2ND GEN DENTAL/MEDICAL SPACES FOR LEASE IN DOMINANT WESTHEIMER TRADE AREA

Westheimer Towne Center

8571 Westheimer Rd Houston, TX 77063

Michael Gordon | *Senior Associate*
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Edge Realty Partners
515 Post Oak Blvd, Suite 175, Houston, Texas 77027
713.900.3000 | edge-re.com

LOCATION

8571 Westheimer Rd
Houston, TX 77063

SIZE

±3,070 SF - 2nd Gen Dental/Medical

PRICE

Please Call For Pricing

TRAFFIC COUNTS (KALIBRATE 2026)

52,771 CPD	22,010 CPD
Westheimer Rd	Fondren Rd

2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	28,050	235,104	565,731
DAYTIME POPULATION	22,994	263,761	683,848
AVG HH INCOME	$71,548	$74,897	$84,808

AREA RETAILERS

Target, Chick-fil-A, Wells Fargo Bank, Phenix Salon Studios, Minuti Coffee, Tim Hortons, Denny's Restaurant, Verizon, Chase Bank, Sonic Drive-In, Walmart, Panda Express, Fogo de Chao, Spec's, Bank of America, CubeSmart Self Storage, The Home Depot, Domino's Pizza, & T-Mobile

PROPERTY INFORMATION

- ±3,070 SF Move-In Ready Second-Generation Dental/Medical Space
- Situated Along Houston's Premier Westheimer Retail Corridor, connecting The Galleria, Uptown, and Westchase.
- High Traffic Exposure with over 50,000 vehicles per day traveling Westheimer Road
- Immediate Co-Tenancy with Chick-fil-A and directly adjacent to Target and CVS Pharmacy
- Minutes from The Galleria, Houston's premier regional shopping destination

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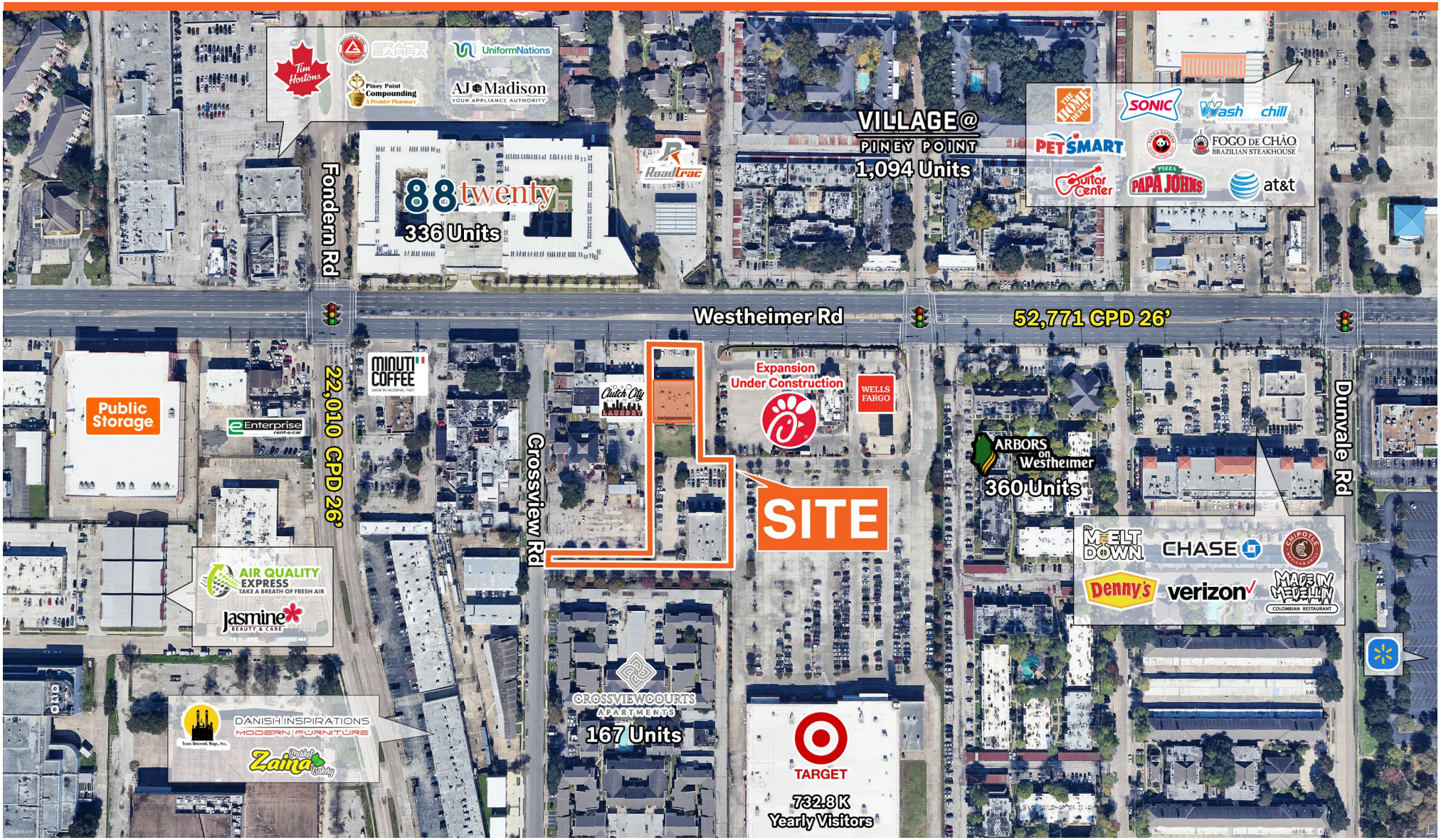
WESTHEIMER TOWNE CENTER | MID-RANGE AERIAL



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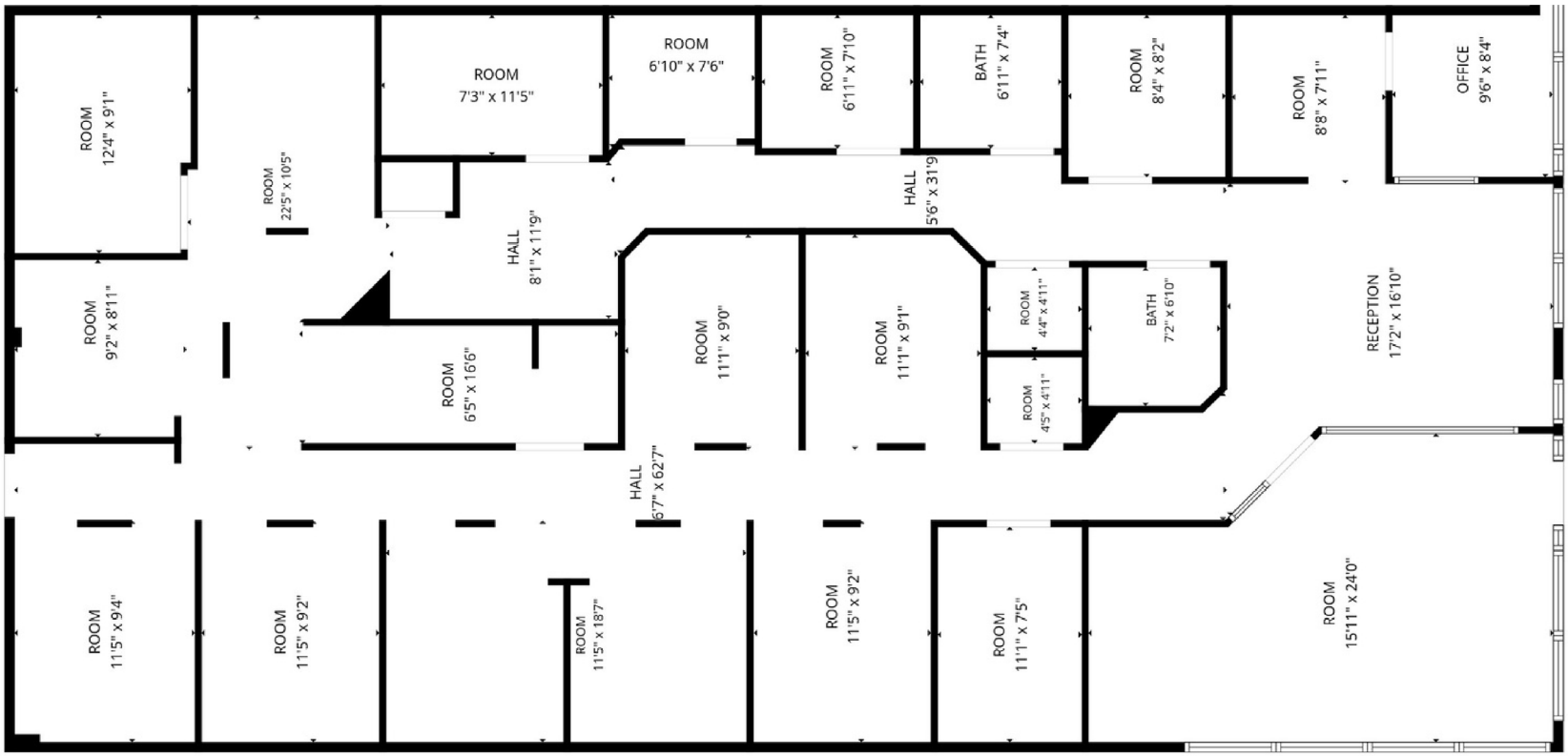

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:
This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT **DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809