



3100 Wesleyan Street
Houston, TX 77027





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Introducing the market's premier office destination ideally situated in Houston's vibrant Upper Kirby/Greenway Plaza. Surrounded by top-tier dining, retail, and business amenities, this location offers unmatched accessibility to the city's most affluent neighborhoods.

Growing Healthcare Market

The Upper Kirby / Greenway area continues to see strong growth in community-based outpatient centers and micro-hospitals. Houston Methodist is set to expand their footprint with a new 14-acre medical campus. Kelsey-Seybold Clinic has opened a 36,000-square-foot facility, while Memorial Hermann has established an Imaging Center offering diagnostic and specialty services.

Your Practice. Your Team. One Premier Space.

Building Features

- 78,745 RSF four-story outpatient medical building
- Covered patient drop off
- Unique courtyard and patio area
- Free multi-level parking garage
- Move-in-ready suites
- Excellent diverse tenant mix
- Energy Star Rating

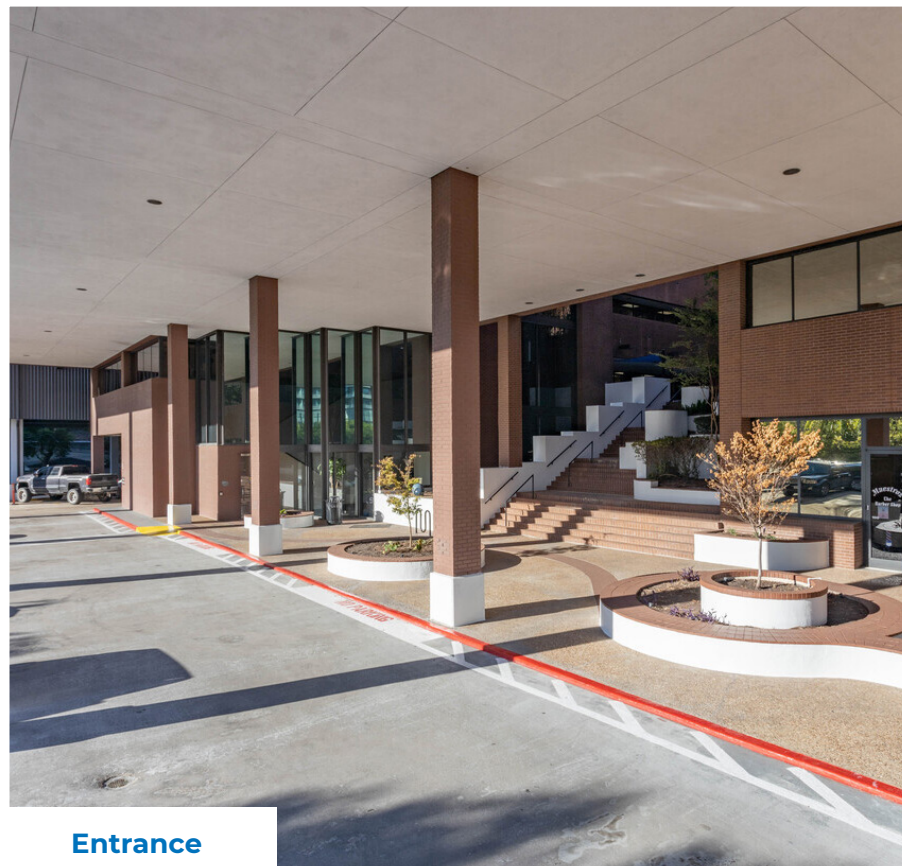
Location Attributes

- Ideally located near US 59, with great access to major areas such as Downtown, Galleria and the Texas Medical Center
- Located in Greenway Plaza, minutes from Highland Village, award-winning restaurants, hotels, neighborhoods, shopping and The Galleria
- Medical practices are in a health-conscious area as over \$166 million is spent annually on healthcare within only a 3-mile radius
- Move-in-ready medical office suites made for a variety of practices and users

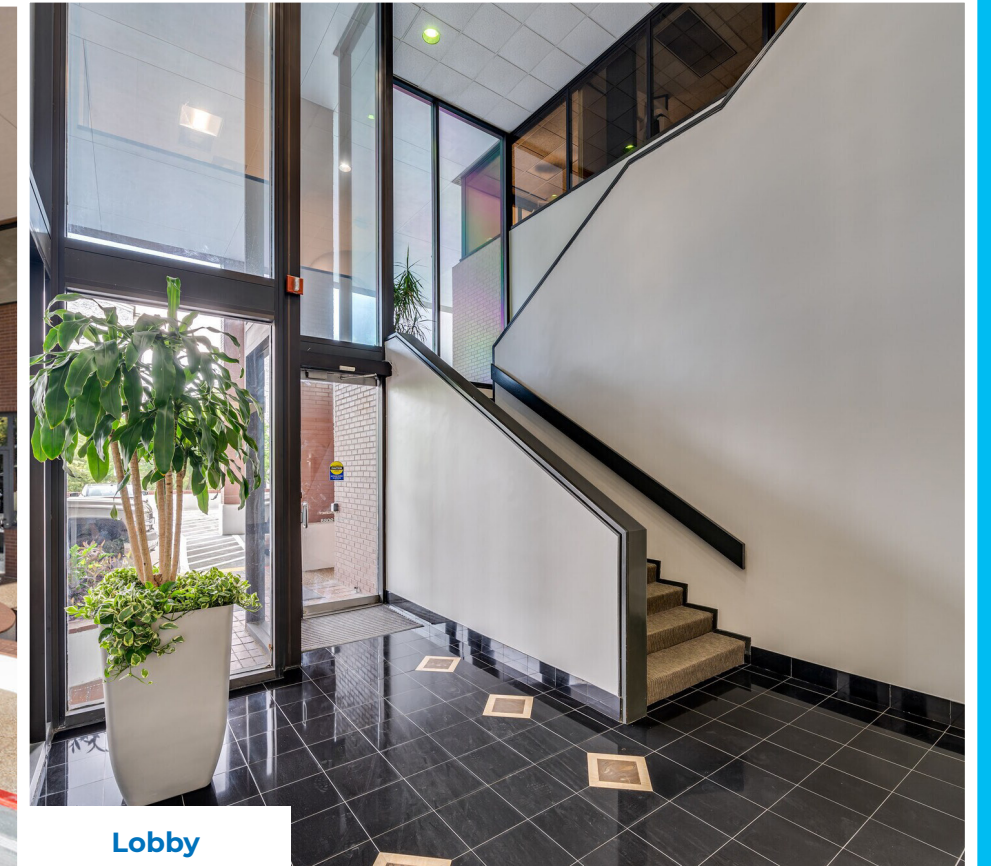
[View Available Suites](#)



Courtyard & Patio Area



Entrance



Lobby

The City of Houston's Upper Kirby/Greenway

Drive Times

15

MINUTES TO
TEXAS MEDICAL CENTER

20

MINUTES TO DOWNTOWN
HOUSTON

25

MINUTES TO
HOBBY AIRPORT (HOU)

Nestled just minutes from Downtown Houston, Upper Kirby/
Greenway Plaza is a vibrant hub where opportunity meets
convenience. Located just 2 miles from the upcoming Methodist
campus, it's placed in Houston's next wave of medical excellence.



Centralized in a thriving community

Upper Kirby/Greenway Plaza sits at the heart of one of Houston’s most vibrant urban districts. Known for its sleek high-rises, walk-ability and proximity to major medical centers. Whether you’re enjoying upscale dining, boutique shopping, or cultural events nearby, this area delivers a perfect landscape for your future medical/office space.



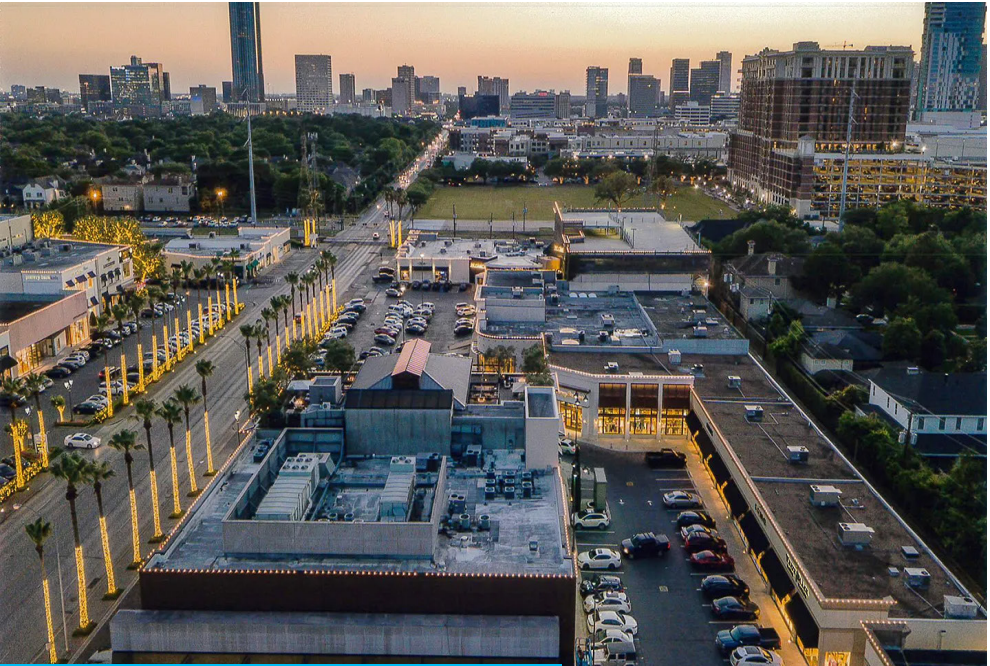
Vibrant Entertainment Scene



Award Winning Restaurants



Nearby Central Market



High-End Shopping District

HEALTHCARE

62%

Private Insurance

\$10k

Healthcare Spending

80%

Doctor Visits in 2024

EMPLOYMENT

8%

Service Employment

7%

Blue Collar Employment

85%

White Collar Employment

ECONOMICS

37

Median Age

\$109k

Per Household Income

POPULATION

207k

Total Population

344k

Total Daytime Population

*Demographics is within 3 miles of the property

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LEASING INFORMATION

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