





Building on Heights History

**A new design that inspires and improves
patient/community experience**

HeightsMED is a 7 story, over 122,000 square feet medical office building. Wolf Capital Partners will make robust improvements for a better patient arrival and atmosphere.

The vision for the redevelopment is inspired by The Heights neighborhood's rich history with a modern twist on the architecture, while repositioning a building that would become indelibly connected with its identity.





Your wellness destination

New ownership elevating the building to create a boutique Class A Wellness experience for Heights residents



Property Capital Enhancements

- Upgrading Lobby and Common areas, including restrooms
- Installing LED lighting
- Upgrading HVAC system
 - Reduces redundancy
 - Increase building efficiency
 - Increase tenant comfort
- Widening exterior sidewalk on 20th Street
- Activating 20th street by enhancing landscaping
- Spec Suites
- New interior and exterior signage
- Upgrading building plumbing
- Upgrading building life/safety
- Enhancing level 3 garage entry into the building



Precedent imagery shown here is meant to convey the aesthetic of the building, final materials, furnishing and finishes are subject to change.



The Heights

Synergy and Proximity at the Heart of The Heights Historic District.

HeightsMED is located on W 20th Street, at the heart of the most well-established Houston neighborhood. Home to diverse Houstonians that are drawn to its rich character-filled architecture, brick and mortar shops and gastro experiences.





Diverse Community

DEMOGRAPHICS WITHIN 3 MILES

167,650

Population

2.6%

2021-2026 Annual
Population Growth

186,729

Daytime population

73,604

Number of homes

\$132,771

Average Household
Income

63.1%

Private Insurance
payer mix

35.2%

Female population
ages 25+

56.4%

Bachelors or higher

HeightsMED is
surrounded by
diverse residents in
a prime location for
top-rated specialized
medical practices





Whether you live or work in the Heights, leisure, food and wellness services are only steps away.

WITHIN WALKING DISTANCE

COMMON BOND

hopdoddy
BURGER BAR

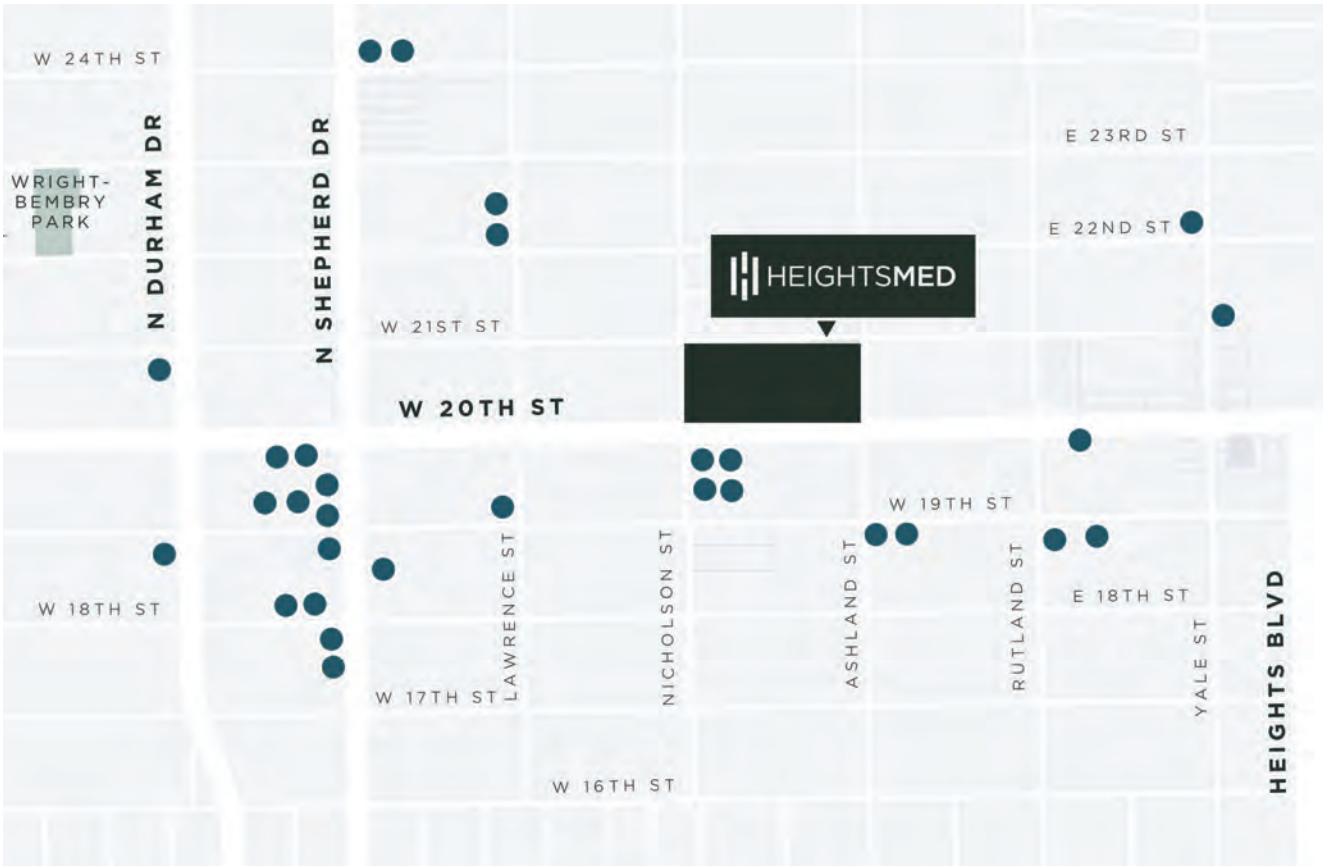
JINYA
RAKEN BAR

VERDINE

WITHIN 1 MILE

626
Neighborhood
Restaurants and
hybrid shops

9K+
Neighborhood
Business + Services



Source: Walkscore.com, ESRI

Multi-family

Whether you live or work in the Heights, leisure, food and wellness services are only steps away.

MULTIFAMILY
WITHIN 1 MILE

745

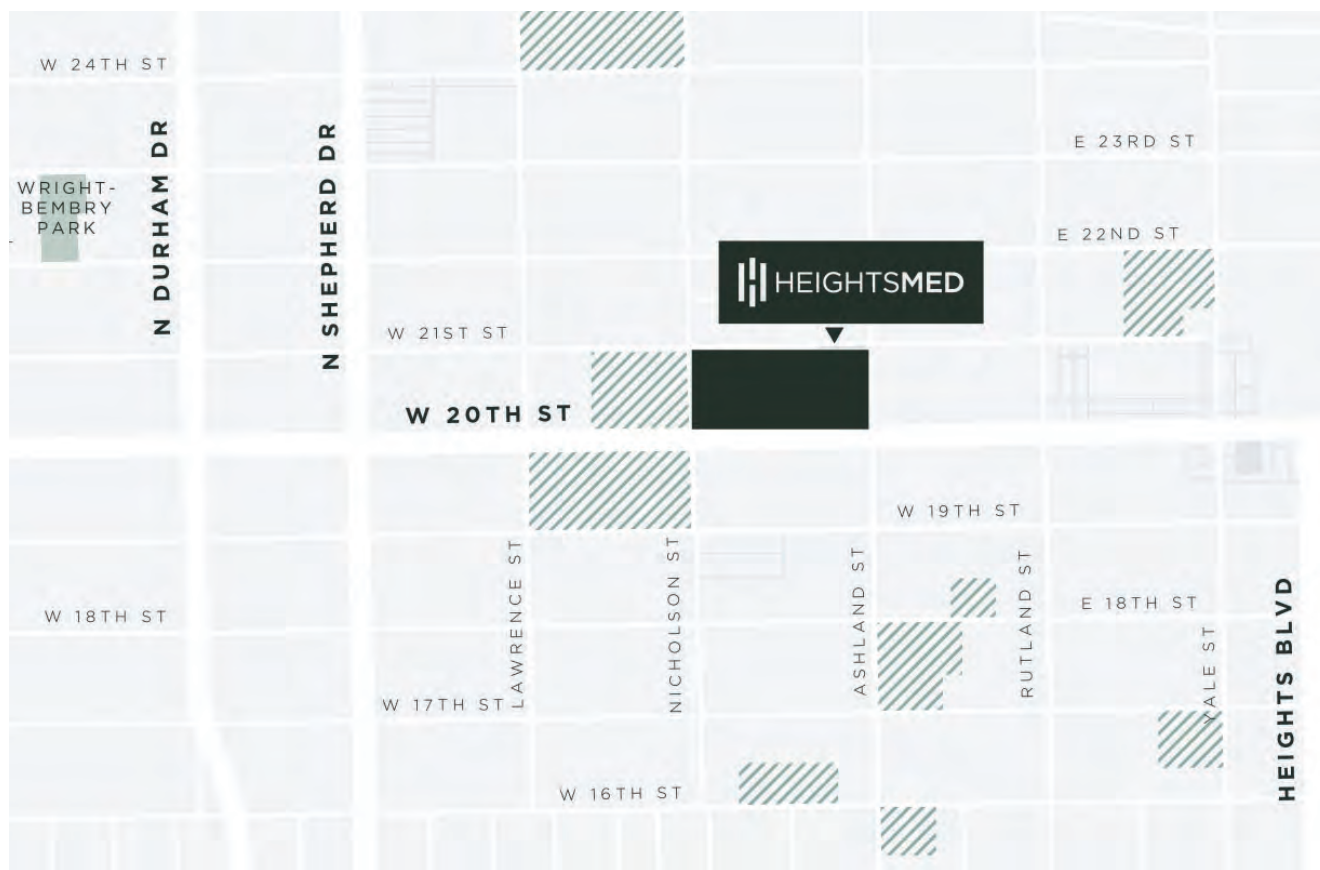
New construction units
adjacent to the building

3,862

2021 renter occupied
housing units

5,661

Projected 5 year
renter occupied
housing units



Source: Walkscore.com, ESRI



Single family

Whether you live or work in the Heights, leisure, food and wellness services are only steps away.

SINGLE FAMILY WITHIN 1 MILE

12,561	\$538k	\$546k
2021 total homes	2021 average home value	Projected 5 year average home value

HIKE+BIKE WALK SCORE

2-3	86	80
Minute bike ride to adjacent amenities	Very walkable - Most errands can be accomplished on foot	Very bikeable - excellent bike lanes



Source: Walkscore.com, ESRI





Hike + Bike

Whether you live or work in the Heights, leisure, food and wellness services are only steps away.

HIKE+BIKE
WALK SCORE

2-3

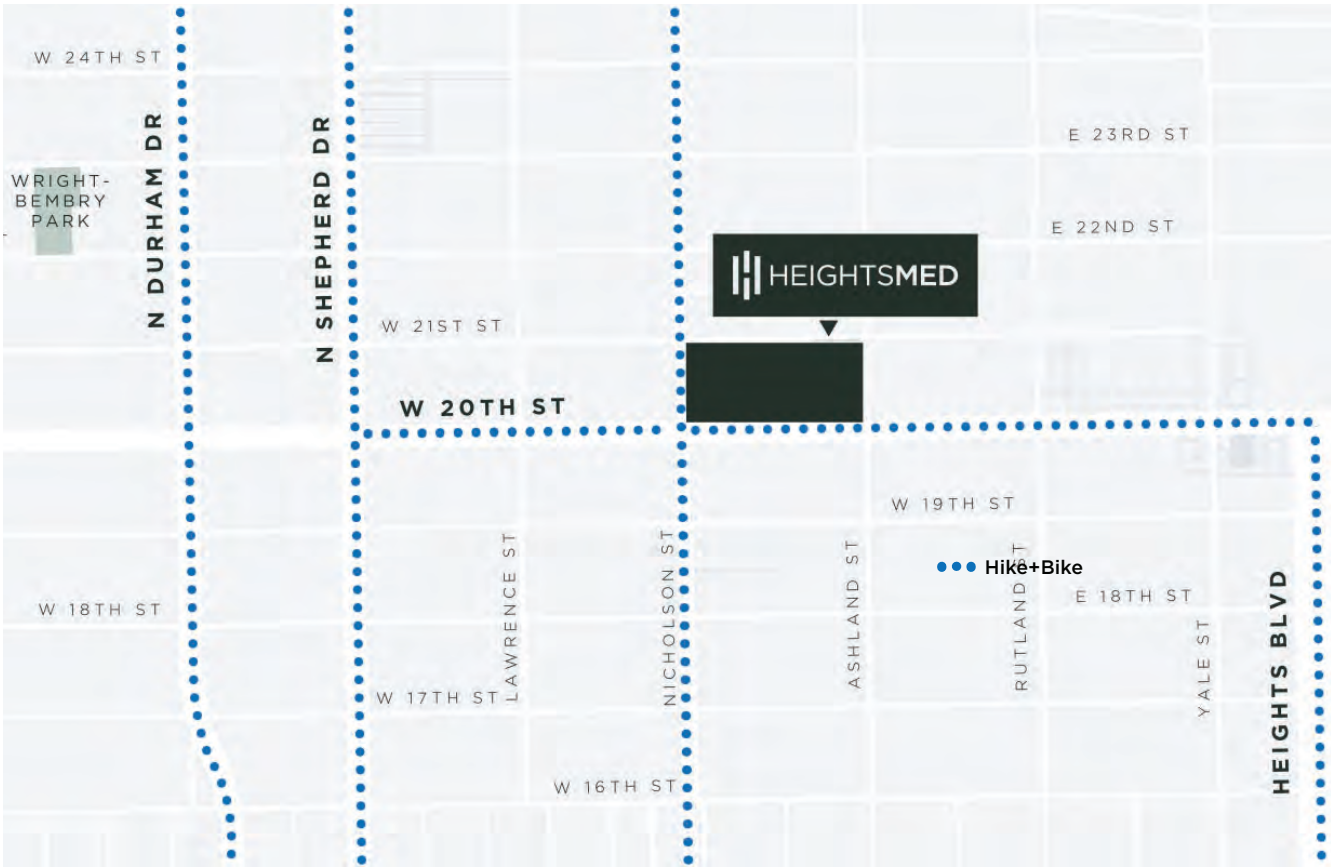
Minute bike ride to adjacent amenities

86

Very walkable - Most errands can be accomplished on foot

80

Very bikeable - excellent bike lanes



Source: Walkscore.com, ESRI

Accessibility

Everything is within reach



3-5 MINUTES

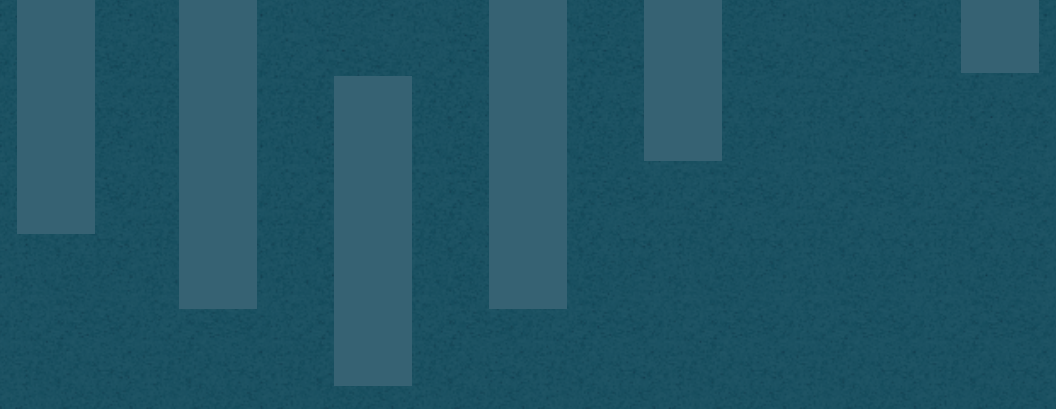
GREATER HEIGHTS
KATY FREEWAY
NORTH LOOP

5-10 MINUTES

NORTH FREEWAY
DOWNTOWN
HIGHWAY 290
N INTERSTATE 69

15 MINUTES

TEXAS MEDICAL CENTER
UPTOWN/GALLERIA
RIVER OAKS
MEMORIAL/TANGLEWOOD
MIDTOWN/MONTROSE



HEIGHTSMED

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CAPITAL PARTNERS

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