



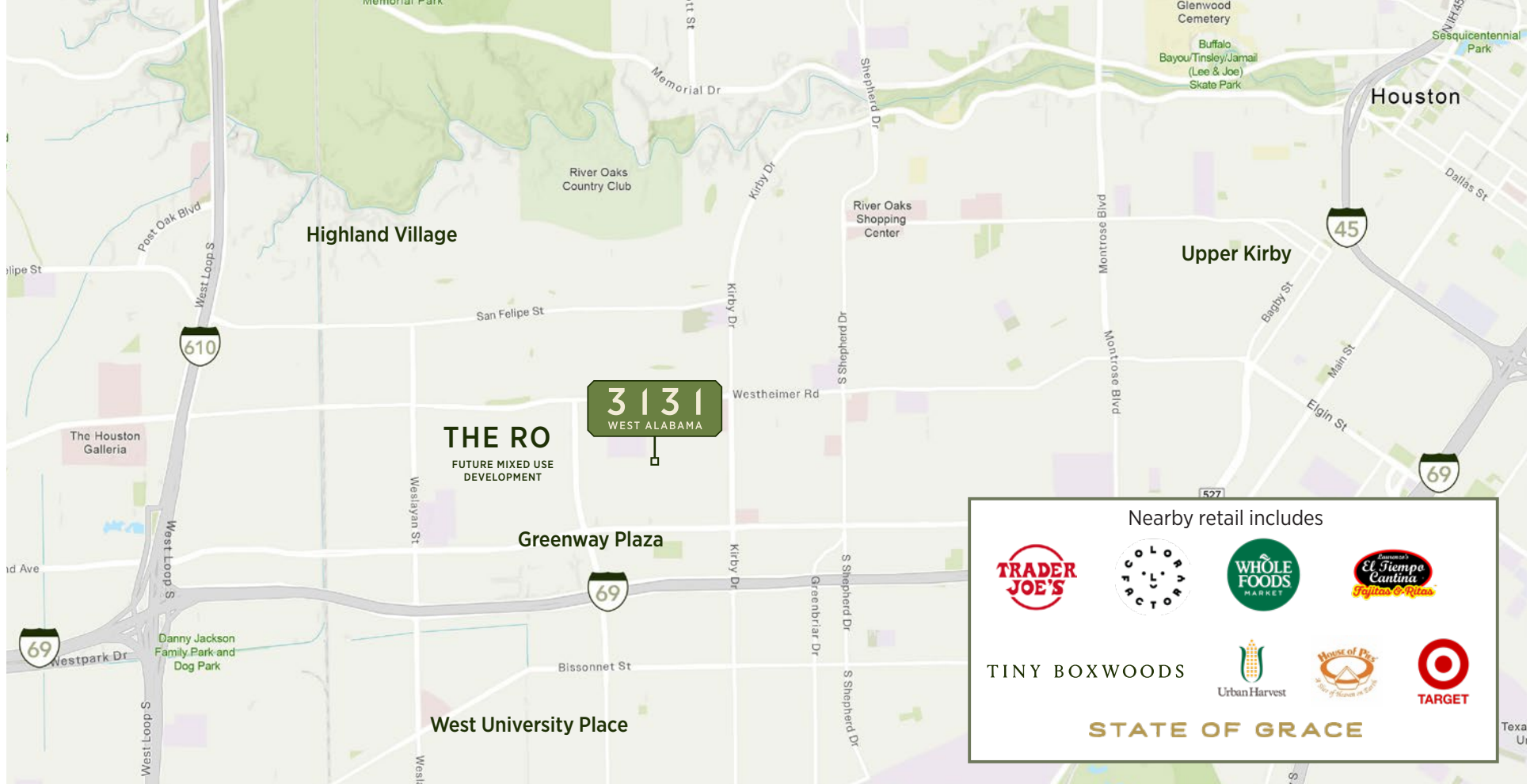
EXCEPTIONAL REDEVELOPMENT OR  
OWNER-OCCUPIER OPPORTUNITY

# 3131 WEST ALABAMA

3131 West Alabama | Houston, Tx | 77098



**BILL INSULL, CCIM** | PRINCIPAL  
713.744.7463  
[BINSULL@LEE-ASSOCIATES.COM](mailto:BINSULL@LEE-ASSOCIATES.COM)



- Residential proximity within 5 minutes to River Oaks, West University, and Upper Kirby.
- Commercial proximity to Upper Kirby, Greenway Plaza, The RO, and Highland Village

**PROPERTY LOCATION**



## PROPERTY HIGHLIGHTS



- ↳ Property encompasses city block of 50,000 SF.
- ↳ Signalized hard corner at W. Alabama Street and Eastside Drive.
- ↳ Superior demographics within one (1) mile radius –
  - +31% of population 50+ years old,
  - +22% of population have HH income +\$200,000, and,
  - +40% of housing value +\$1,000,000.
- ↳ Building delivered vacant, on or about August 31, 2026.
- ↳ Existing back-up generator with electrical infrastructure to support additional back-up generators.
- ↳ Certificate of occupancy in place for possible owner / occupier
- ↳ Above standard cooling capacity of 250 Tons or 4.46 tons : 1,000 SF







- ↳ Direct access from tenant parking to tenant office suites
- ↳ Updated common areas, including ADA restrooms

## PROPERTY INTERIOR





713.744.7400

[lee-associates.com/Houston](http://lee-associates.com/Houston)

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Suite 700

Houston, TX 77024

For information, please contact  
exclusive agent

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