

River Oaks Medical

3720 WESTHIEMER RD.
HOUSTON, TX 77007

10,750 SF
Available



Property Description:

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

- Covered patient drop-off
- Free garage parking
- Access control with cardkey
- Building life safety generator
- 10,750 SF shell space available

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Premier Demographics

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

EDUCATION & EMPLOYMENT

78.4%

Bachelor's Degree +

85.3%

White Collar Employment

POPULATION

203K

Total Population

361K

Total Daytime Population

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