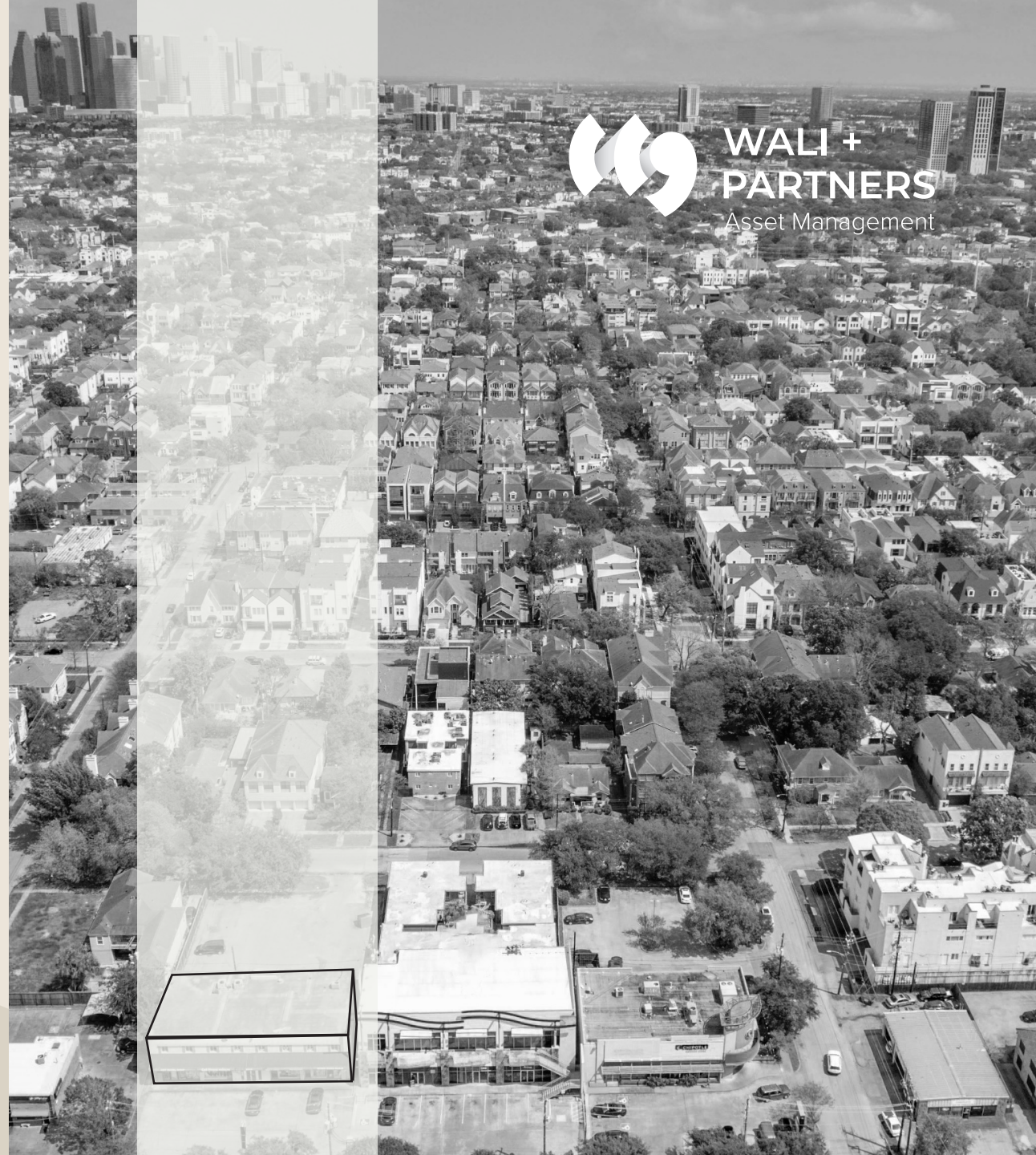


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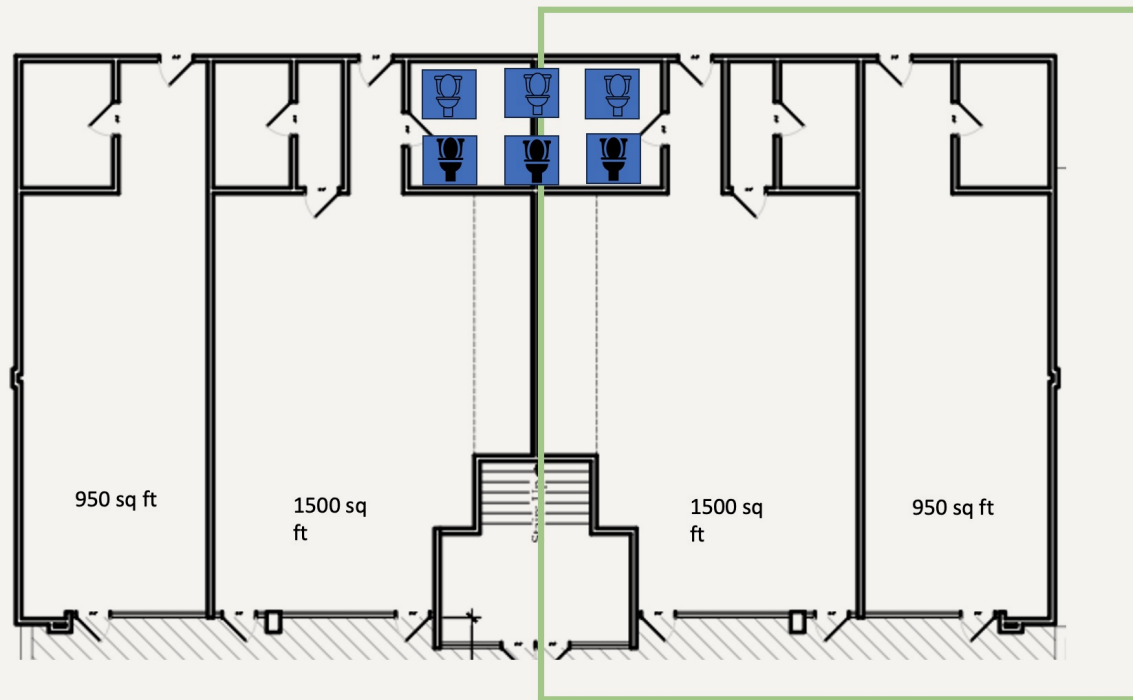
SHEPHERD COMMONS

New White Box Retail
Space Available in
River Oaks



**WALI +
PARTNERS**
Asset Management

Prime 2,400 sq ft Retail Unit Available for Lease in River Oaks



Location: Inner Loop, River Oaks, Houston, Texas

Property Highlights:

Size: 2,400 square feet of premium retail space, ideal for a doctors such as eye doctors, dermatologist, dentists or medical spas looking to enter into 77019.

Location: Situated in the heart of River Oaks, one of the most affluent and sought-after neighborhoods, known for its vibrant community and high foot traffic.

Visibility: Large storefront windows provide excellent visibility and natural light, perfect for showcasing your business.

Ability to Increase the Layout: 2,400 square feet of versatile, open floor space, with the ability to expand into the 950 square feet space next door.

Modern Amenities: The space features a 11-12ft ceilings, and a whitebox layout providing a flexible layout options to suit your business needs.

Accessibility: Conveniently located parking available for customers in the front and rear of the building.

Community Appeal: Very near to other upscale dining, shopping, and entertainment options, attracting a discerning and loyal clientele.





EYE CLINIC

Prime Retail Space Available in River Oaks- 1500 sq ft – 2,400 sq ft

Spacious Layout: The 1,500 sq ft – 2,400 sq ft layout is ideal for accommodating exam rooms, a reception area, a waiting lounge, and a retail section for eyewear.

Patient-Friendly Design: Natural light and modern interiors create a comfortable and inviting environment for patients.

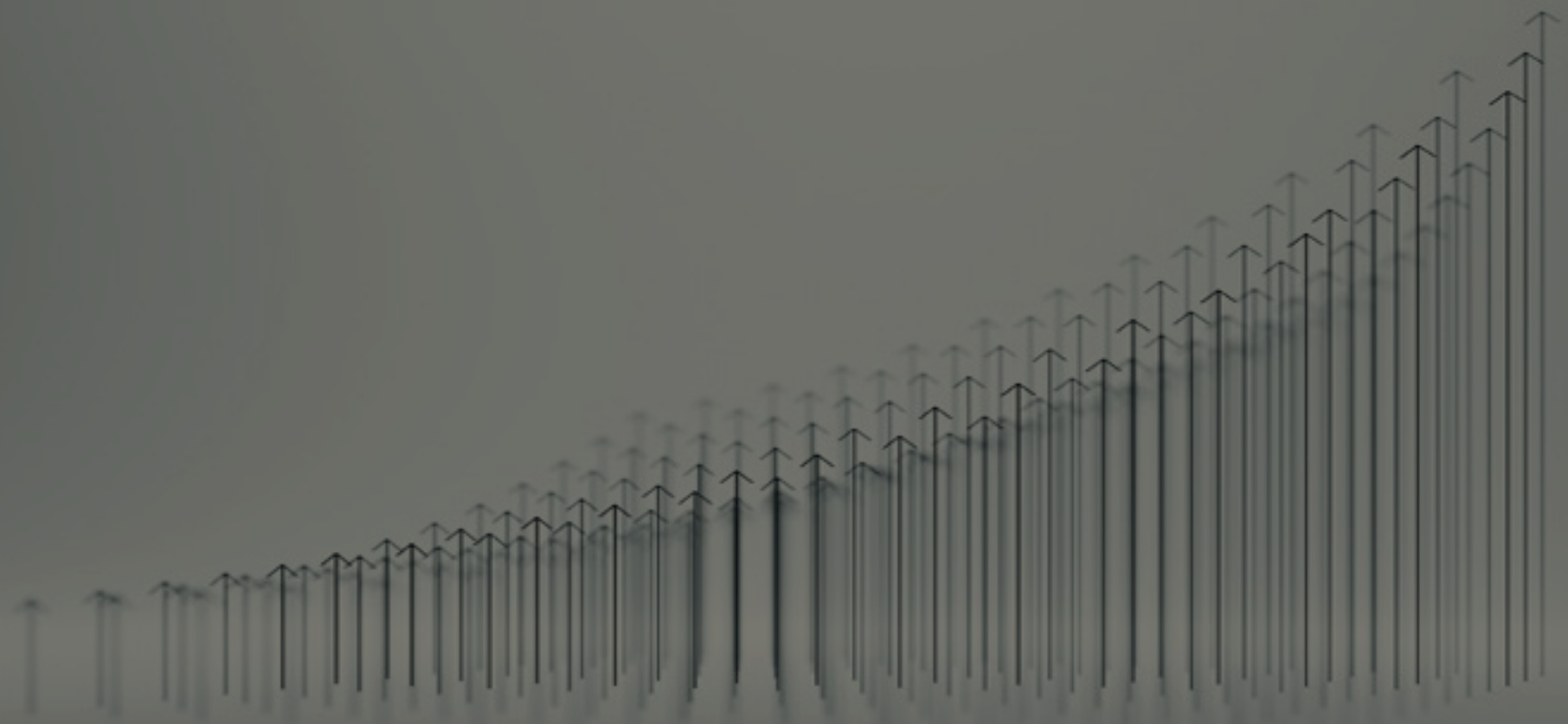
Flexible Lease Terms: Competitive rates and flexible lease terms to suit your practice's needs.

Supportive Community: Benefit from being part of a thriving business community in River Oaks, which values high-quality healthcare services.

Customization Options: Landlord open to tenant improvements to help create the perfect space for your practice.

Prime Retail Space
Available in River Oaks
2,400 sq ft

DENTAL CLINIC



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