

# 5858

westheimer

Value-Add Office and Covered  
Land Opportunity on 2.08 Acres  
in Houston's Galleria



HOUSTON, TEXAS

Confidential Offering Memorandum





# THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire 5858 Westheimer (the “Property”), a boutique office building within the Galleria/Uptown submarket of Houston, Texas.

The 8-story office building measures 130,735 rentable square feet and is currently 47.5% leased to a diverse collection of tenants for 1.5 years of remaining lease term. 5858 Westheimer is located in the heart of Houston’s most affluent residential neighborhoods including Tanglewood, the Galleria/Uptown, and River Oaks that are home to many influential decision makers. Situated at the corner of Fountain View & Westheimer, the Property enjoys convenient access to countless amenities for cuisine and recreation. Just minutes away from 610 West Loop and Highway 59, 5858 Westheimer presents superior access to Houston’s employee base from any direction. The Property’s extremely attractive basis and prime location offers investors a flexible opportunity to lease-up the office space at competitive rates, and/or hold as a covered land play for future redevelopment.

NET RENTABLE AREA	130,735 SF
LEASED	47.5%
WALT	1.5 Years
YEAR BUILT	1981
STORIES	8
TYPICAL FLOOR SIZE	16,689 SF
PARKING SPACES	442
PARKING RATIO	3.8 / 1,000 SF
LAND AREA	2.08 Acres



# COVERED LAND PLAY FOR FUTURE REDEVELOPMENT

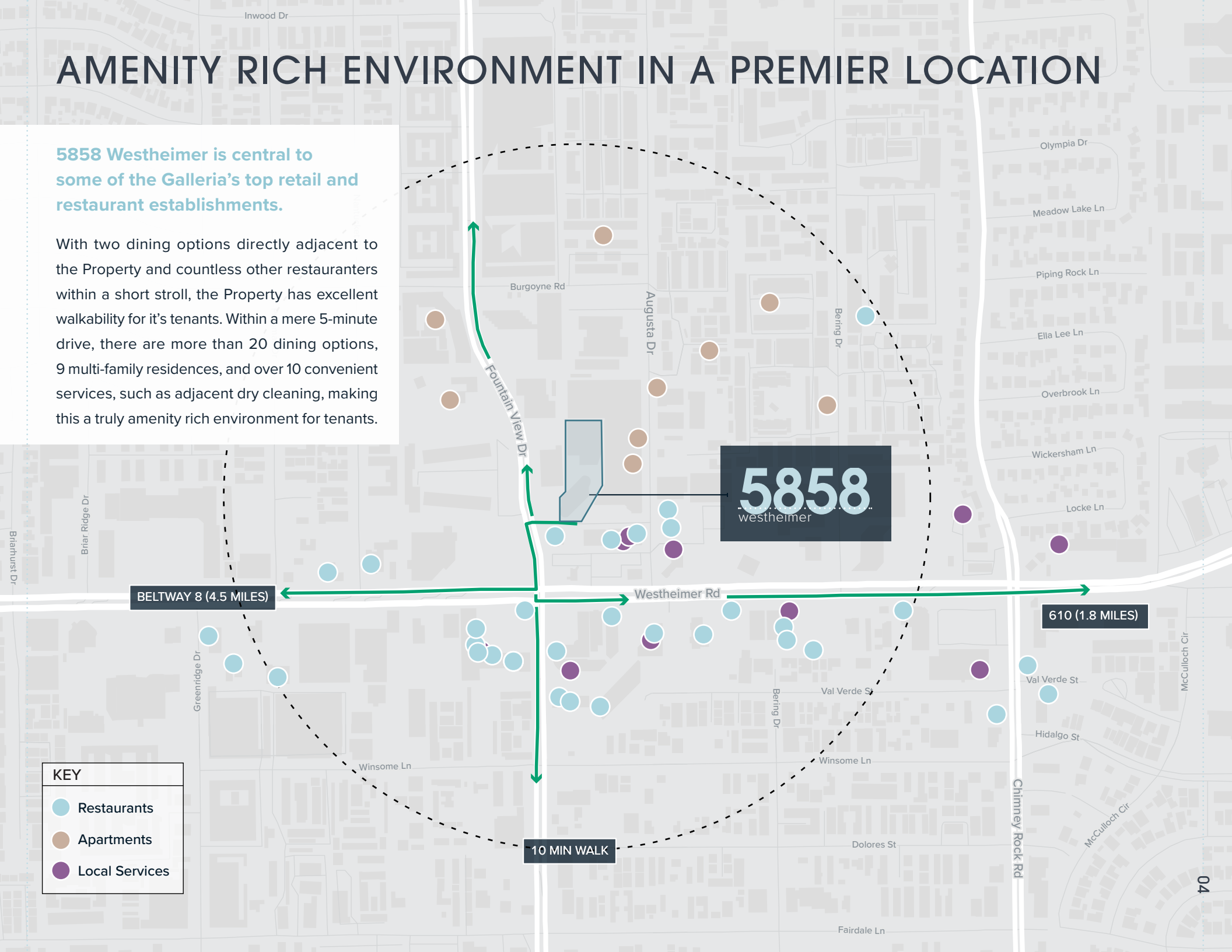
The property at 5858 Westheimer, along with its connected garage, presents investors with over 2 acres of prime redevelopment potential. Houston's absence of zoning restrictions offers exceptional flexibility, allowing the site to be transformed into various high-value developments. This rare Westheimer-adjacent location, just moments from the prestigious Galleria district, delivers both strategic positioning and immediate cash flow opportunities—a compelling combination rarely available in this sought-after market.



# AMENITY RICH ENVIRONMENT IN A PREMIER LOCATION

**5858 Westheimer is central to some of the Galleria's top retail and restaurant establishments.**

With two dining options directly adjacent to the Property and countless other restaurants within a short stroll, the Property has excellent walkability for it's tenants. Within a mere 5-minute drive, there are more than 20 dining options, 9 multi-family residences, and over 10 convenient services, such as adjacent dry cleaning, making this a truly amenity rich environment for tenants.



## KEY

- Restaurants
- Apartments
- Local Services



# THE HEART OF HOUSTON



## Office

- 15th largest business district in the US
- 30.6M sf of Commercial office space
- 2,000+ companies
- 83,000 employees

## Retail

- #1 by leaseable space & sales volume in the city
- 6.3M sf available to lease
- 2.4M sf of 400+ restaurants and stores
- #4 largest retail complex in the country
- \$3.6B+ in annual retail sales

## Hotels / Tourism

- 30M+ visitors from all over the world every year
- #1 hotel district in Houston
- 39 hotels and 8,400 rooms

## Residential

- 180K+ residents in a three-mile radius
- \$1M average home values in surrounding neighborhoods: Tanglewood, Afton Oaks, River Oaks
- Per Capita Income is higher than Beverly Hills, Buckhead and University Parks



# CONTACTS

## Transaction Team

### RICK GOINGS

Senior Director

+1 713 425 5855

rick.goings@jll.com

### DAWSON HASTINGS

Analyst

+1 713 243 3309

dawson.hastings@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027

[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 93,000 as of December 31, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the properties to market them for sale. Information concerning the properties described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.