

4140

SOUTHWEST FREEWAY

Medical Space for Lease
713 888 4004
Contact us today!
www.jll.com



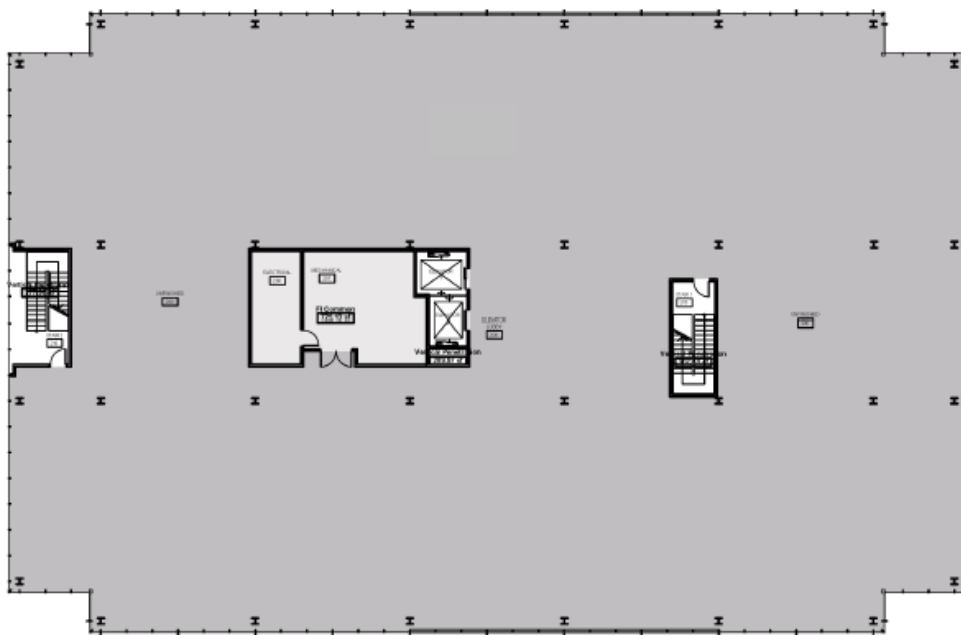
60,000 SF AVAILABLE NOW
LEASING OPPORTUNITY
FOR CLASS A
MEDICAL SPACE
REDEVELOPMENT UNDERWAY

4140 Southwest Fwy | Houston, TX 77027





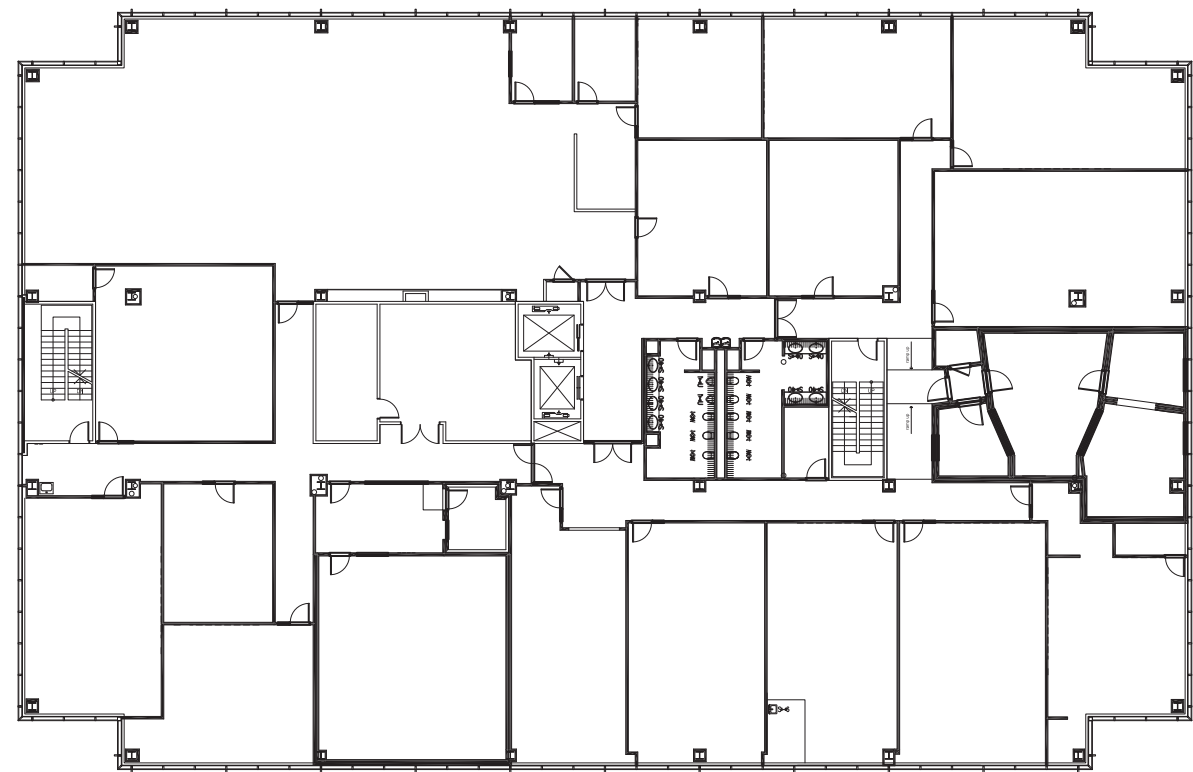
TYPICAL FLOOR PLATE



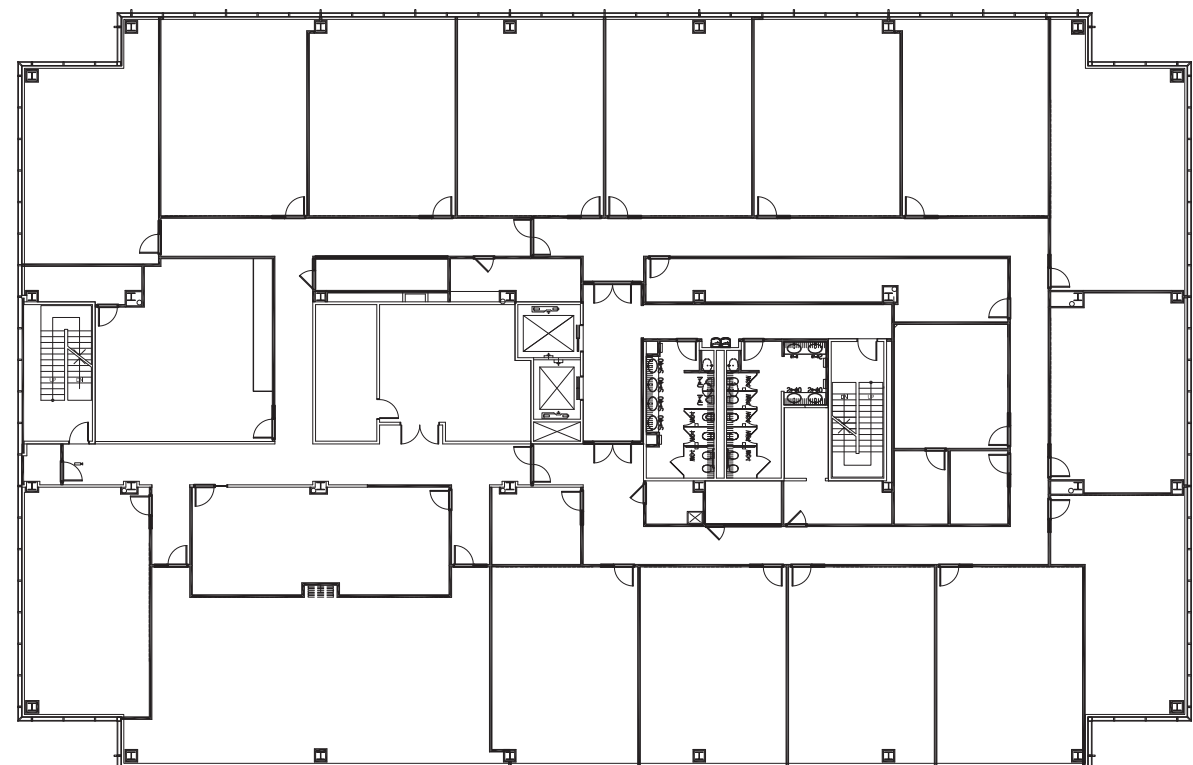
20,800 RSF

AVAILABILITY

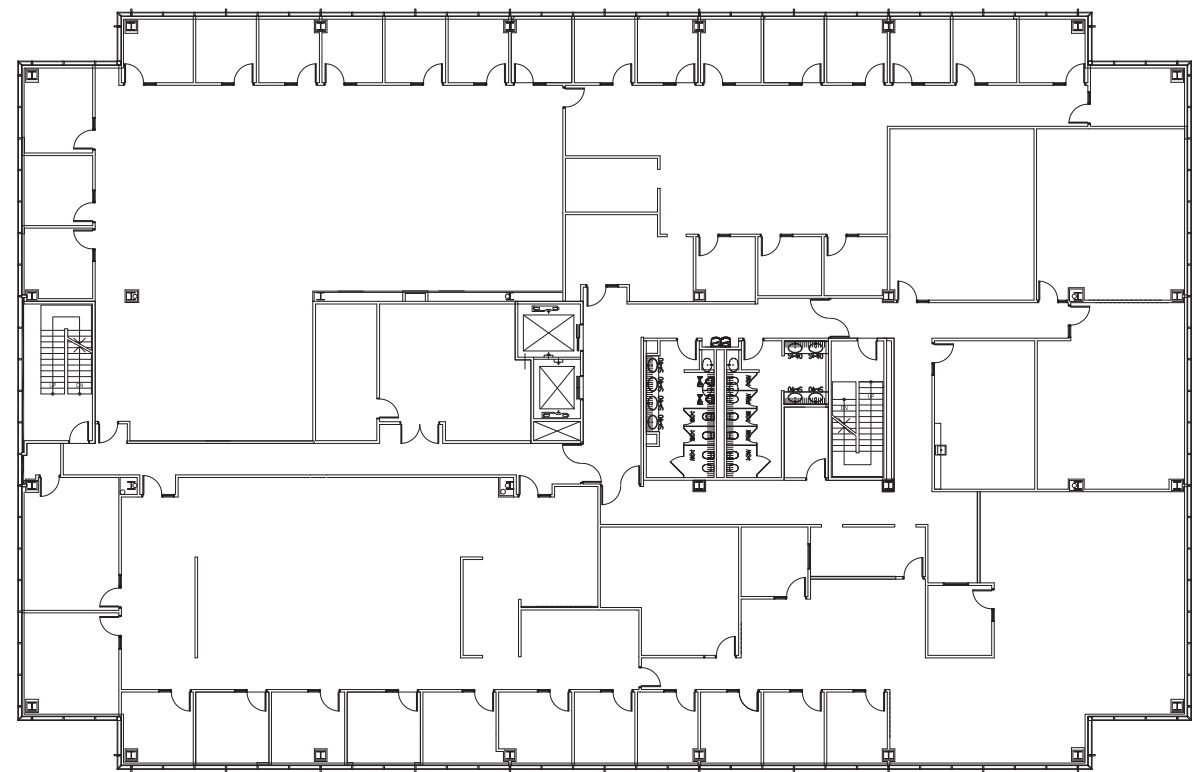
SECOND FLOOR



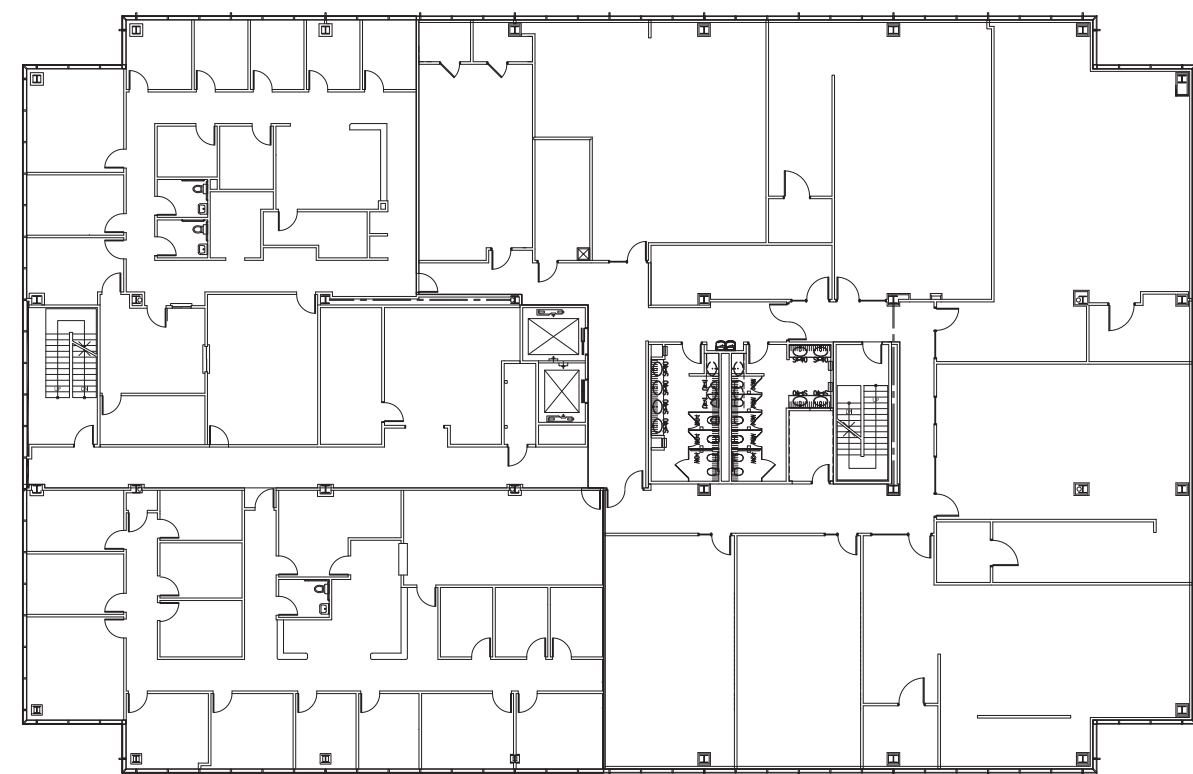
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



HIGHLIGHTS

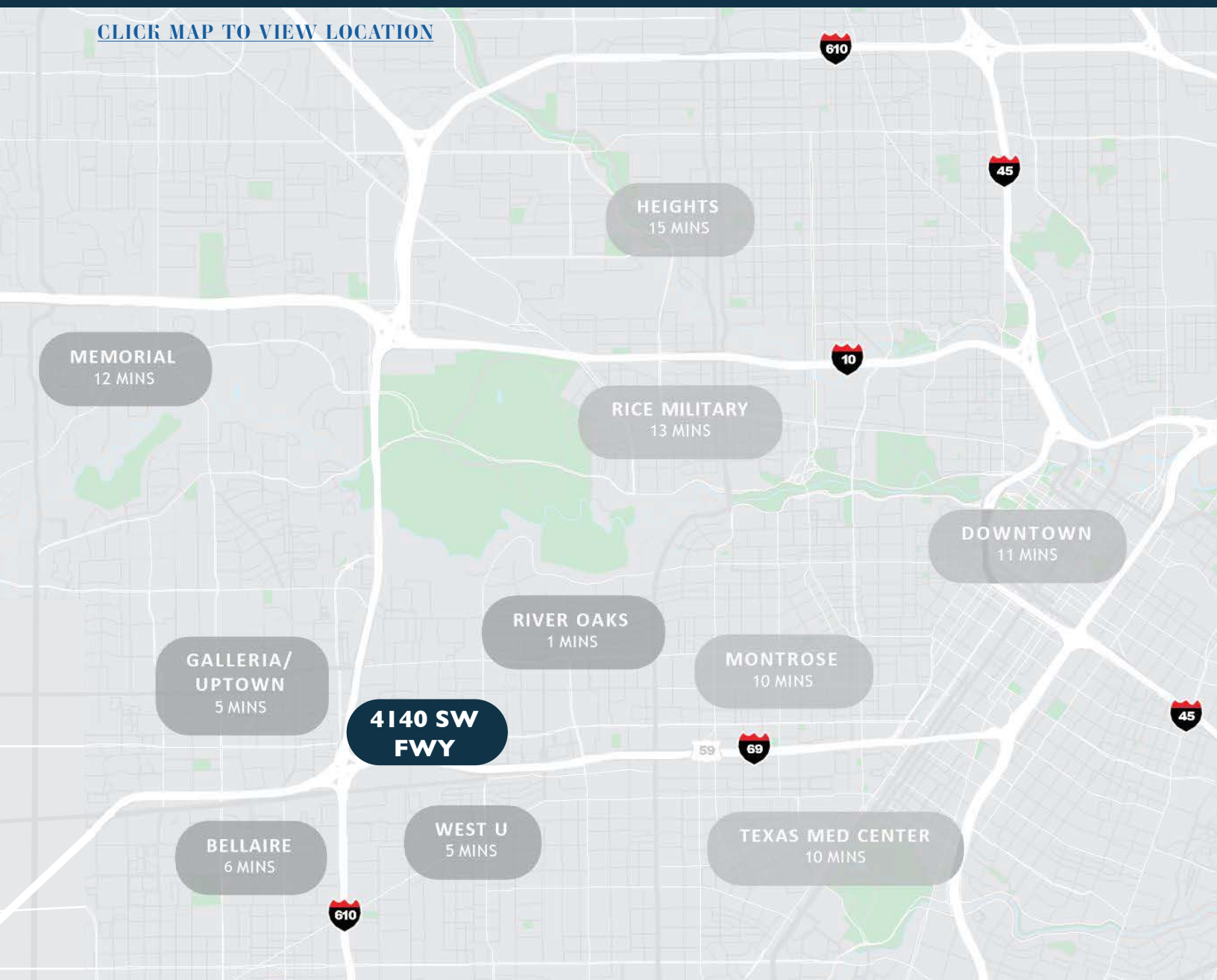


- Class A Medical Building
- Full Renovation Underway
- Total Area: 104,671 RSF
- Max Contiguous: 60,000 RSF
- Stories: 5
- Average Floor Size: 20,800 RSF
- Structured Parking: 4 per 1,000
- 15' floor to deck heights
- Gurney Elevator
- Building signage opportunity
- Adjacent to the River Oaks Hospital
- Premier location with Hwy 59 frontage with visibility to over 330,000 vpd
- Ideal location for medical providers due to accessibility, centrally located, and strong payor mix



LOCATION OVERVIEW

[CLICK MAP TO VIEW LOCATION](#)



DRIVE TIME	MINUTES
River Oaks	1 Min
West U	5 Min
Uptown/Galleria	5 Min
Bellaire	6 Min
Montrose	10 Min

DRIVE TIME	MINUTES
Texas Medical Center	10 Min
Downtown	11 Min
Memorial	12 Min
Rice Military	13 Min
Heights	15 Min



4140 Southwest Freeway

River Oaks Hospital

Garage

An aerial photograph of a city, likely Houston, Texas, showing a mix of urban development and green spaces. A white line with circular endpoints connects the labels to their respective locations. The labels include Memorial Park, Highland Village, River Oaks Hospital, Regal Edwards Cinema, Greenway Plaza 24, and River Oaks Neighborhood. Interstate 69 is visible at the bottom right.

MEMORIAL PARK

**RIVER OAKS
NEIGHBORHOOD**

**HIGHLAND
VILLAGE**

**RIVER OAKS
HOSPITAL**

**REGAL EDWARDS
CINEMA**

**GREENWAY
PLAZA 24**



LOCATION

The building provides maximum highway visibility, easy access and centrally located to all major freeways including Hwy 59, 610, I-45 and I-10.

Just 10 minutes from the Texas Medical Center, Downtown and the Galleria, pulling patients from some of the most prestigious neighborhoods in the country including River Oaks, Afton Oaks, Tanglewood, Bellaire and West University.



**GALLERIA /
UPTOWN**

**RIVER OAKS
DISTRICT**

**4140
SOUTHWEST FWY**



[CLICK MAP TO VIEW LOCATION](#)

KEY FACTS

\$100,303

**Median Household
Income**

45,822

Population

37.7

Median Age

68%

**Commercial
Insurance**

90%

**White Collar
Employment**

82%

**Bachelor's/Grad/
Prof Degree**

WITHIN 5 MINUTES

FOR LEASE

**4140 Southwest Freeway
Houston, TX 77027**



FOR LEASING INFORMATION, CONTACT:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date