





# Building on Heights History

**A new design that inspires and improves  
patient/community experience**

HeightsMED is a 7 story, over 122,000 square feet medical office building. Wolf Capital Partners will make robust improvements for a better patient arrival and atmosphere.

The vision for the redevelopment is inspired by The Heights neighborhood's rich history with a modern twist on the architecture, while repositioning a building that would become indelibly connected with its identity.





# Your wellness destination

New ownership elevating the building to create a boutique Class A Wellness experience for Heights residents



## Property Capital Enhancements

- Upgrading Lobby and Common areas, including restrooms
- Installing LED lighting
- Upgrading HVAC system
  - Reduces redundancy
  - Increase building efficiency
  - Increase tenant comfort
- Widening exterior sidewalk on 20th Street
- Activating 20th street by enhancing landscaping
- Spec Suites
- New interior and exterior signage
- Upgrading building plumbing
- Upgrading building life/safety
- Enhancing level 3 garage entry into the building



Precedent imagery shown here is meant to convey the aesthetic of the building, final materials, furnishing and finishes are subject to change.



# The Heights

## Synergy and Proximity at the Heart of The Heights Historic District.

HeightsMED is located on W 20th Street, at the heart of the most well-established Houston neighborhood. Home to diverse Houstonians that are drawn to its rich character-filled architecture, brick and mortar shops and gastro experiences.





# Diverse Community

DEMOGRAPHICS WITHIN 3 MILES

**167,650**

Population

**2.6%**

2021-2026 Annual  
Population Growth

**186,729**

Daytime population

**73,604**

Number of homes

**\$132,771**

Average Household  
Income

**63.1%**

Private Insurance  
payer mix

**35.2%**

Female population  
ages 25+

**56.4%**

Bachelors or higher

HeightsMED is surrounded by diverse residents in a prime location for top-rated specialized medical practices





# Eatery+ Bars

Whether you live or work in the Heights, leisure, food and wellness services are only steps away.

WITHIN WALKING DISTANCE

**COMMON BOND**

**JINYA**  
RAMEN BAR

**hopdoddy**  
BURGER BAR

**VERDINE**

WITHIN 1 MILE

**626**

Neighborhood  
Restaurants and  
hybrid shops

**9K+**

Neighborhood  
Business + Services



Source: Walkscore.com, ESRI



# Multi-family



Whether you live or work in the Heights, leisure, food and wellness services are only steps away.

**MULTIFAMILY**  
WITHIN 1 MILE

**745**

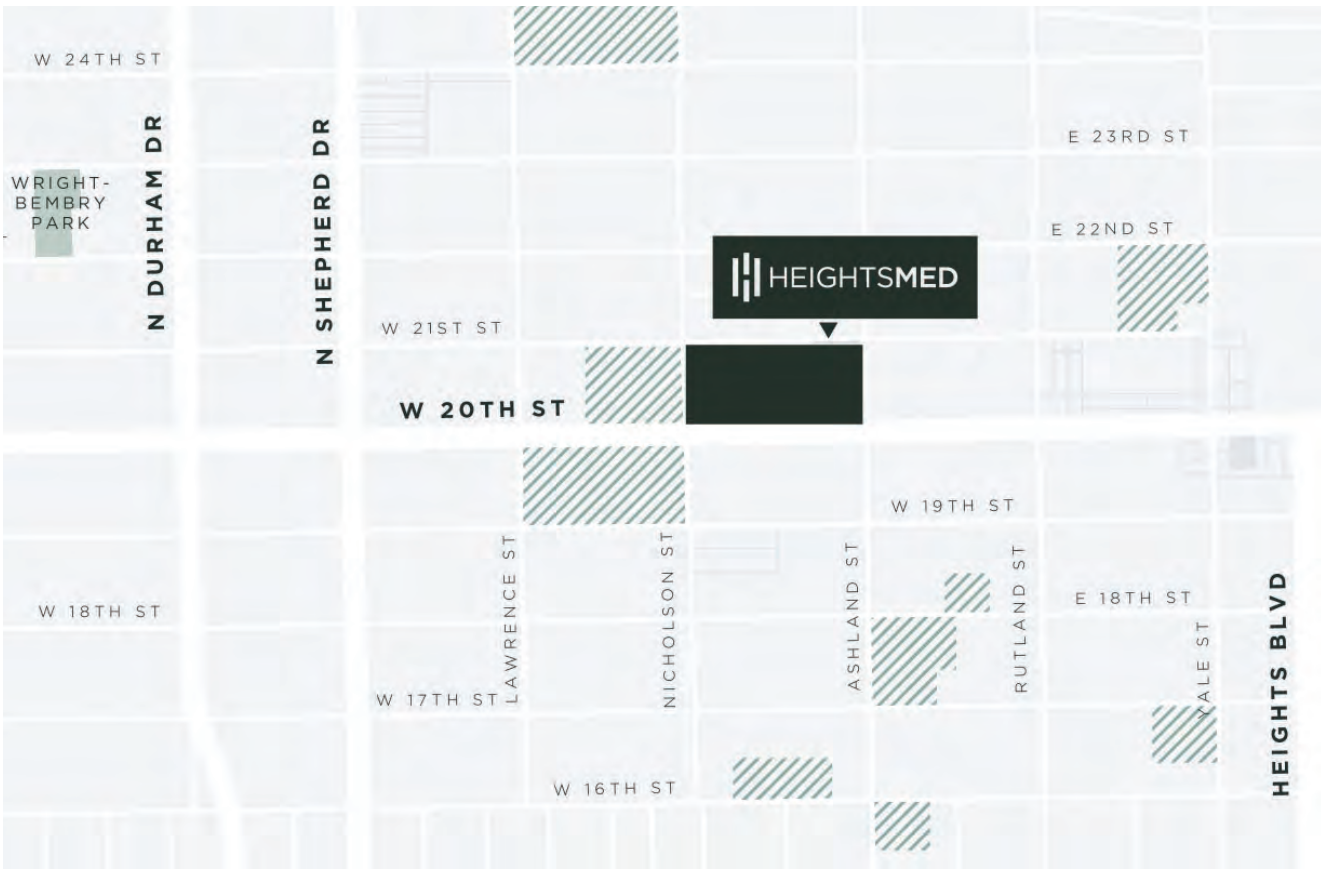
New construction units adjacent to the building

**3,862**

2021 renter occupied housing units

**5,661**

Projected 5 year renter occupied housing units



Source: Walkscore.com, ESRI





# Single family

Whether you live or work in the Heights, leisure, food and wellness services are only steps away.

## SINGLE FAMILY WITHIN 1 MILE

**12,561** 2021 total homes  
**\$538k** 2021 average home value  
**\$546k** Projected 5 year average home value

## HIKE+BIKE WALK SCORE

**2-3** Minute bike ride to adjacent amenities  
**86** Very walkable - Most errands can be accomplished on foot  
**80** Very bikeable - excellent bike lanes



Source: Walkscore.com, ESRI





# Hike + Bike

Whether you live or work in the Heights, leisure, food and wellness services are only steps away.

## HIKE+BIKE WALK SCORE

# 2-3

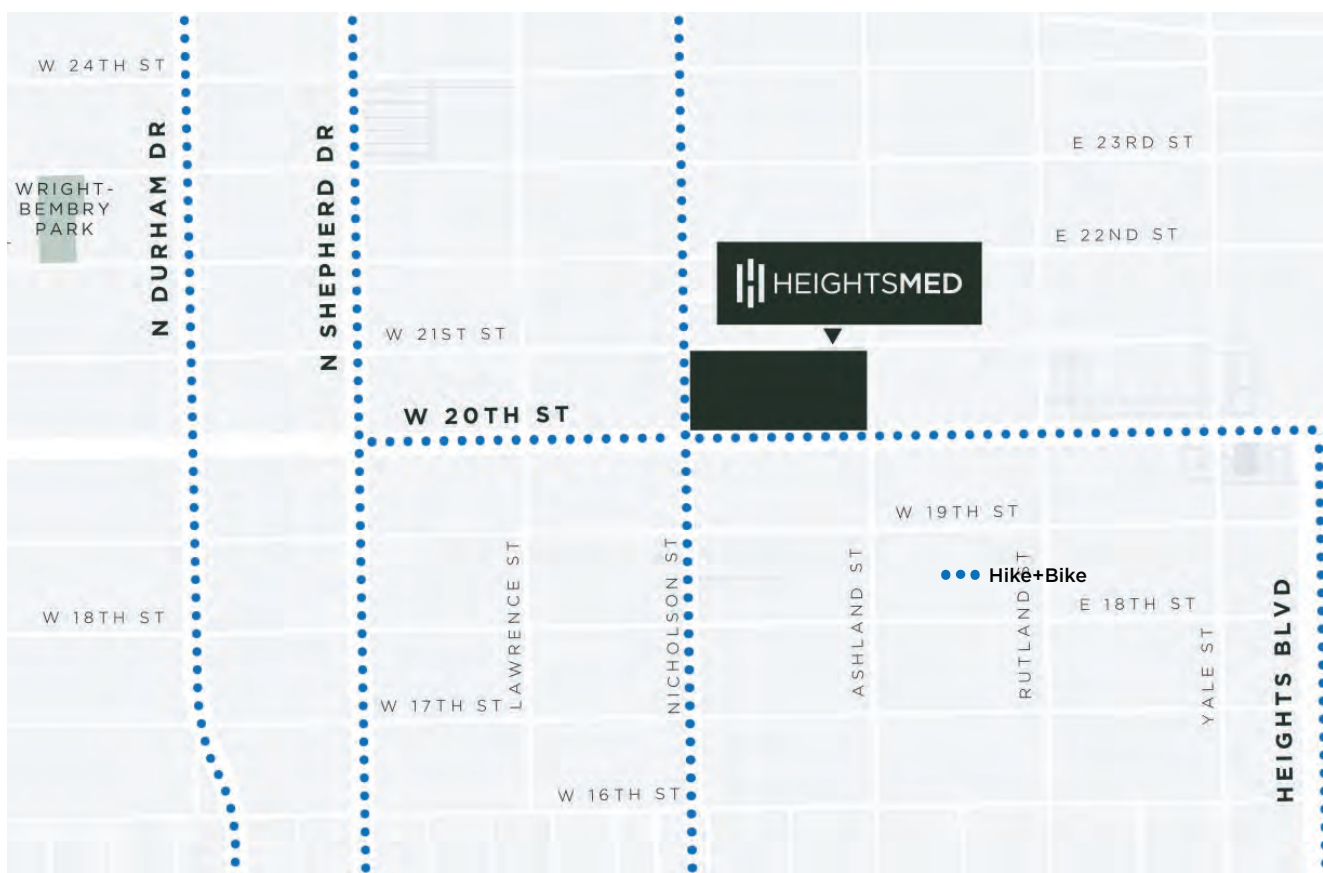
Minute bike ride to adjacent amenities

# 86

Very walkable - Most errands can be accomplished on foot

# 80

Very bikeable - excellent bike lanes

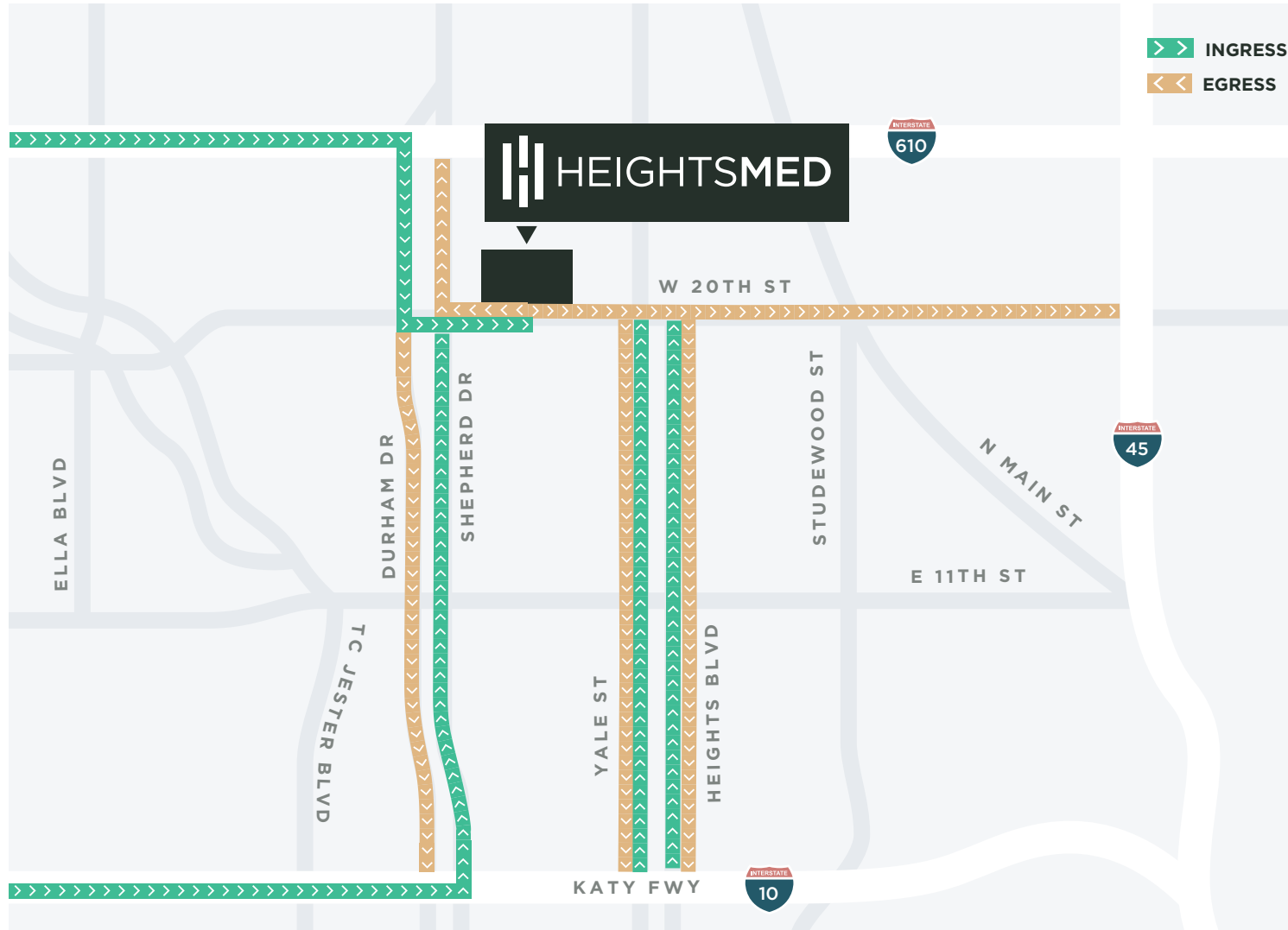


Source: Walkscore.com, ESRI



# Accessibility

Everything is within reach



3-5 MINUTES

GREATER HEIGHTS  
KATY FREEWAY  
NORTH LOOP

5-10 MINUTES

NORTH FREEWAY  
DOWNTOWN  
HIGHWAY 290  
N INTERSTATE 69

15 MINUTES

TEXAS MEDICAL CENTER  
UPTOWN/GALLERIA  
RIVER OAKS  
MEMORIAL/TANGLEWOOD  
MIDTOWN/MONTROSE

# The Building

## Availability

■ AVAILABLE   ■ LEASED

### Level 7

SUITE 700 - 1,893 SF  
SUITE 703 - 793 SF  
SUITE 704 - 1,822 SF  
SUITE 708 - 1,799 SF  
SUITE 710 - 1,473 SF

### Level 6

SUITE 602 - 2,779 SF

### Level 5

FULLY LEASED

### Level 4

SUITE 408 - 12,731 SF

### Level 3

FULLY LEASED

### Level 2

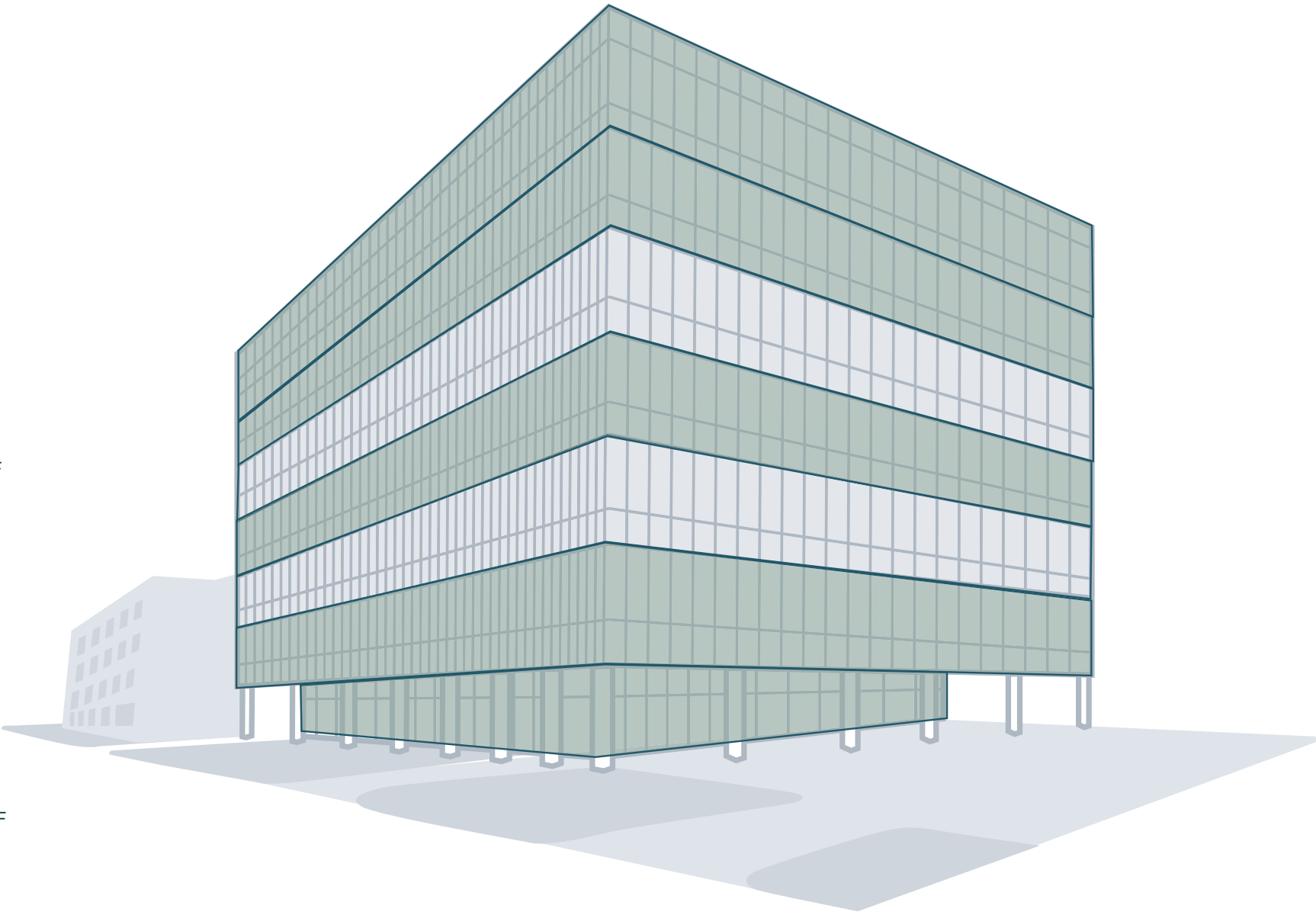
SUITE 210 - 2,212 SF

### Level 1

SUITE 100 - 3,002 SF

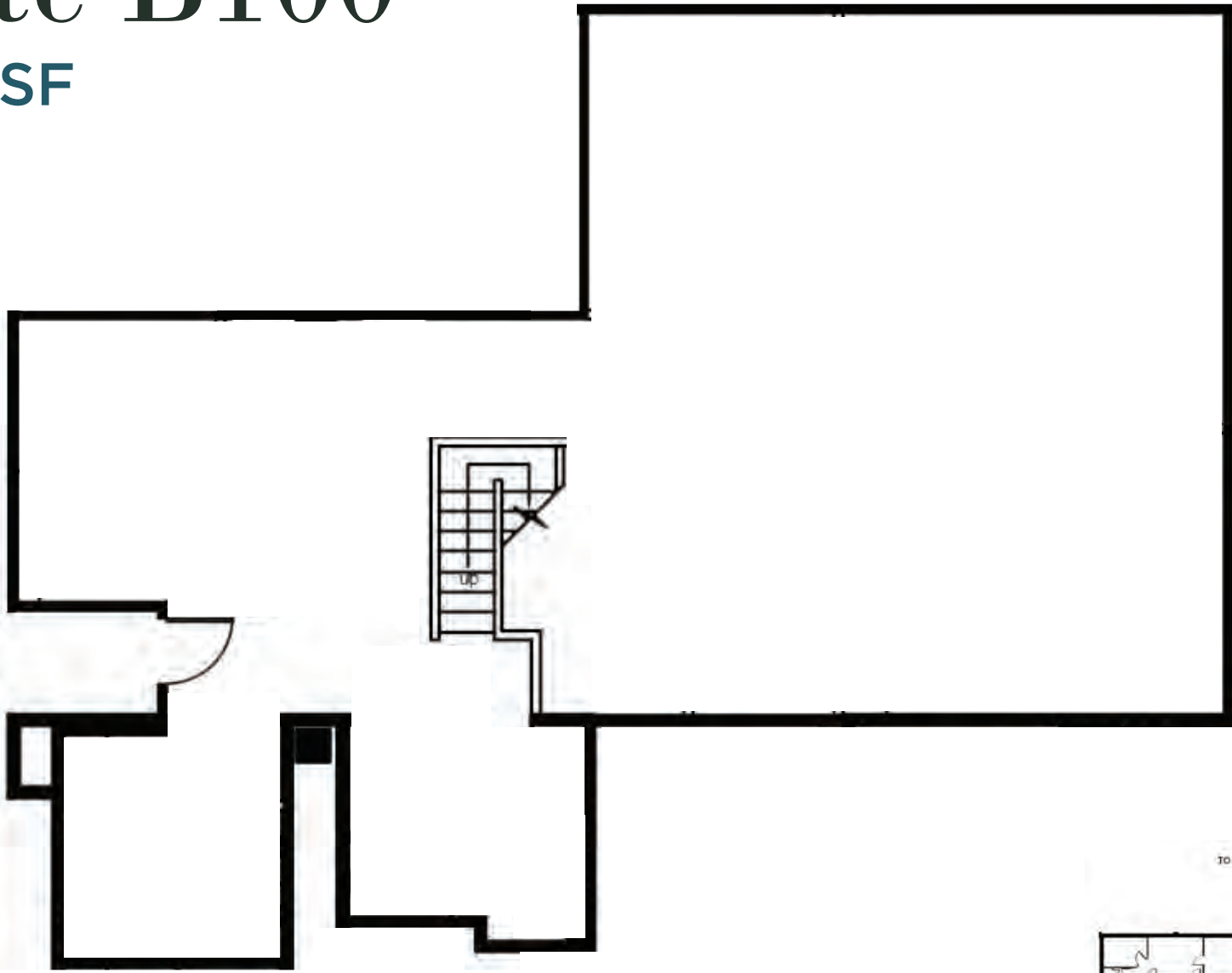
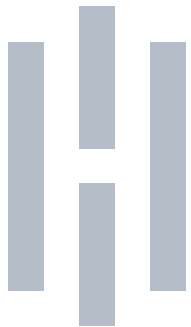
### Basement

SUITE B100 - 1,967 SF  
SUITE B101 - 198 SF  
SUITE B102 - 686 SF  
SUITE B111 - 1,036 SF



# Suite B100

1,967 SF



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# Suite B101

198 SF



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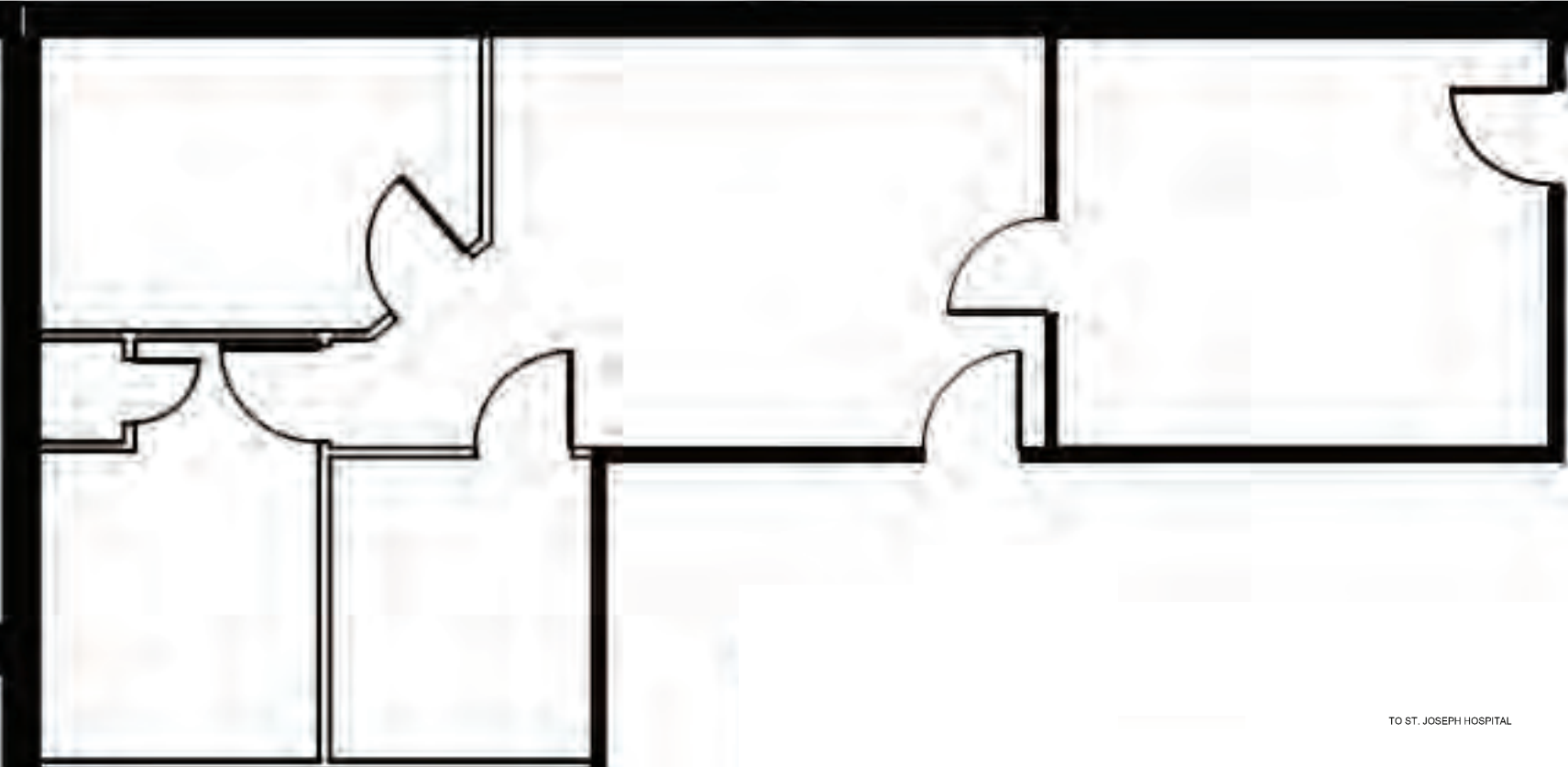
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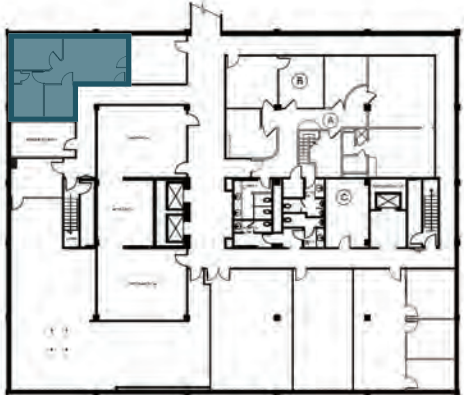


# Suite B102

686 SF



TO ST. JOSEPH HOSPITAL



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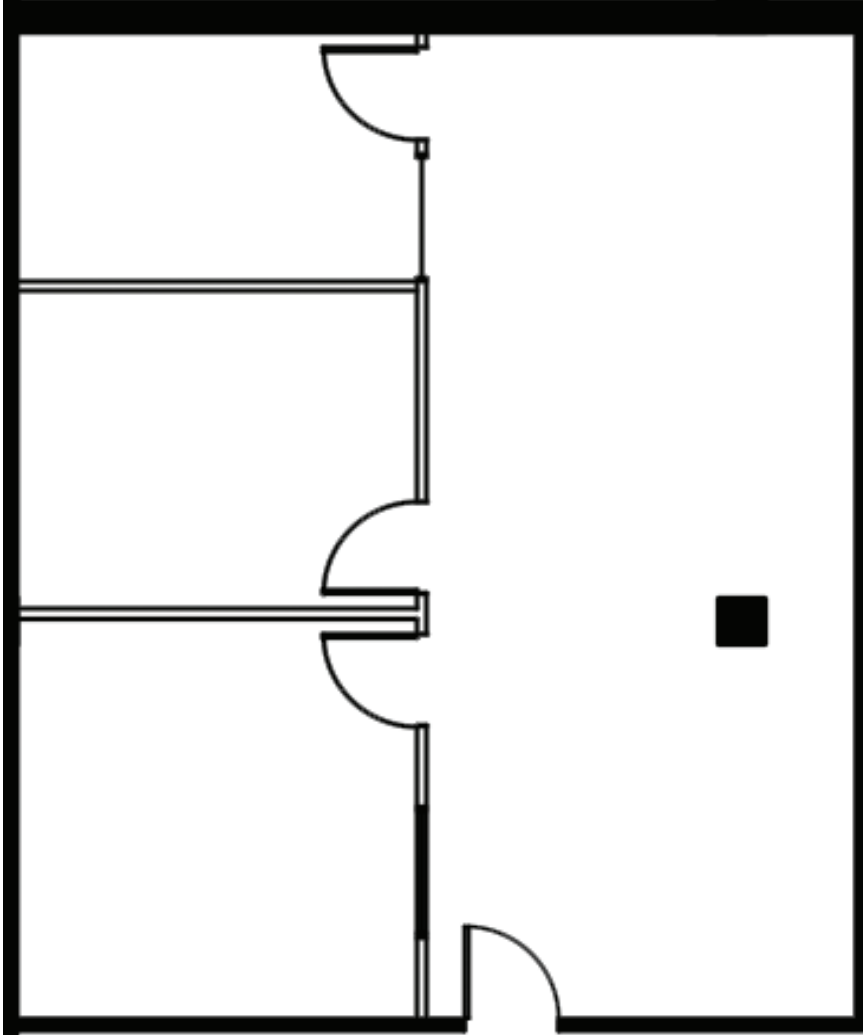
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# Suite B111

1,036 SF



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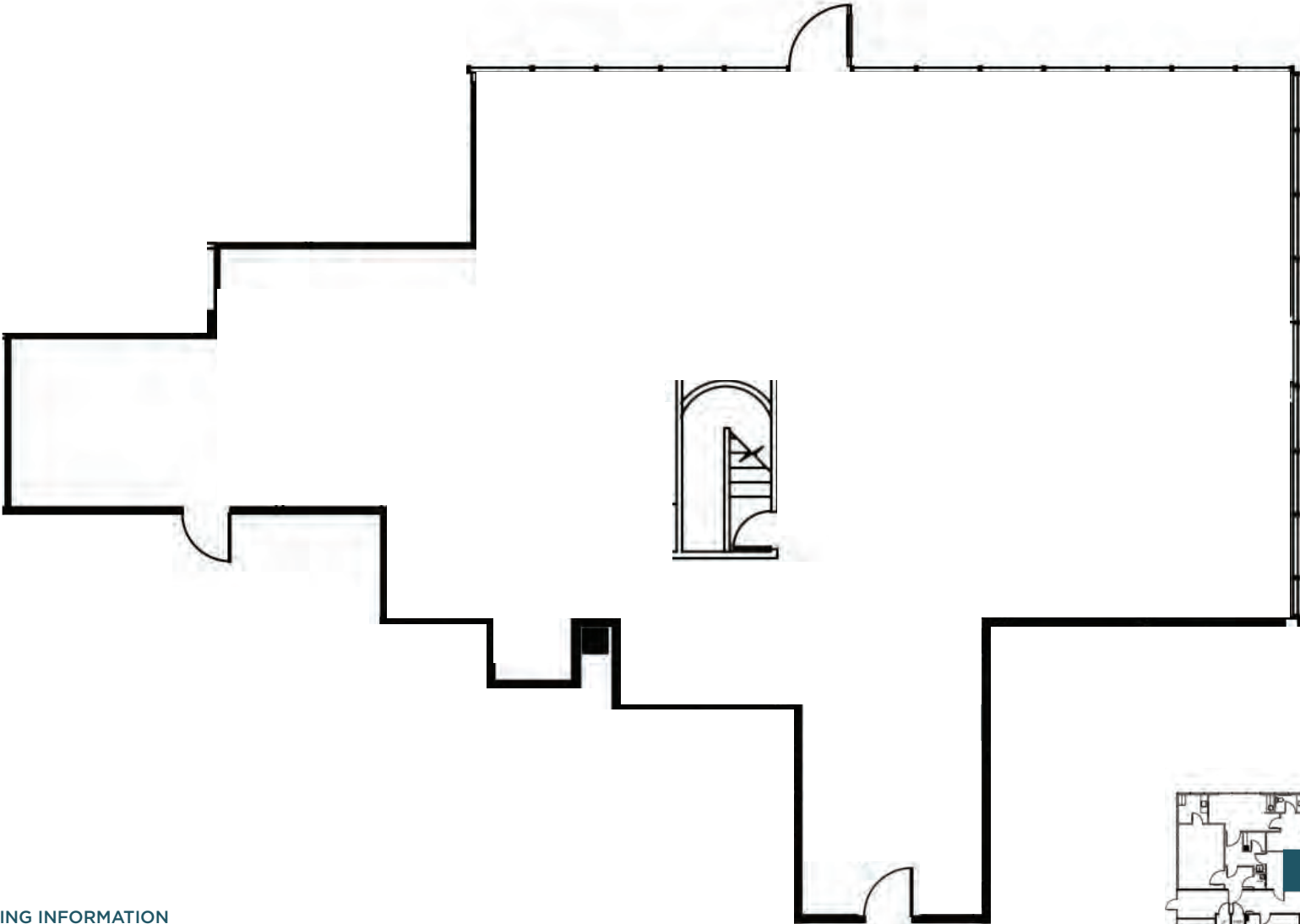
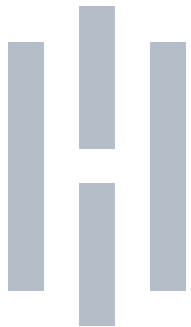
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# Suite 100

3,002 SF



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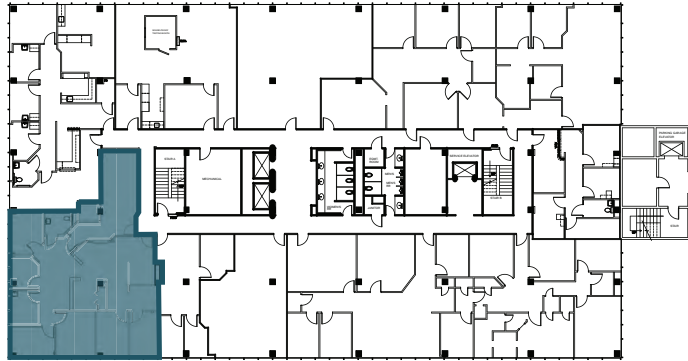
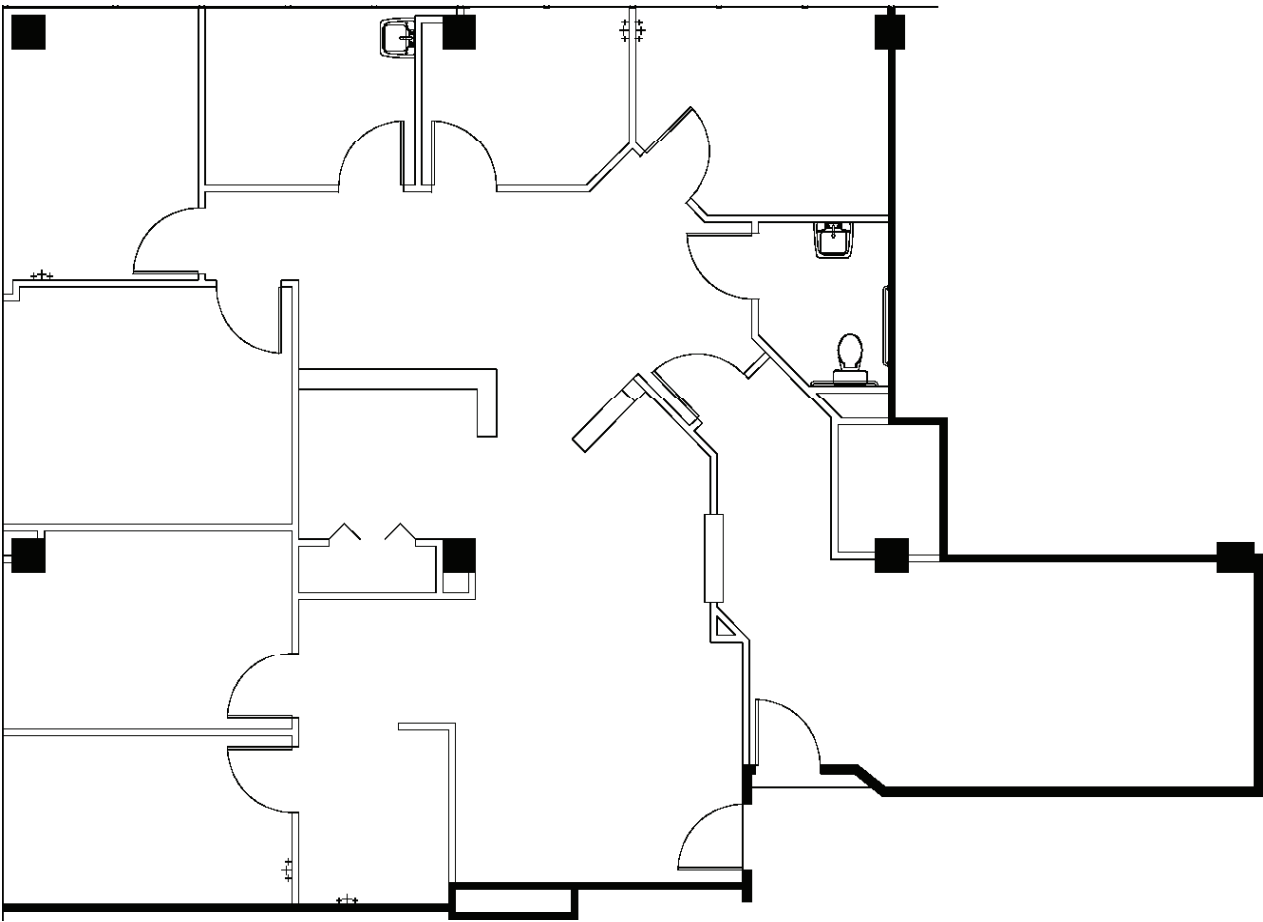
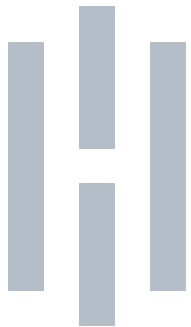
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2,212 SF



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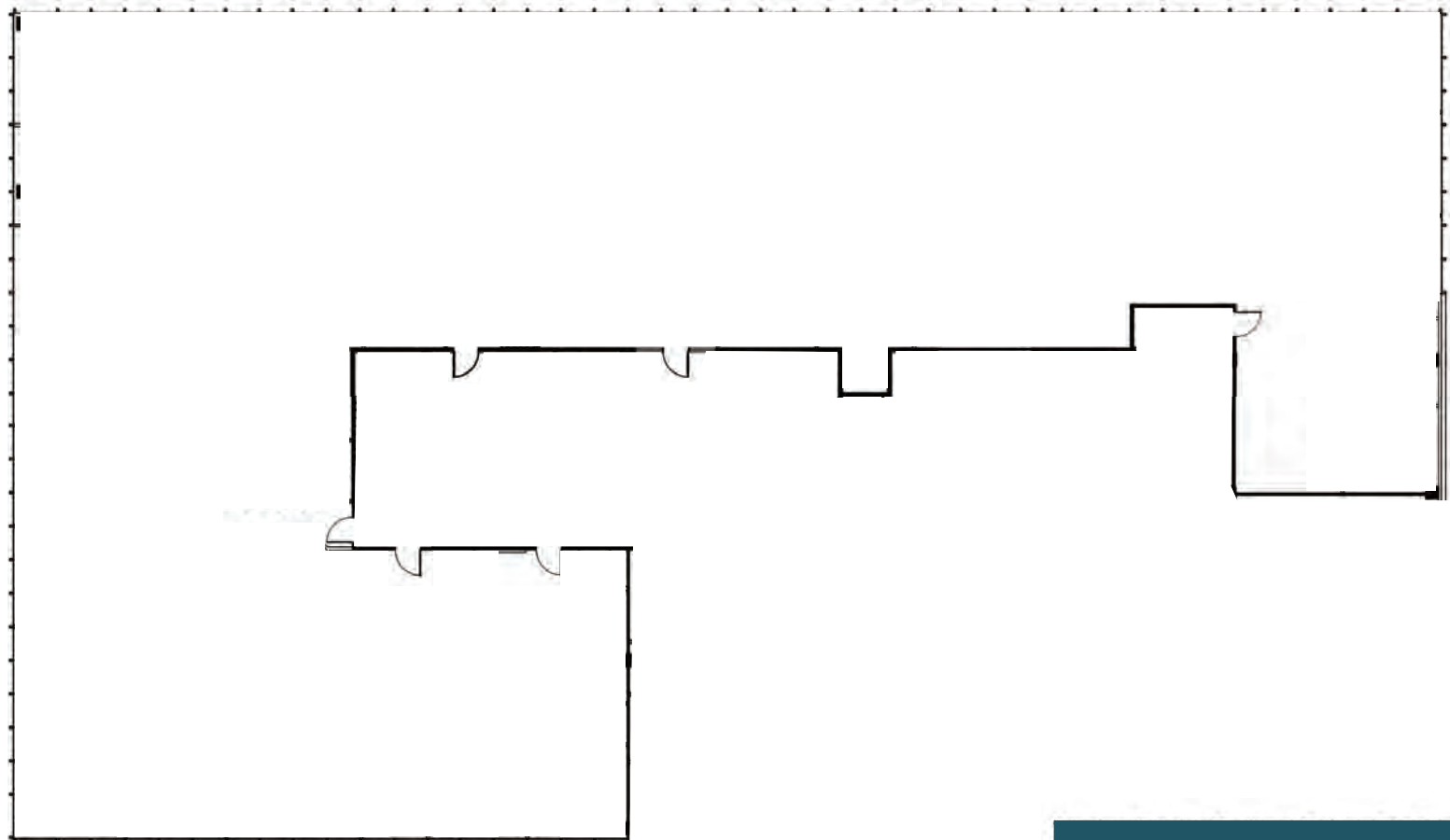
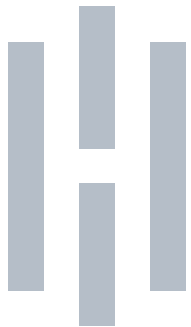
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# Suite 408

12,731 SF



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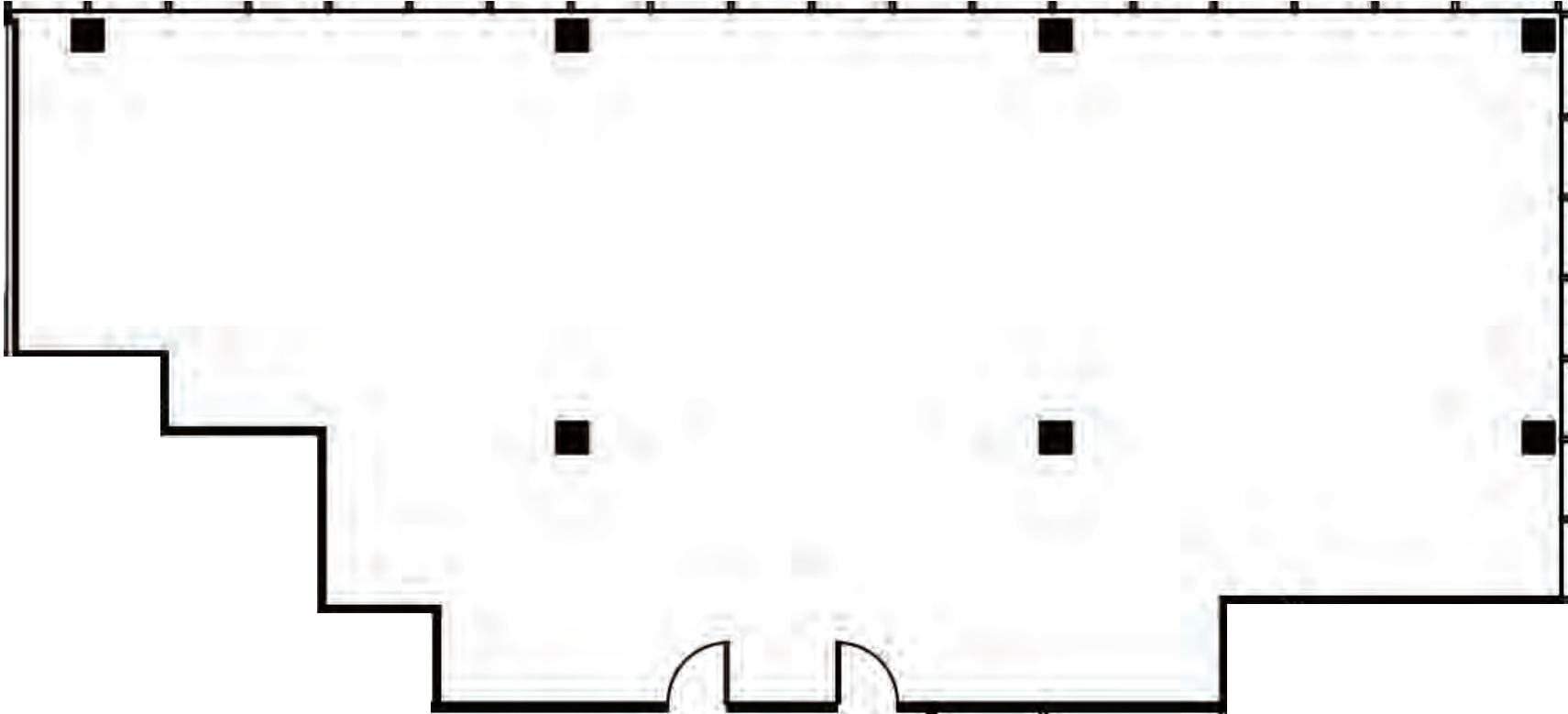
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2,779 SF



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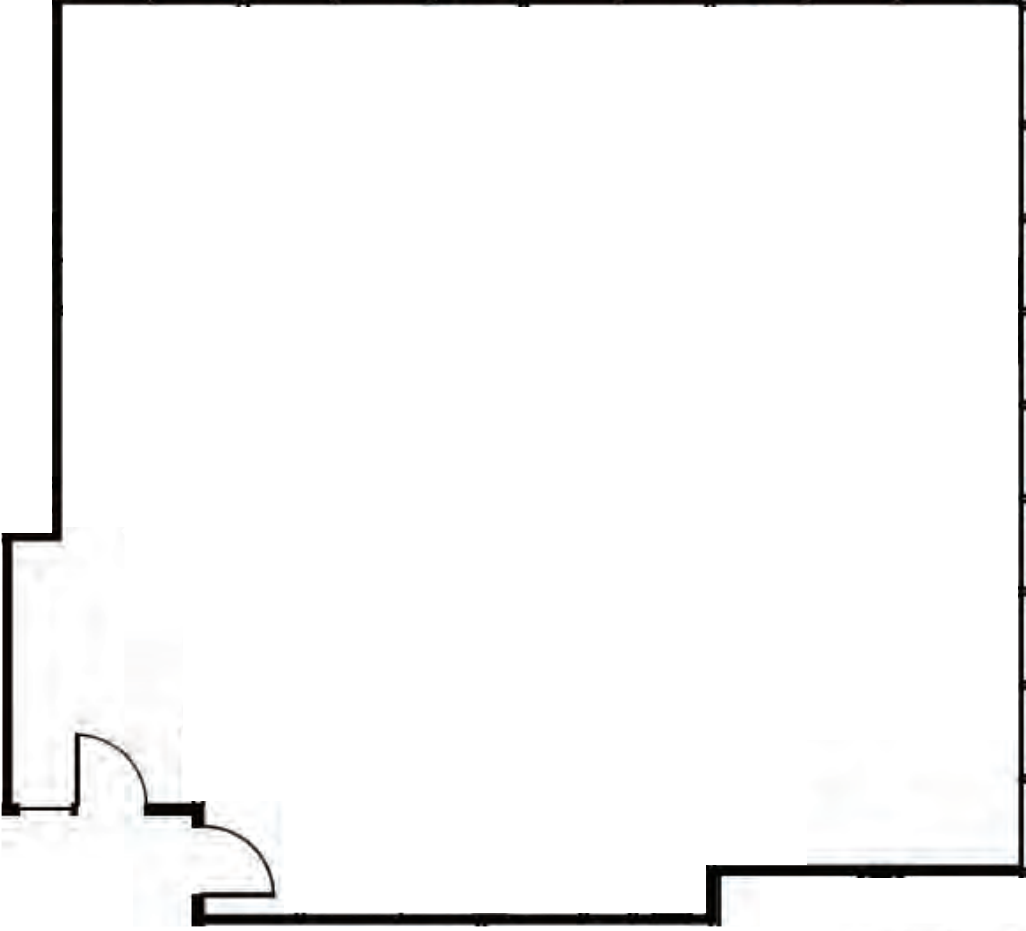
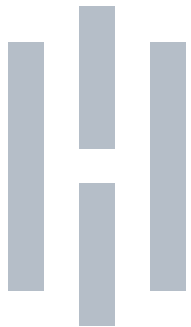
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# Suite 700

1,893 SF



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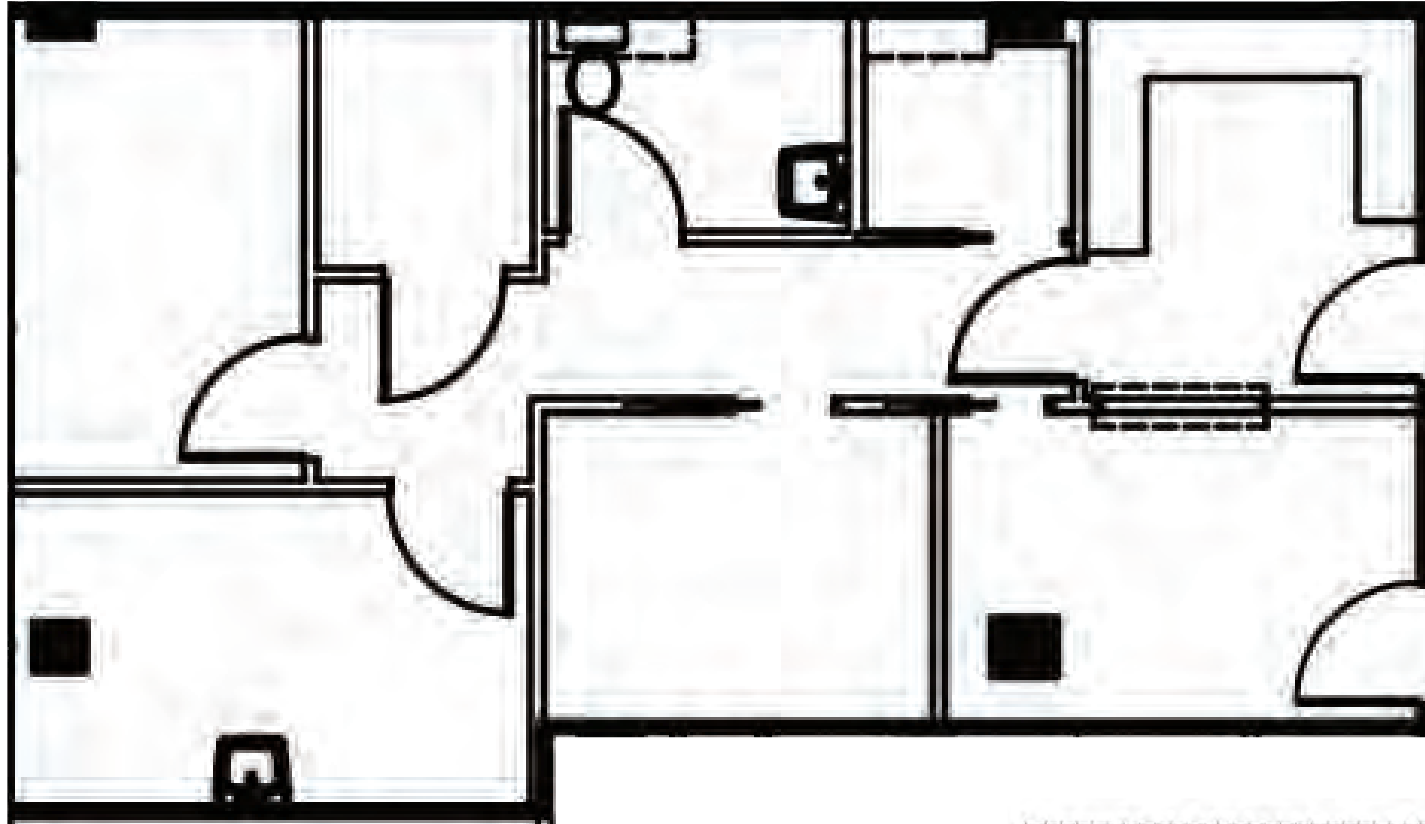
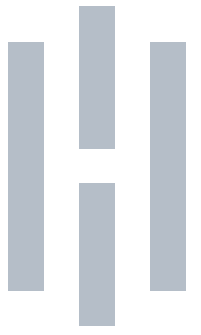
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# Suite 703

793 SF



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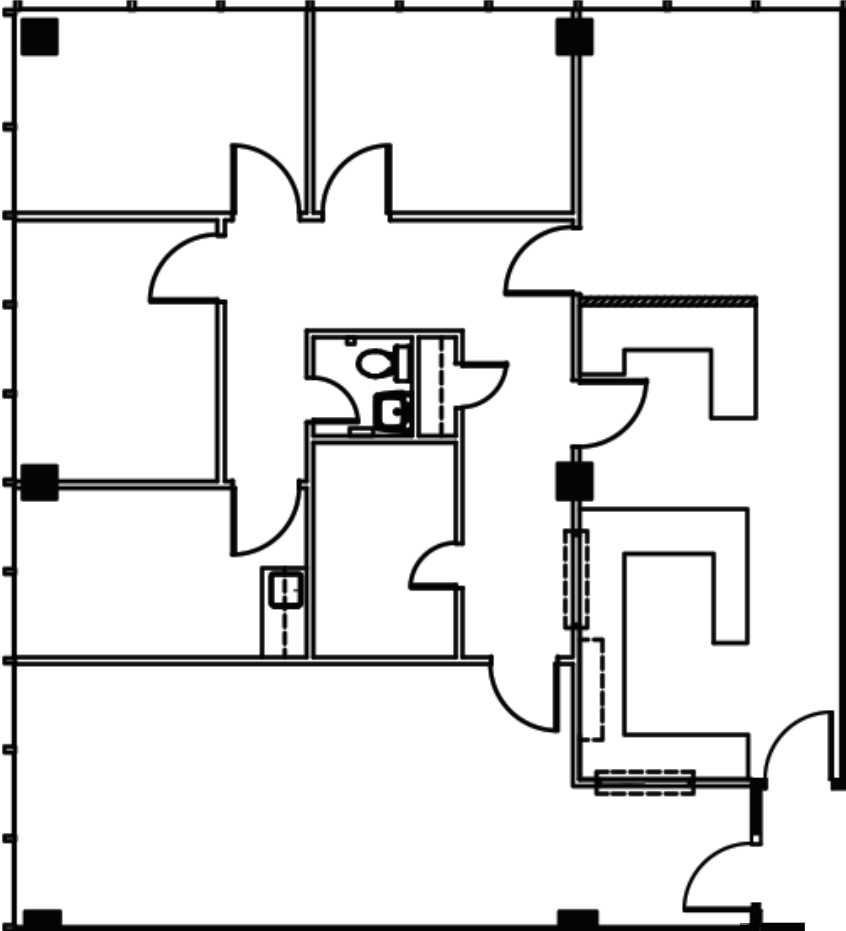
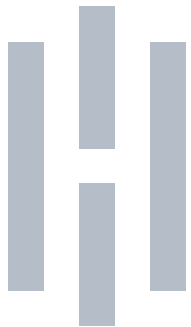
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# Suite 704

1,822 SF



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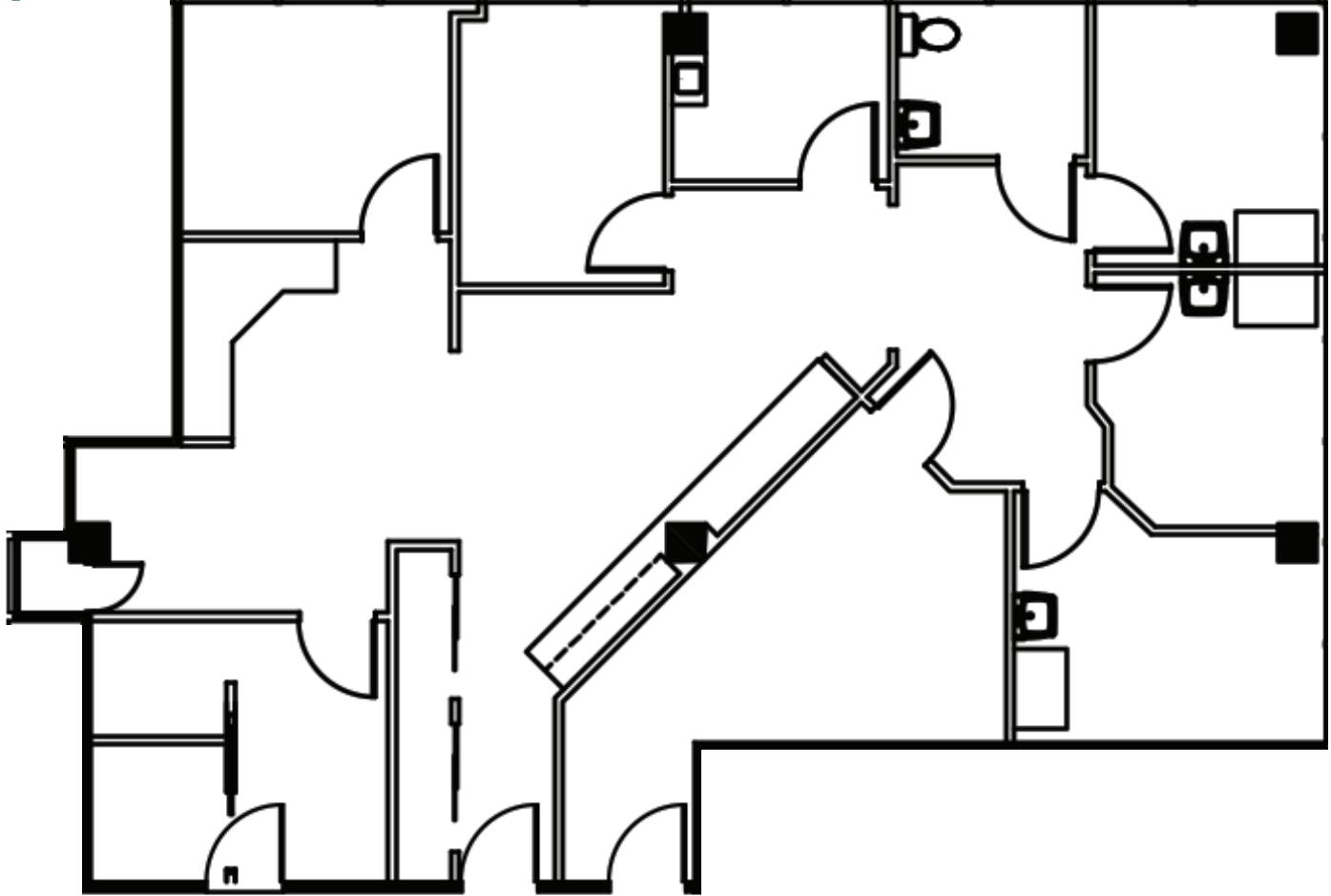
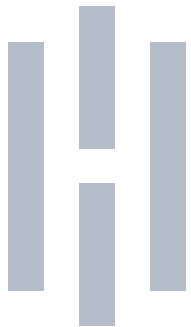
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# Suite 708

1,779 SF



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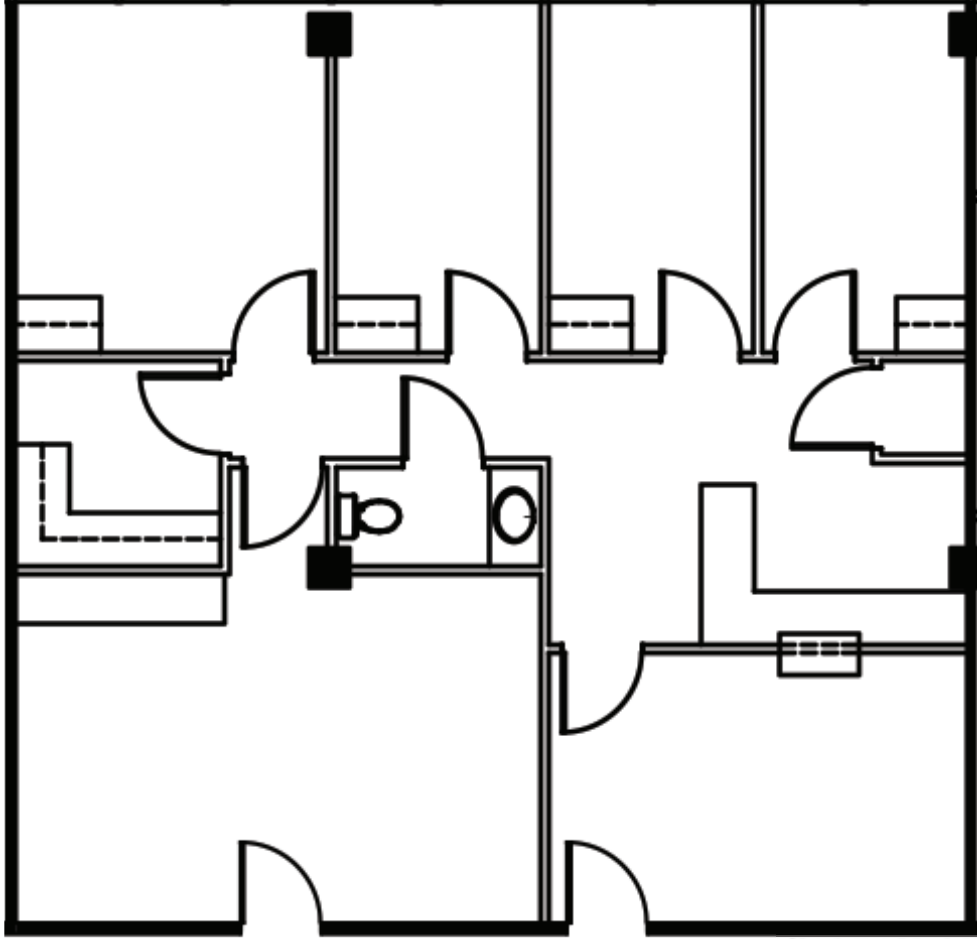
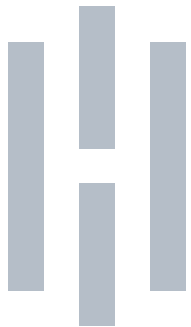
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# Suite 710

1,473 SF



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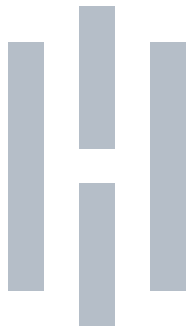
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# 7th Floor

CONTIGUOUS SPACE  
5,981 SF

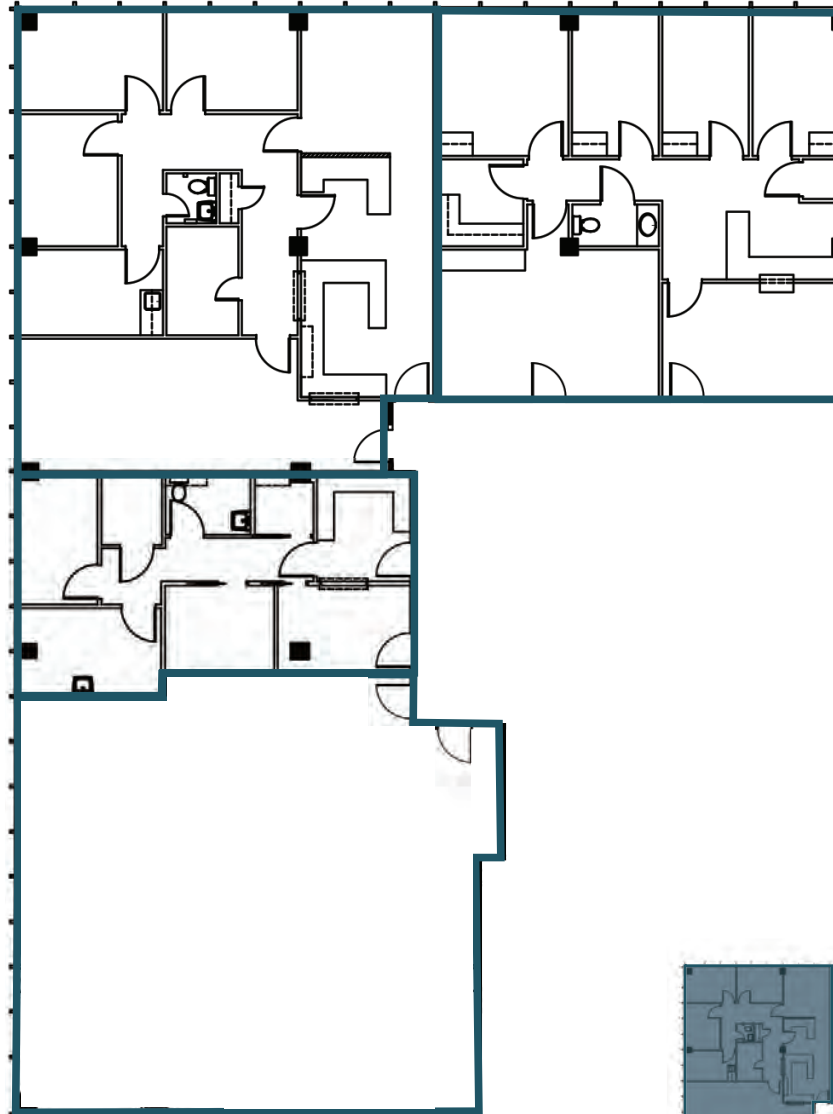


SUITE 704  
1,822 SF

SUITE 710  
1,473 SF

SUITE 703  
793 SF

SUITE 700  
1,893 SF



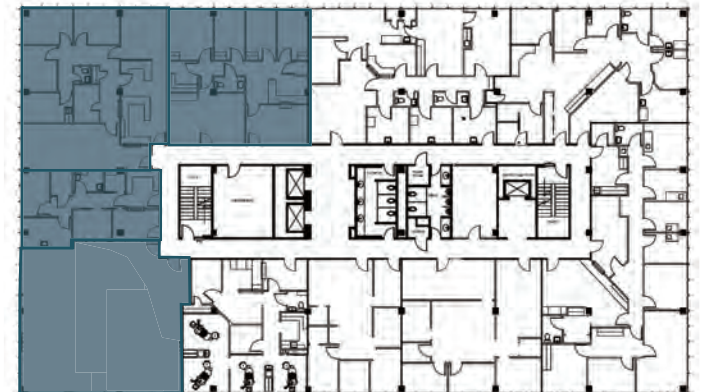
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# HEIGHTSMED

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CAPITAL PARTNERS

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