

NOW LEASING

WEST-SEE

1111 WESTHEIMER

NEW! Retail or service space available at 1111 & 1203 Westheimer in Montrose.

- ★ Facade renovations now completed
- ★ Cultural epicenter of Houston
- ★ Houston's top 3 universities within 10 minutes
- ★ Excellent demographics
- ★ Highly visible on Westheimer
- ★ In the heart of Montrose
- ★ 1 mile to downtown, 2 miles to Med Center



Former salon space- 2,600 SF
Now Available

Project By The Numbers

96

intersection
Walkscore

200+

restaurants &
retailers within 10
blocks

±34,700

SF of retail,
restaurant, service
& creative office
space



1203 Westheimer - 4,200 SF
Now Available
Do Not Disturb Tenant

SITE PLAN

- Leased
- In Lease Negotiation
- In LOI
- Available for lease

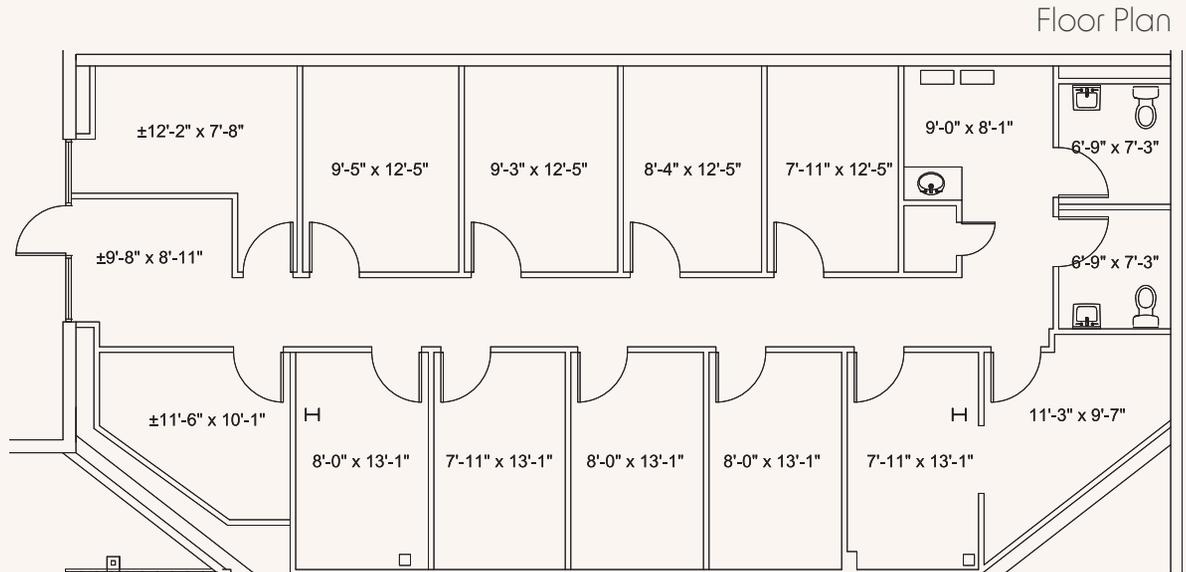


SUITE 1201 A

2,060 SF

Retail Opportunity

- In-line retail or beauty availability
- Second gen salon suites
- Available now



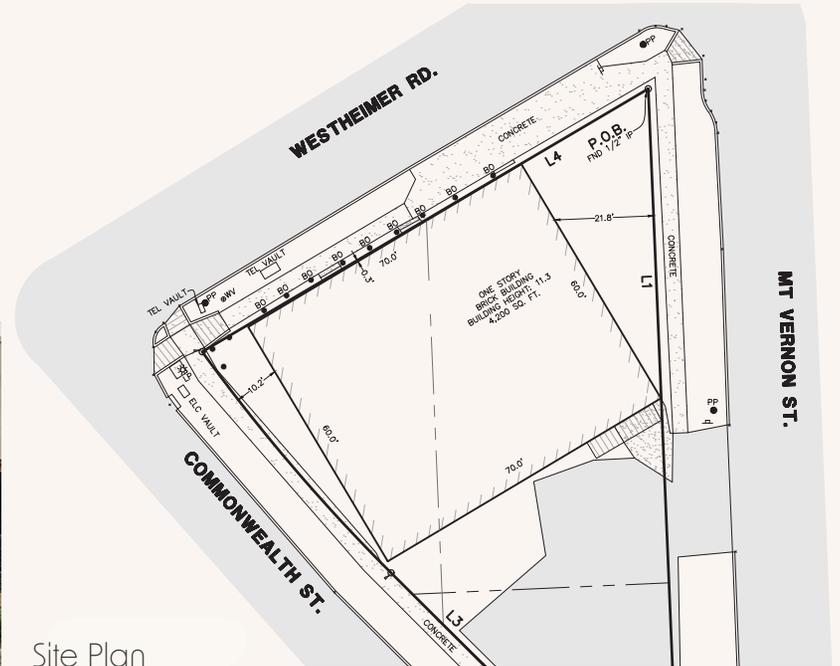
1203 WESTHEIMER

4,200 SF

Retail or Service Opportunity

- Freestanding building prominent corner
- **Do not disturb tenant**
- Available now

Rendering



Site Plan



PHOTOGRAPHY

Facade and landscape renovations now complete



HELLO, MONTROSE

Montrose is Houston's most culturally eclectic neighborhood. The home of its cafe culture and James Beard Award winners. A spot for late night hangouts, Sunday brunches, shopping strolls, and museum visits. Montrose is where Houstonians come to celebrate, dine, and dance and Westheimer is where it all starts.



THE HEART OF HOUSTON



THE MONTROSE CUSTOMER



*Refined
Creative*



*Progressive
Trailblazer*



*Affluent
Urbanite*

- Educated
- Homeowner
- Mid 40's early 50's and works from home
- Strives for unique culinary experiences
- Appreciates quality over quantity
- Luxury travel plans
- Well cultured
 - Likes French press over Starbucks
 - Ditched the suit for designer jeans
 - Enjoys their Peloton
 - Spends extra cash on fine art

- Socially conscious
- Home renter
- Supports local
- Festival-goer
- Enjoys nightlife
- Vegan
- Has strong political views
- Plays music on a record player
- Desires authenticity
 - Rather walk than drive
 - Saves money on brand name items for weekend travel plans
 - Yoga classes vs. solo workouts
 - Bon Iver over Justin Bieber

- The 20-somethings
- Cares about what they put in their body
- Fitness enthusiast
- Spends money on service
- Showcases experience through social media
- Appreciates events & grand openings
- Late night libations
 - New vs. vintage
 - Regular at Uchi
 - Ranch water over dirty martini
 - Twitter news over Fox news



THE DEVELOPER

Radom Capital is an award-winning, diversified real estate investment, development and management firm based down the road in Houston, Texas. We aspire to collaborate community, culture and commerce in all of our projects.

We are real estate dreamers.



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