

# RIVER OAKS GREEN

3 1 3 1 E A S T S I D E



## 3131 EASTSIDE

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### BUILDING FEATURES

Top two floors (36,713 SF) available

Renovated lobby

On-site security and cardkey after-hours access

Garage parking

Free visitor parking

Fiber optics

Stable ownership (30+ years)

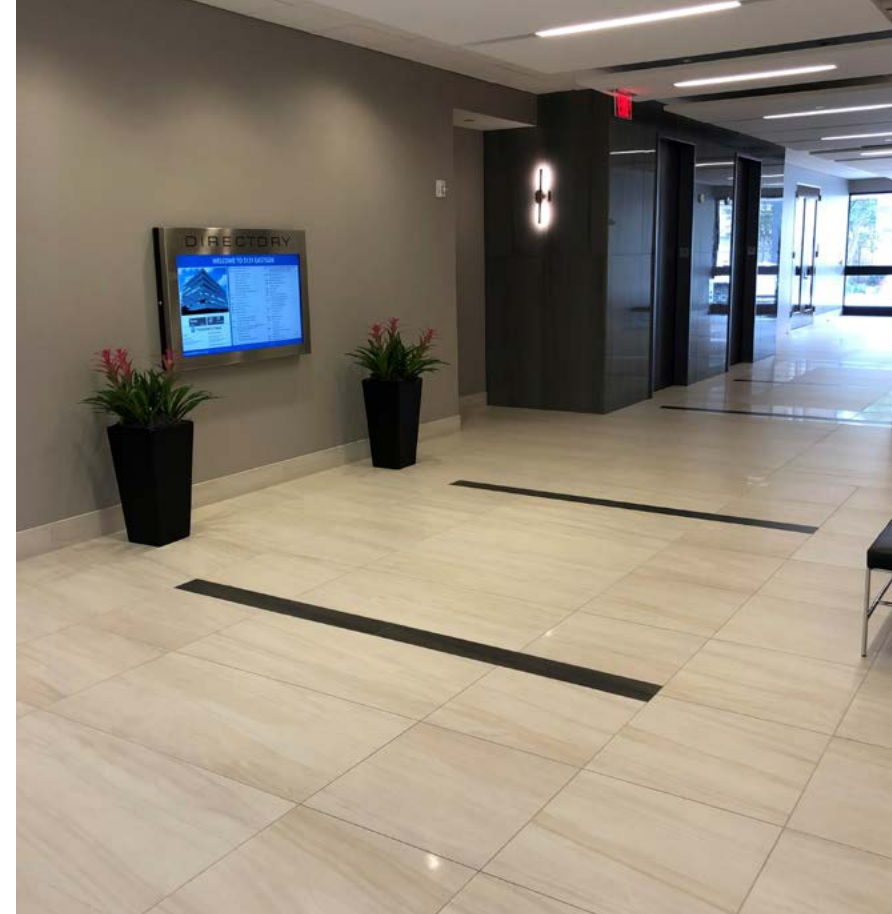
Signage opportunities for full floor tenants

Excellent Greenway submarket location

One block to Levy Park and numerous restaurants

Within minutes to Galleria, CBD, Medical Center,  
River Oaks & West University

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# Location

Located between The Galleria, West U, and River Oaks neighborhoods, 3131 Eastside is within minutes from Houston's finest restaurants, shopping centers, lodging, exercise facilities, the world-renowned Texas Medical Center, and major business districts.

## WITHIN WALKING DISTANCE



## WITHIN 1/2 MILE

- |             |                    |
|-------------|--------------------|
| Kata Robata | Relish             |
| Picos       | Armando's          |
| Carrabba's  | Lulu's             |
| Grace's     | Whole Foods        |
| Eddie V's   | Original Chop Shop |
| Eunice      | Local Foods        |

## WITHIN 1 MILE

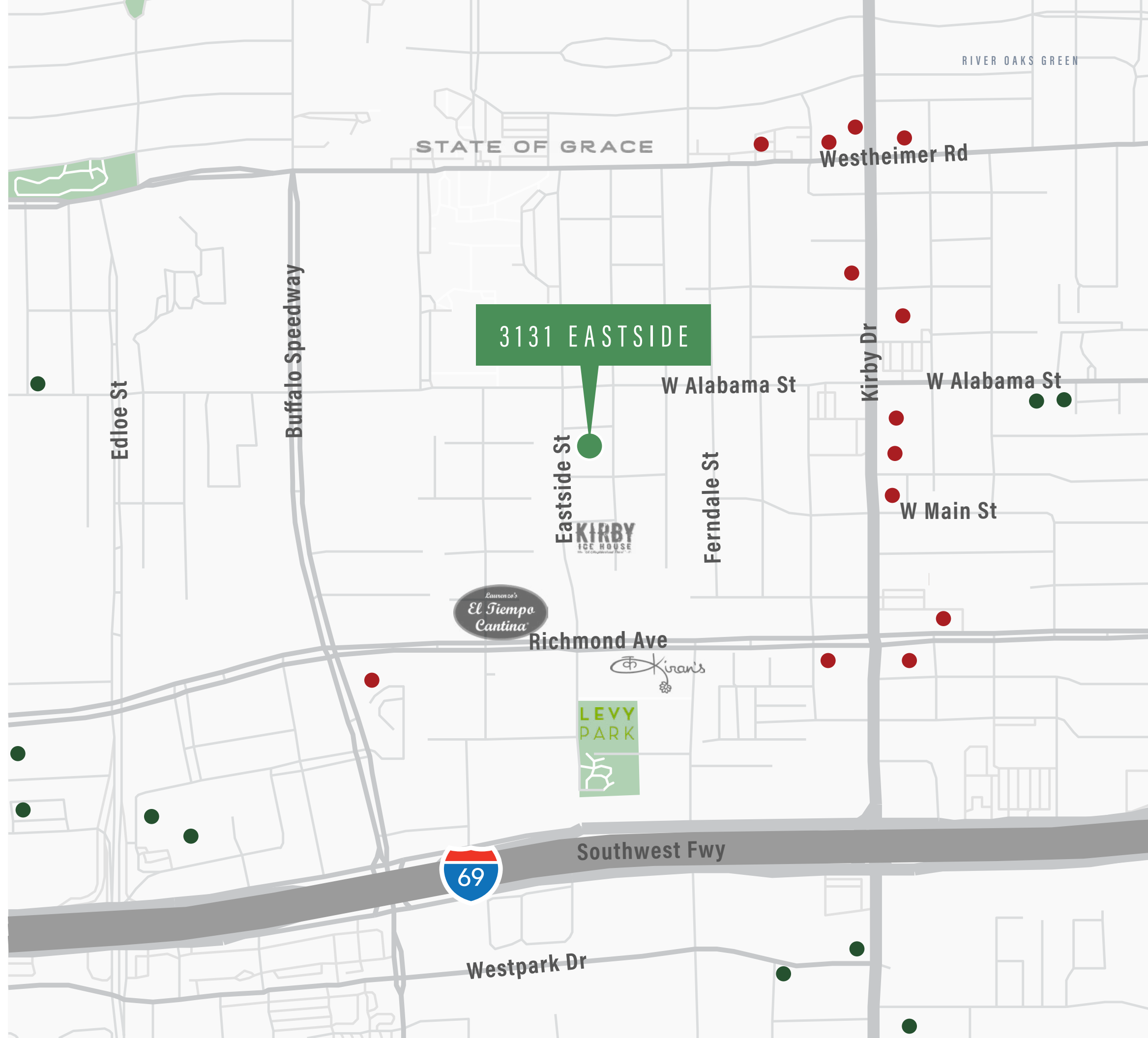
- |                      |                            |
|----------------------|----------------------------|
| Greenway Plaza       | Goode Co. Armadillo Palace |
| Lifetime Fitness     | Tony's                     |
| DoubleTree by Hilton | Ruggles Black              |
| Tiny Boxwoods        | bellagreen                 |
| Hillstone Restaurant | Little Pappasito's         |
| Goode Co. Seafood    |                            |

## WITHIN 2 MILES

- |                     |                            |
|---------------------|----------------------------|
| River Oaks District | Rice Village               |
| Equinox             | River Oaks Shopping Center |
| Highland Village    |                            |

## WITHIN 5 MILES

- The Galleria
- Texas Medical Center
- Central Business District



# Leasing Info

## BUILDING SPECS & ECONOMICS

**Size:** 103,480 SF

**Rate:** \$19.00/SF NNN

**OpEx:** \$11.21/SF Est. 2023

**Parking Ratio:** 3/1,000 SF

**Parking Rate:** Free UR / \$50 R

## AVAILABILITY

~~Suite 100 - 5,172 SF~~ *Leased*

Suite 102 - 1,872 SF *Spec suite*

Suite 225 - 3,267 SF

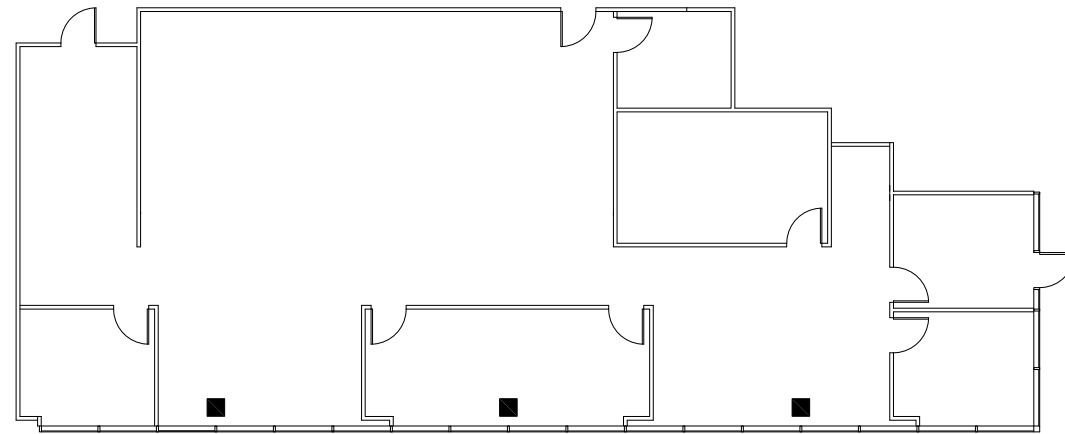
~~Suite 333 - 1,967 SF~~ *Leased*

Suite 345 - 2,410 SF

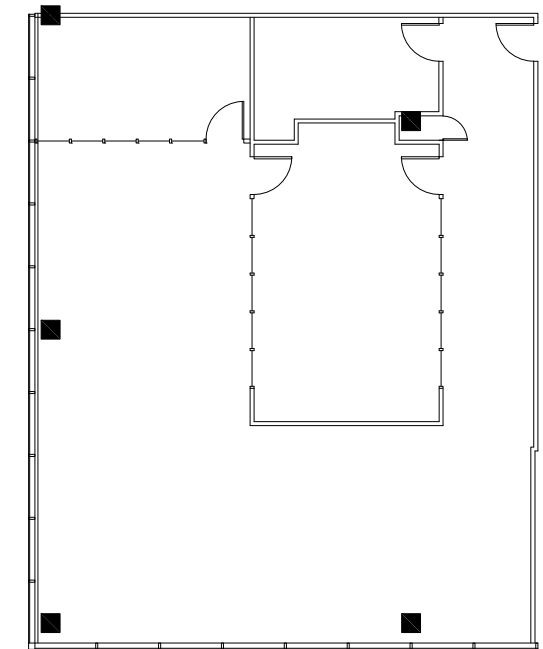
Suite 450 - 2,270 SF *Spec suite*

Suite 500 - 7,000-17,870 SF

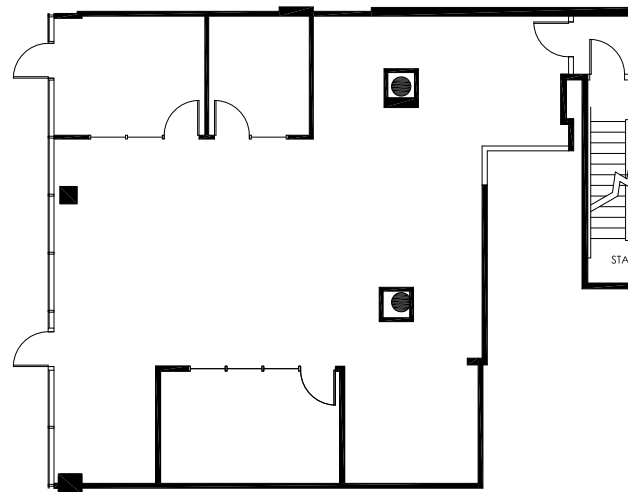
Suite 600 - 18,843 SF



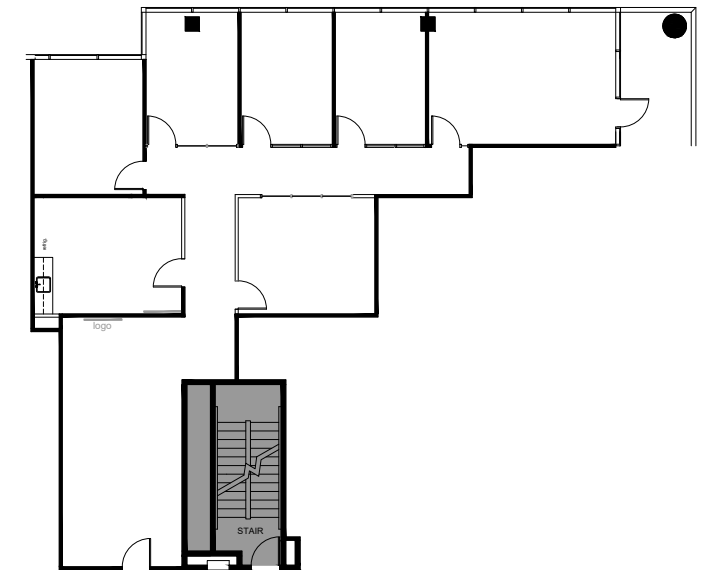
**SUITE 225**  
3,267 RSF



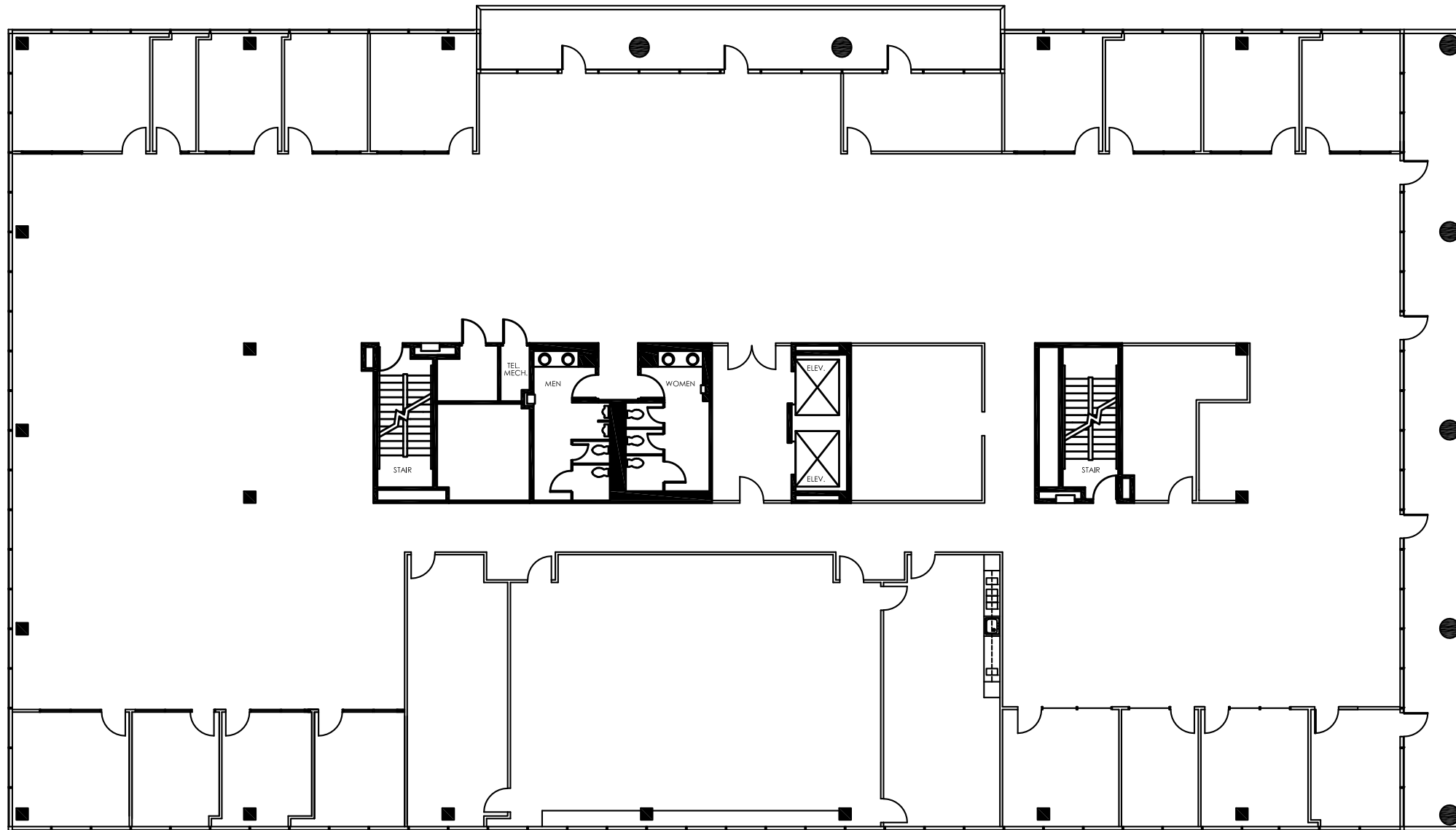
**SUITE 345**  
2,410 RSF



**SUITE 102**  
1,872 RSF  
*Move-in ready!*



**SUITE 450**  
2,270 RSF  
*Move-in ready!*

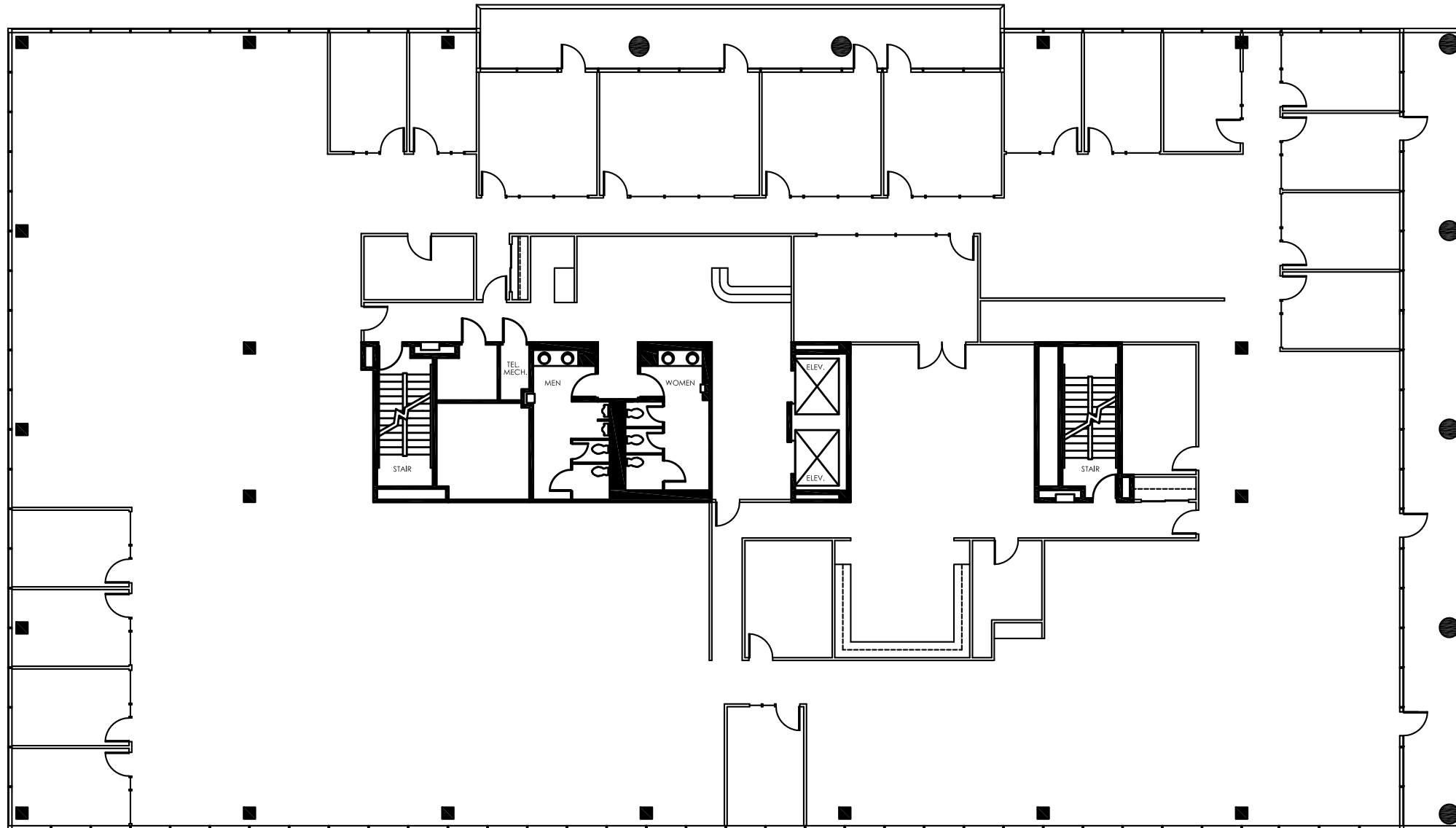


**SUITE 500**  
17,870 RSF



## 5TH FLOOR FEATURES

- Will divide floor for minimum of 7,000 SF
- Mostly open with perimeter offices
- Large training room & kitchen
- New paint, ceilings and LED light fixtures
- Controlled access
- Private balconies



**SUITE 600**  
18,843 RSF



## 6TH FLOOR FEATURES

- Available 9/1/2023
- Mostly open with some perimeter offices
- Controlled access
- Private balconies

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FOR LEASING DETAILS, CONTACT:

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