



Ryan Lee <ryanaleepr@gmail.com>

**FW: 42,000 SF Medical Opportunity | 9633 Westheimer**

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Mon, Mar 14, 2022 at 2:38 PM

**From:** Lisa Bovermann <Lisa.Bovermann@transwestern.com>  
**Sent:** Monday, March 14, 2022 2:37 PM  
**To:** Ryan Lee <ryan.lee@transwestern.com>  
**Subject:** 42,000 SF Medical Opportunity | 9633 Westheimer

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**TRANSWESTERN**  
REAL ESTATE SERVICES

# 9633 WESTHEIMER

**SECOND FLOOR MEDICAL OPPORTUNITY**

- 42,000 SF AVAILABLE
- GENEROUS TI ALLOWANCE
- BUILDING SIGNAGE OPPORTUNITY

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**BUILDING SPECS**

- 2 STORY, CLASS-A BUILDING
- FEATURES A GROUND LEVEL ENTRANCE AND BUSINESS OFFICE ON THE BUILDING'S WEST SIDE
- 17' FLOOR TO CEILING HEIGHTS & ASC APPROVED ELEVATOR
- PARKING RATIO 4.26/1000
- COVERED DROP-OFF TO BE INSTALLED

**LOCATION FEATURES**

- PROXIMATE TO KEY EMPLOYMENT CENTERS, INCLUDING ENERGY CORRIDOR, GALLERIA, AND TEXAS MEDICAL CENTER.
- CONVENIENT ACCESS TO BELTWAY 8 AND WESTPARK TOLLWAY
- BUILDING SIGNAGE AVAILABILITY FACING WESTHEIMER AND GESSNER

**Leasing Information:**

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