







# Building on Heights History

**A new design that inspires and  
improves patient experience  
in the Heights community**

HeightsMED is a fully reimagined, 7-story, 116,000 SF Class A medical office building in the heart of The Heights. As the area's only Class A healthcare space, it sets a new standard for patient-centered design and provider efficiency.

Redeveloped by Wolf Capital Partners, HeightsMED features high-end finishes, upgraded building systems, and a striking new exterior—curated to enhance the entire patient experience. Blending the historic charm of The Heights with modern architectural elements, it stands as a landmark destination for healthcare in the neighborhood.





Updated Lobby



New Common Areas + Corridors



South Entrance

# Renovations Completed

Elevating the building by creating a boutique Class A medical office building that enhances the wellness experience.



West Entrance

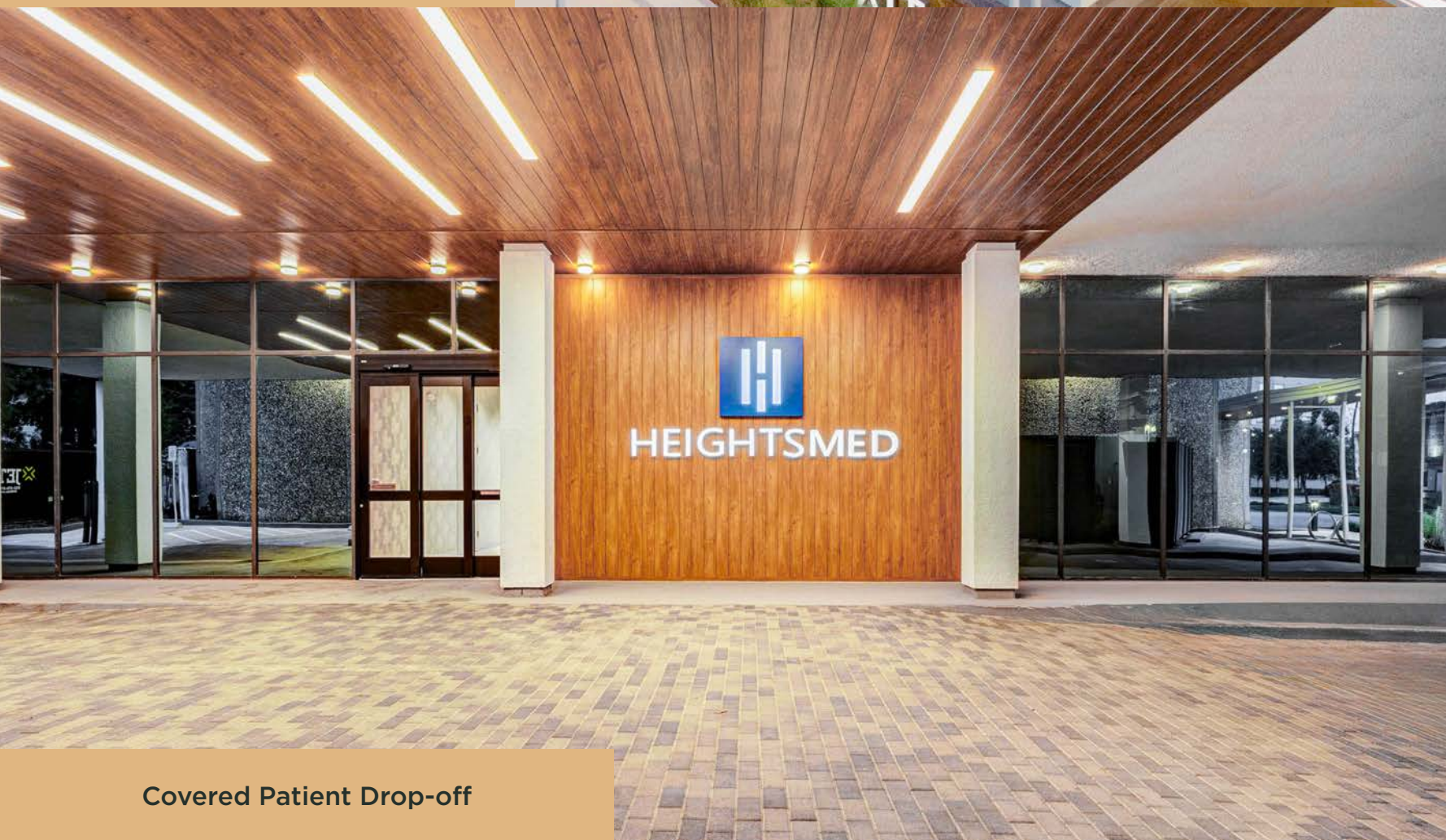




Streetscape Activation



Connected Parking Garage



Covered Patient Drop-off



New Arrival Experience



# Synergy and Proximity at the Heart of The Heights

 HEIGHTSMED

HEIGHTS HOSPITAL

 PARKING GARAGE

HEIGHTS WATERWORKS



## PREMIER LOCATION

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 to flourish







# Walkable District

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



WITHIN WALKING DISTANCE

**COMMON BOND**



WITHIN 1 MILE

**626**

Neighborhood  
Restaurants and  
hybrid shops

**9K+**

Neighborhood  
Business + Services

## The Heights Neighborhood

**CLICK TO VIEW EACH CATEGORY**

[Click here to view each category](#)





# Walkable District

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

745

New construction units adjacent to the building

MULTIFAMILY  
WITHIN 1 MILE

3,862

2021 renter occupied housing units

5,661

Projected 5 year renter occupied housing units



## The Heights Neighborhood

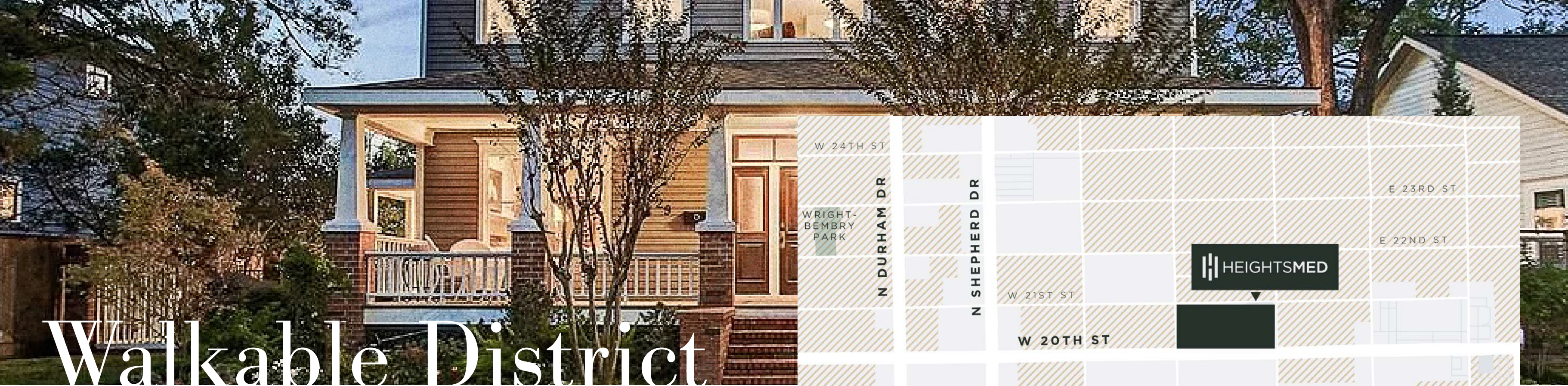
CLICK TO VIEW EACH CATEGORY



Source: Walkscore.com, ESRI







# Walkable District

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12,561  
2021 Total homes

**SINGLE FAMILY**  
WITHIN 1 MILE  
**\$538k**  
2021 average home value

**\$546k**  
Projected 5 year average  
home value

## The Heights Neighborhood

CLICK TO VIEW EACH CATEGORY



Source: Walkscore.com, ESRI







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

2-3

Minute bike ride to adjacent amenities

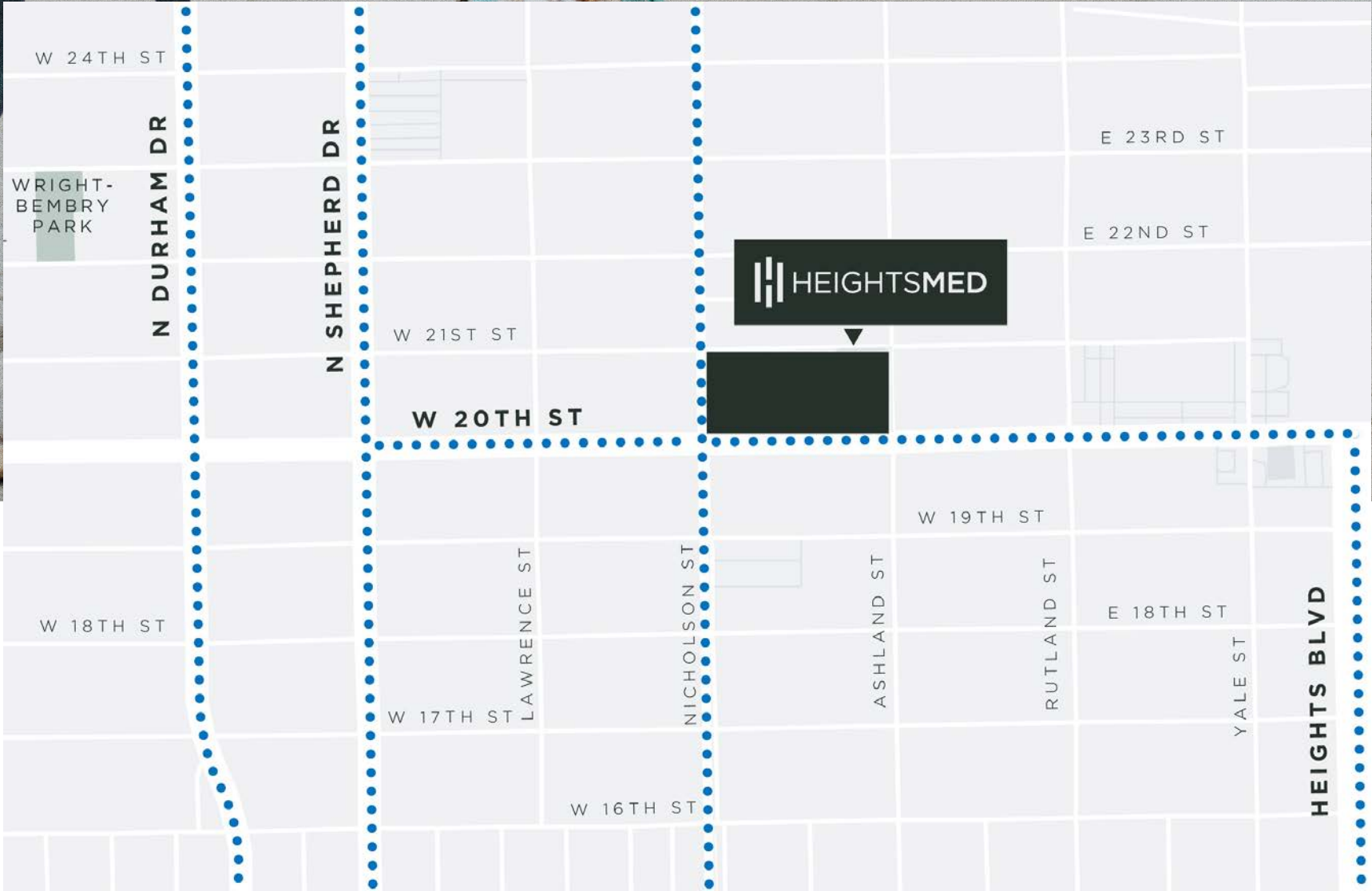
HIKE+BIKE  
WALK SCORE

86

Very walkable - most errands can be accomplished on foot

80

Very bikeable - excellent bike lanes



## The Heights Neighborhood

CLICK TO VIEW EACH CATEGORY





# 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

# WELLNESS DESTINATION

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