

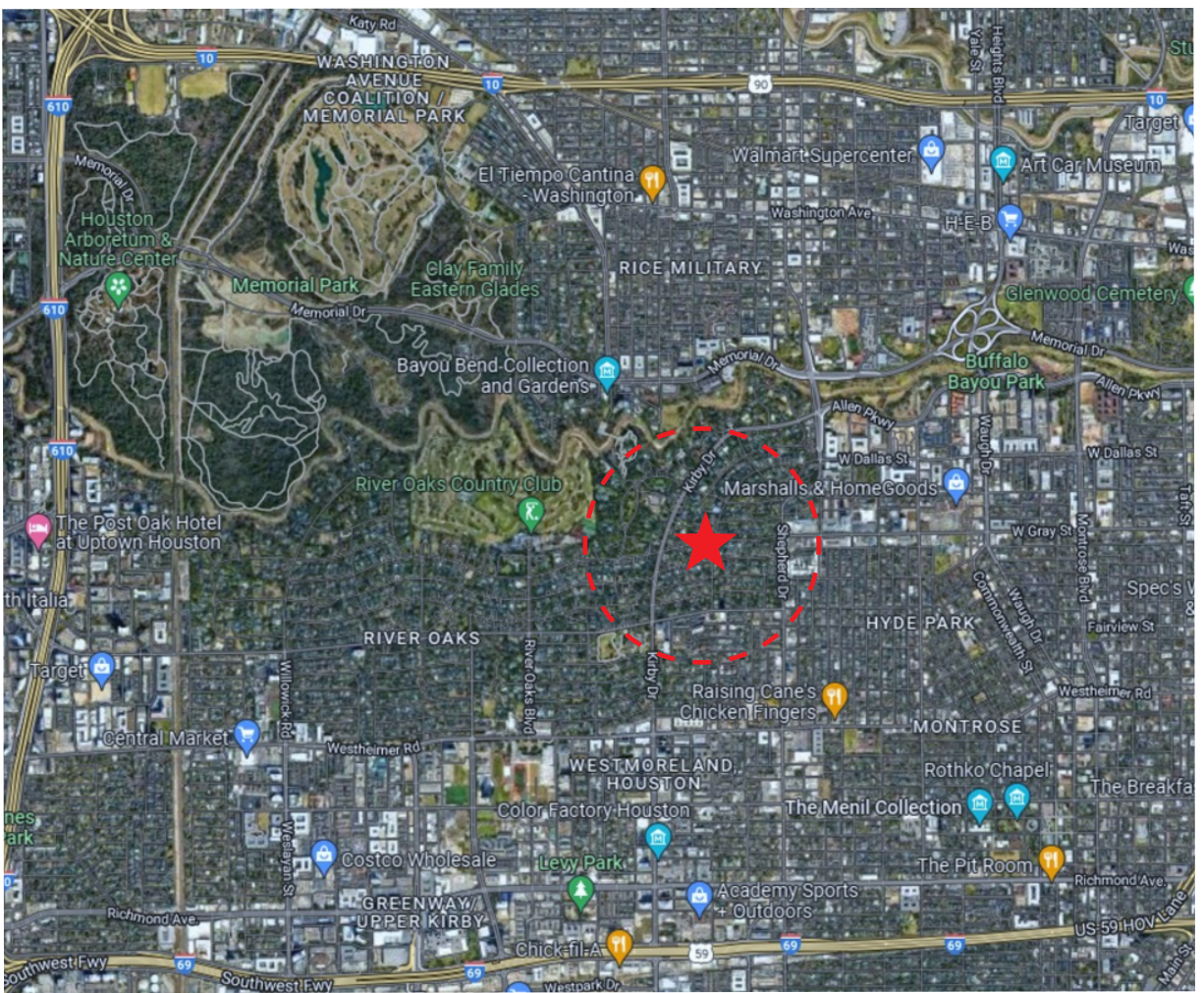
# Prime Medical Office & Clinic

Location  
Available



## River Oaks, Inner Loop

We are pleased to present a prime, River Oaks location that guarantees unmatched visibility. Our space offers excellent frontage, ensuring your healthcare center / clinic becomes a prominent landmark, catching the eye of both the discerning local community and those seeking unparalleled care.



Less than 5 min drive from  
River Oaks Blvd



Less than 5 min drive from  
Memorial Park / Rice Military



Less than 10 min drive  
from the Heights



Less than 10 min drive  
from Rice Village

The retail property at 215 S Shepherd Dr is located in a prime location in Houston, in the popular Inner Loop submarket of River Oaks, which is known for its high-end residential neighborhoods and luxury shopping destinations.

Population of around

**24,000**

within a one-mile radius

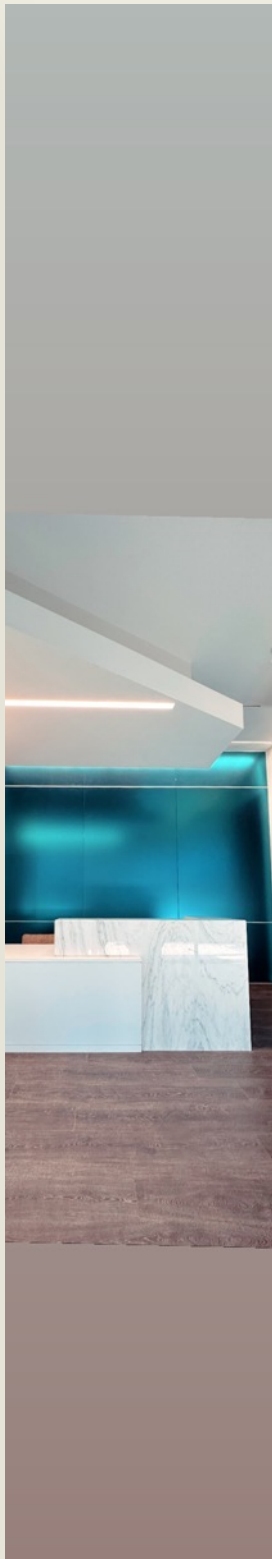
The median household income

**\$100,705**

within a two-mile radius

The median household income in the area is an impressive \$100,705 within 2-mile radius, which is significantly higher than the national average.

# New Doctor's Office Built Out Move in Ready



The doctor's office has a private gallery entrance from the ground floor. It has a large privately dedicated elevator and lobby area. The second floor consists of a very high-end medical office space.

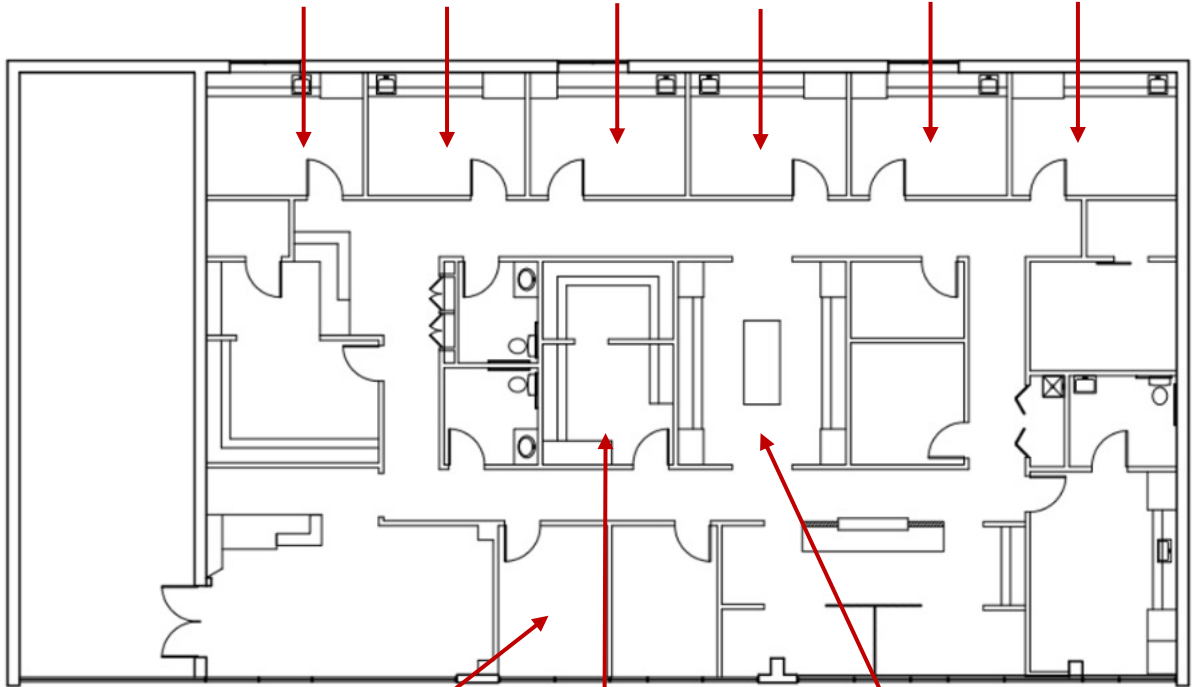
This luxury office is fully kitted out with patient rooms that already have its fixtures and plumbing in place.

Approximately \$850,000 was spent on the fit out.

# High Spec Space

- A total of 5,200 sqft
- 6 Clinic Rooms
- Three Patient Station
- A Laboratory
- Patient Bathrooms
- Staff Bathroom
- Private Entrance
- Sinks in All Clinical Rooms
- Staff Kitchen with Dishwasher and Appliances
- Private Elevator
- Nursing Station
- High end Finishes
- Modern Lighting with Dimmers
- 5 Doctor Offices
- Billing & Insurance Area
- Private Outdoor Area – Balcony

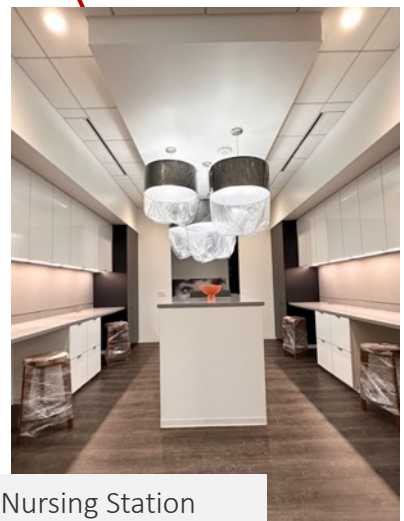
There are a total of 6 Clinic Rooms with sensor sinks and custom cabinetry



Doctor Offices



Built In Lab



Nursing Station

# Potential for a Medical Center Conversion of the Second Building

