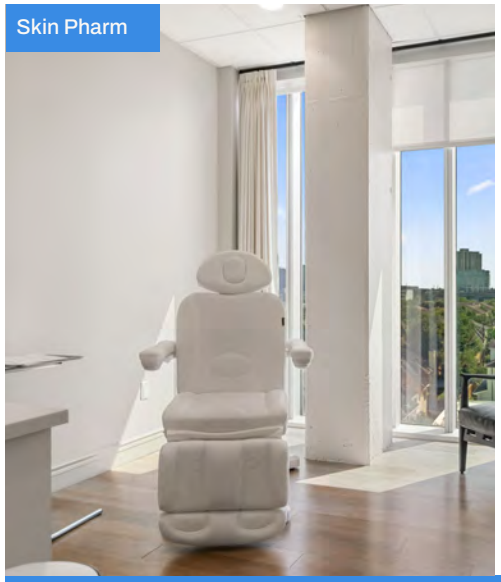
3720 Westheimer delivers a premier River Oaks address with unmatched accessibility, affluent demographics, and a strong daytime population that supports long-term practice growth. Purpose-built for healthcare, the property offers modern infrastructure, patient-focused amenities, and exceptional visibility.

BUILDING FEATURES

- 10,750 SF shell space available
- Covered patient drop-off
- Free garage parking
- Gurney elevators
- Access control with cardkey
- Building life safety generator
- Signage opportunities available
- Purpose-designed to accommodate ambulatory surgery use









EXISTING TENANTS

nuveau · CCU-HEALTH SURGERY CENTER · prenuvo · SKINPHARM · Baylor St. Luke's Medical Center

Demographic

Serving one of Houston's most established urban communities, the area offers a substantial patient population and strong healthcare engagement. Local demographics support a wide range of specialty and primary care practices.

HEALTHCARE

12K
Healthcare Spending

80%
Doctor Visits in 2025

ECONOMICS

37
Median Age

$213K
Avg. Household Income

POPULATION

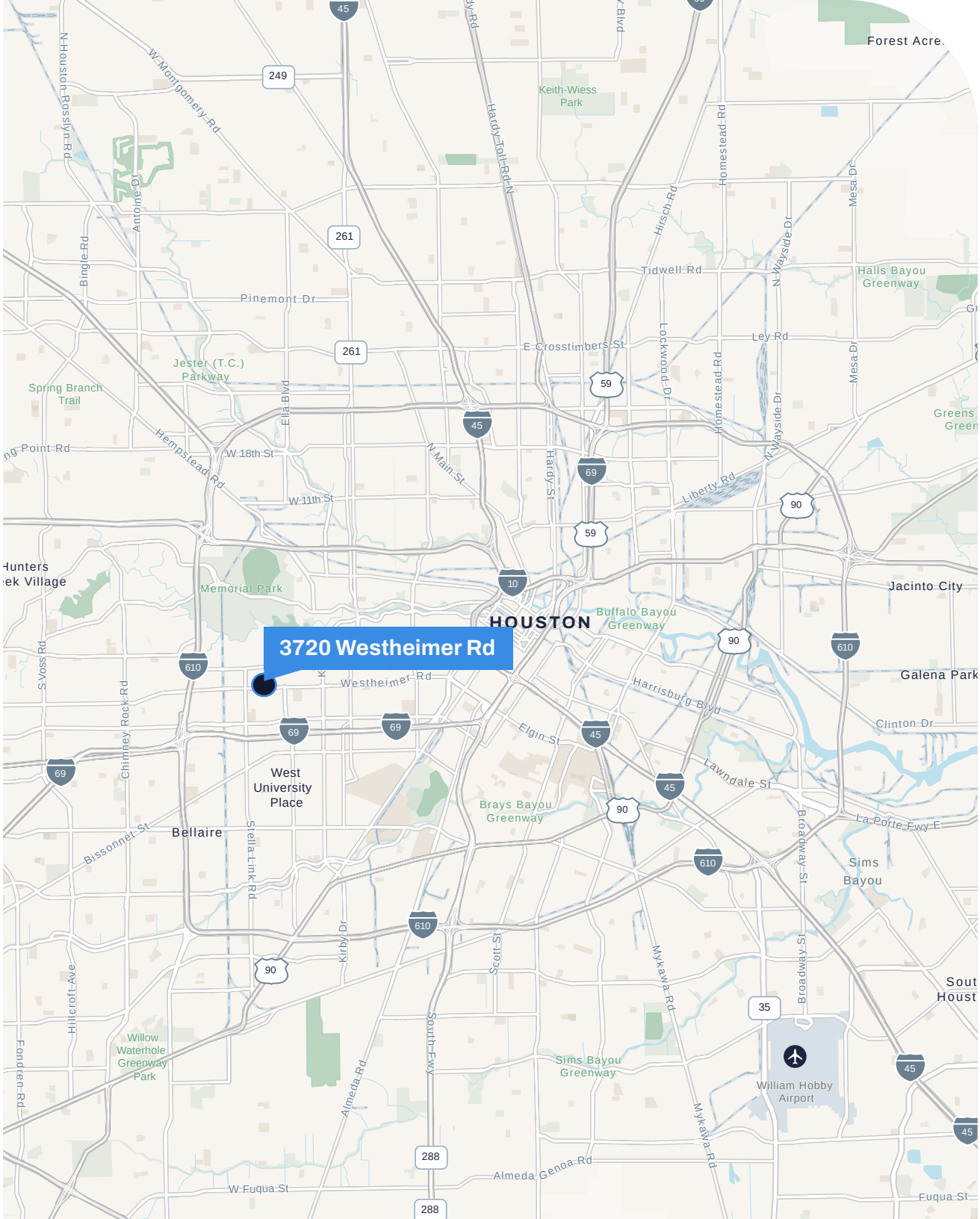
203K
Total Population

361K
Total Daytime Population

EDUCATION & EMPLOYMENT

78.4%
Bachelor's Degree +

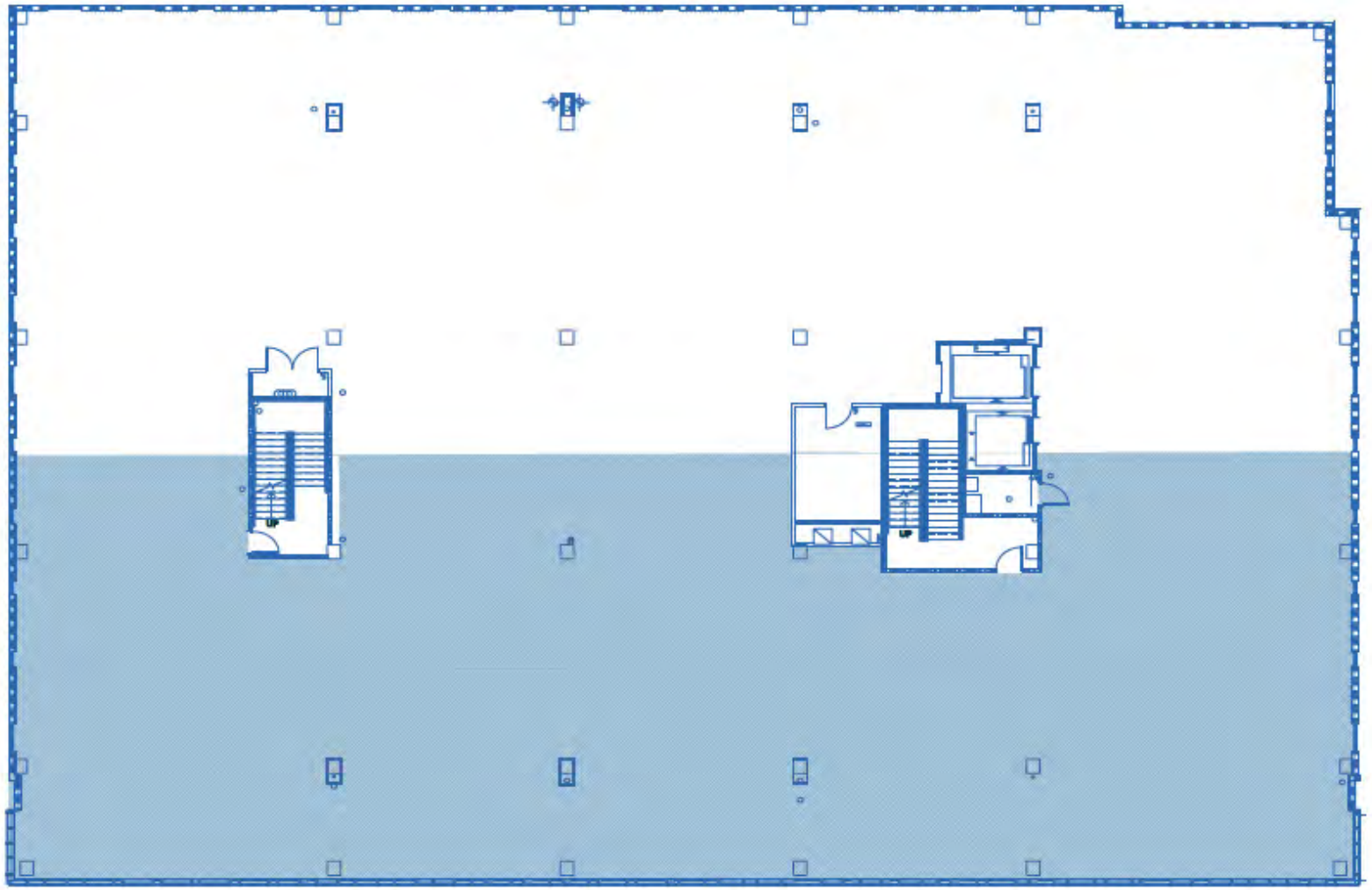
85.3%
White Collar Employment



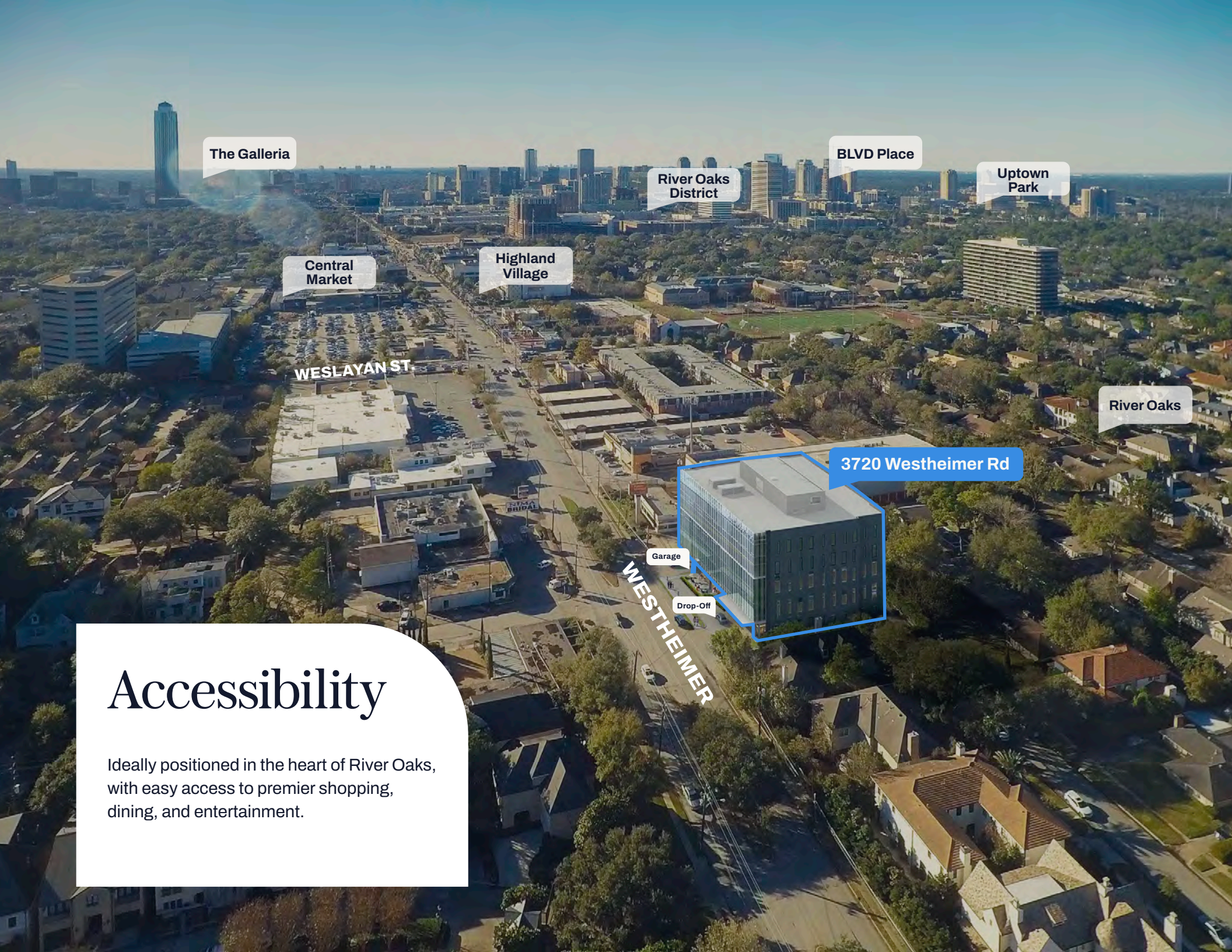
Floor Plan

5th Floor Available Space

10,750 SF

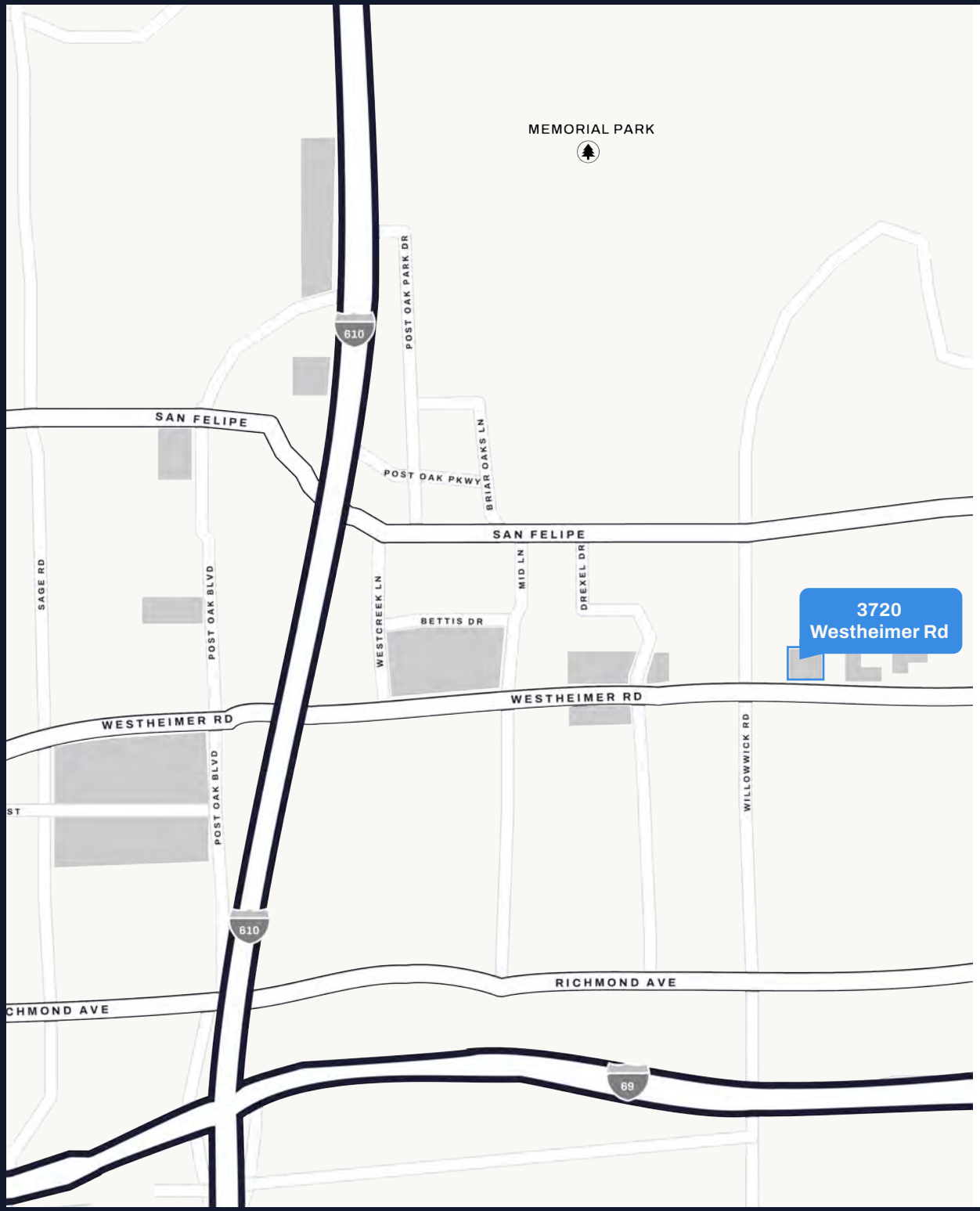


Available Space



Accessibility

Ideally positioned in the heart of River Oaks, with easy access to premier shopping, dining, and entertainment.



RIVER OAKS DISTRICT

10 EATERIES | 38+ SHOPS + LIFESTYLE STORES

THE TUCK ROOM · Le Colonial · TOULOUSE · MAD · hopdoddy BURGER BAR · Steak 48 · OUZO BAY · LOCH BAR

POST OAK

MASTRO'S STEAKHOUSE · BLOOM & BEE · CRAFT F&B · WILLIE G'S SEAFOOD & STEAKS · Lifestyle Kitchen & Oysterette · THE REMINGTON RESTAURANT · Il Bracco

CENTER AT POST OAK

GRAND LUX CAFE · Snooze · MOXIE'S · MORTON'S

BLVD PLACE

NORTH ITALIA · The Annie · True Food · WHOLE FOODS MARKET · Ninfa's · La Table · SOZO sushi & lounge

THE GALLERIA

40+ EATERIES | 400+ SHOPS + LIFESTYLE STORES

The Cheesecake Factory · JOEY RESTAURANTS · NOBU · THE CAPITAL GRILLE · WHITE OAK KITCHEN + DRINKS · Musaafer · 51fifteen · DEL FRISCO'S GRILLE · BLANCO · FIG & OLIVE · MARIPOSA



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Transwestern

LEASING INFORMATION

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