

5400

WESTHEIMER COURT

HOUSTON, TEXAS



EXECUTIVE SUMMARY

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 5400 Westheimer Court (the “Property”), a 632,511 square foot, nine-story office building situated on a 6.43-acre site in Houston’s premier Galleria submarket. Built in 1981, the Property offers expansive floor plates that provide flexibility for a wide range of tenants and users, accommodating efficient layouts, collaborative work environments, and potential single-tenant or multi-tenant configurations. In addition to its existing improvements, the Property represents a compelling redevelopment opportunity within a premier infill location, offering investors the ability to reimagine the site in one of Houston’s most desirable and supply-constrained submarkets.

The Property benefits from excellent accessibility, with immediate proximity to Loop 610, Westheimer Road, U.S. 59 (Southwest Freeway), and other major citywide connectors, allowing convenient access to Uptown, Downtown, the Texas Medical Center, and surrounding affluent residential areas. The Galleria submarket is marked by dense residential development, premier retail and hospitality offerings, and a strong employment base.

| | |
|----------------|--|
| Address: | 5400 Westheimer Court |
| City, State: | Houston, Texas 77056 |
| County: | Harris |
| Rentable SF: | 632,511 |
| Year Built: | 1981 |
| Parking: | 1,440 Parking Spaces (1,394 Garage Spaces & 46 Surface Spaces) |
| Parking Ratio: | 2.35/1,000 SF |
| Stories: | 9 |
| Lot Size: | 6.43 AC |





REDEVELOPMENT OPPORTUNITY IN AN IRREPLACEABLE INFILL LOCATION



River Oaks
5 mins
Cartier Dior
EQUINOX
IT'S NOT FITNESS. IT'S LIFE.
HERMÉS
TOM FORD

Highland Village
6 mins
YETI Apple Store
marine layer GAUCHOS
WARBY PARKER
lululemon

Williams Tower
CBRE
Rowan
QUANTA

Medical Center
16 mins

SpencerFane carriage
STREAM KLX
Energy Services

Greenway Plaza
10 mins

Galleria Office Tower 1
citi WELLS FARGO
forvs mazars wework

alliantgroup
GC INTERNATIONAL
MITSUBISHI MOTORS

airswift SINOPEC
Kendall/Heaton Associates

The Mercer Condos
56 Units

Dominion Post Oak
230 Units

Afton Oaks

Galleria Office Tower 2
HooverSlovacek
HK HANWA AMERICAN CORP
CHARIOT ENERGY
a Hanuwha company

5400
Westheimer Ct

Hidalgo Apartments
397 Units

Three Thousand Sage Apartments
324 Units

M5250 Apartments
230 Units

THE GALLERIA
A SIMON MALL
2 mins

verizon Regus
SESCO WESTLAK

Cetera
netbrands
MEDIA CORPORATION



5400 Westheimer Court sits on a rare infill site in the Galleria—one of Houston’s most established, supply-constrained submarkets. Surrounded by built-out residential, retail, and office uses, the property has immediate access to Westheimer Road, Loop 610, and some of the area’s best dining and shopping.

With very little land left and tough barriers to new development, this site stands out as a strong redevelopment opportunity in a location that’s getting harder and harder to find—supporting long-term value and steady demand.

EASY ACCESS TO CITY WIDE CONNECTIONS



5400 Westheimer Court offers exceptional connectivity, with direct access to Westheimer Road and close proximity to Houston's primary transportation corridors. The property is within five minutes or less of Loop 610, U.S. 59 (Southwest Freeway), and Richmond Avenue, providing seamless access to Downtown, Uptown, the Medical Center, and surrounding residential neighborhoods. This unrivaled accessibility enhances convenience, visibility, and long-term desirability within the Galleria submarket.



Downtown
18 mins

River Oaks
5 mins
Cartier Dior
EQUINOX
IT'S NOT FITNESS. IT'S LIFE.
HERMÉS
TOM FORD

Highland Village
6 mins
YETI Apple Store
marine layer **GAUCHOS**
WARBY PARKER
lululemon

Greenway Plaza
10 mins

Medical Center
16 mins

Uptown
3 mins

THE GALLERIA
A SIMON MALL
2 mins

5400
Westheimer Ct

Westheimer Rd



AFFLUENT SURROUNDING BASE

LEADING RESIDENTIAL GROWTH ON TOP OF HIGH EXISTING DENSITY

5400 Westheimer Court is strategically positioned in the heart of Houston's Galleria area, one of the city's most affluent and densely developed submarkets. Within a three-mile radius, the area supports more than 215,000 residents, providing substantial existing density and built-in demand. The one-mile trade area is exceptionally affluent, with average household incomes exceeding \$150,000, almost double the Houston citywide average. Combined with immediate access to premier retail, dining, hotels, and major employment centers, the Galleria area continues to be a premier location for sustained residential demand and long-term value growth.

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| 2020 Population | 30,610 | 200,906 | 511,715 |
| 2025 Population | 31,106 | 203,258 | 524,510 |
| 2030 Population | 32,349 | 206,726 | 539,235 |
| 2010-2020 Annual Rate | 2.22% | 1.15% | 1.05% |
| Average Household Income | | | |
| 2025 Average Household Income | \$153,575 | \$151,512 | \$157,376 |
| 2030 Average Household Income | \$165,127 | \$161,663 | \$167,996 |



Briar Meadow
Median Home Sale Price - \$545K

Bunker Hill Village
Avg Home Sale Price: \$2.54M

Briargrove
Avg Home Sale Price: \$1.35M

Piney Point Village
Avg Home Sale Price: \$3.48M

Galleria Area
Avg Home Sale Price: \$506K

5400
Westheimer Ct

Galleria-Uptown
Median Apartment Rental Rate: \$1,900

ABUNDANT PARKING



5400 Westheimer Court is supported by an on-site parking garage with approximately 1,394 dedicated parking spaces, a significant advantage within the densely developed Galleria submarket. This ample parking supply provides convenience and flexibility for a wide range of users, supporting office, medical, or service-oriented occupancy by accommodating employees, customers, and visitors with ease—an increasingly rare and valuable feature in a supply-constrained, infill location.



IDEAL USER-FRIENDLY FLOOR PLATES

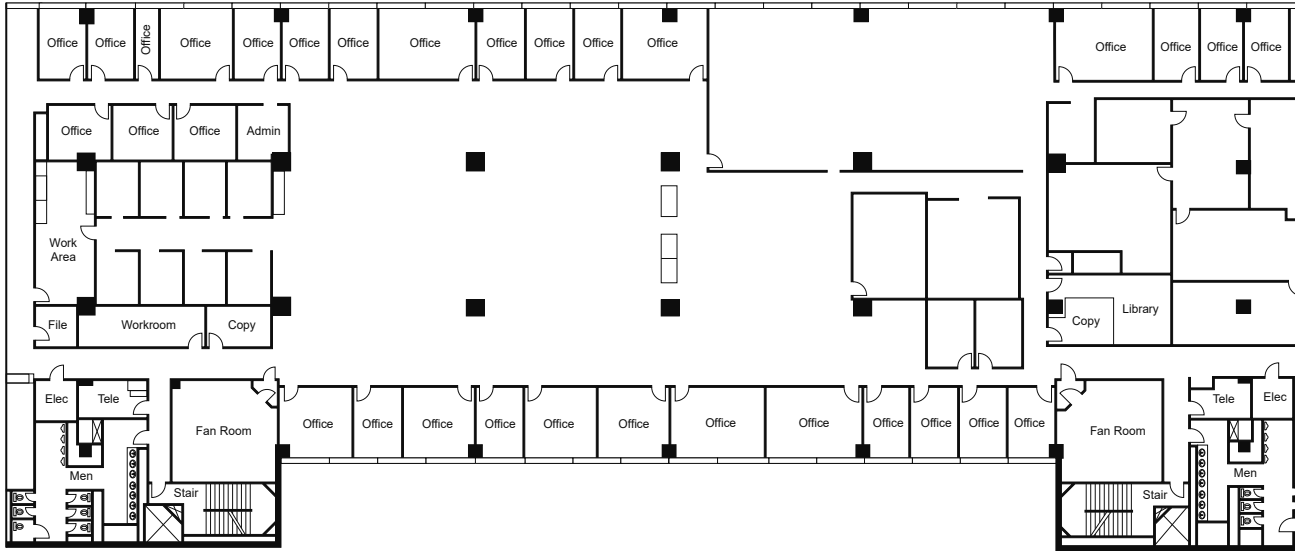
5400 Westheimer Court offers larger, highly efficient floor plates that reflect its original single-user design. The result is a layout that minimizes wasted space and allows teams to operate together without being split across multiple floors. The floor plates are easy to plan and support a range of office configurations, from open workspace to more traditional layouts. Strong window lines bring in consistent natural light, and overall the building provides a straightforward, functional setup that works well for a wide variety of tenants.



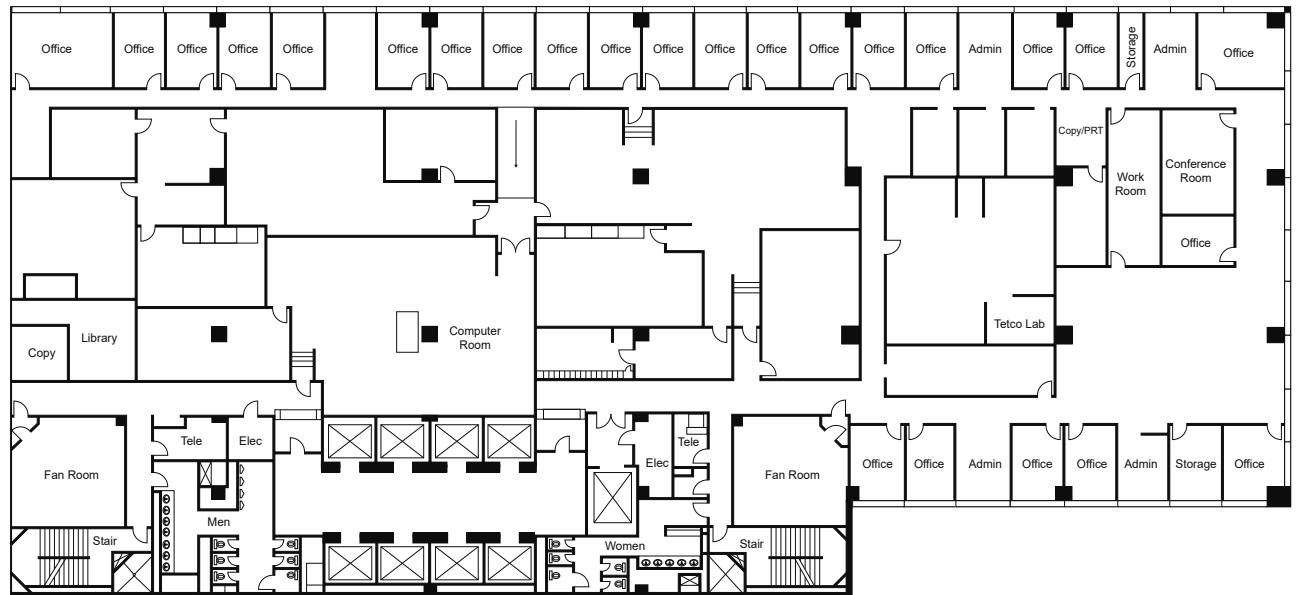
Level 8 West Floor

'Executive Floor'

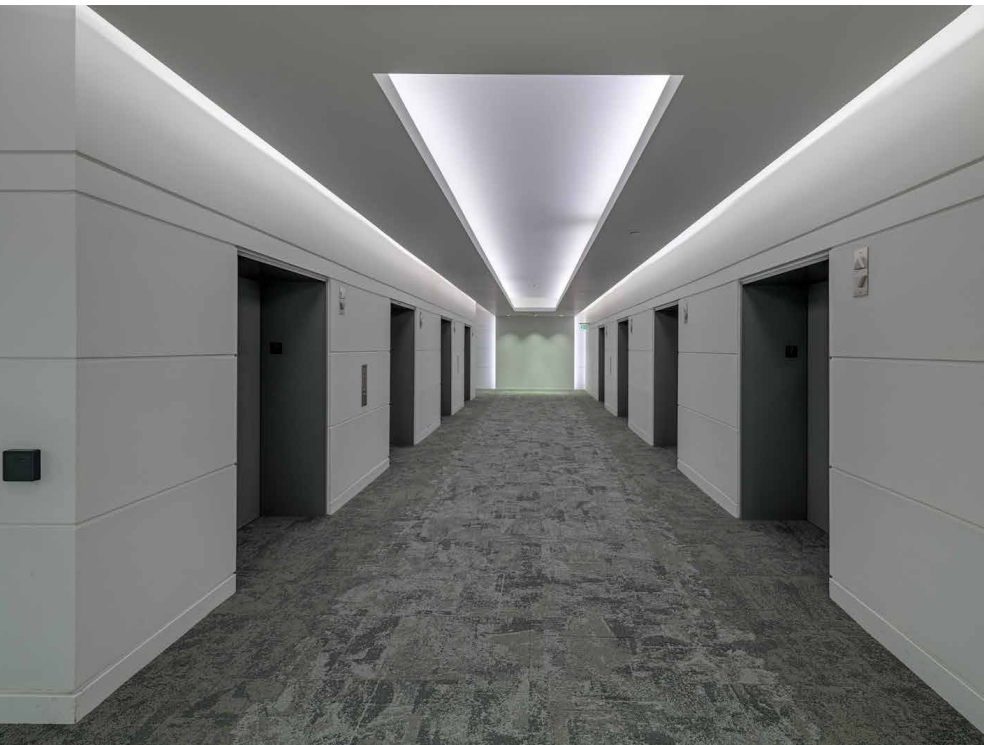
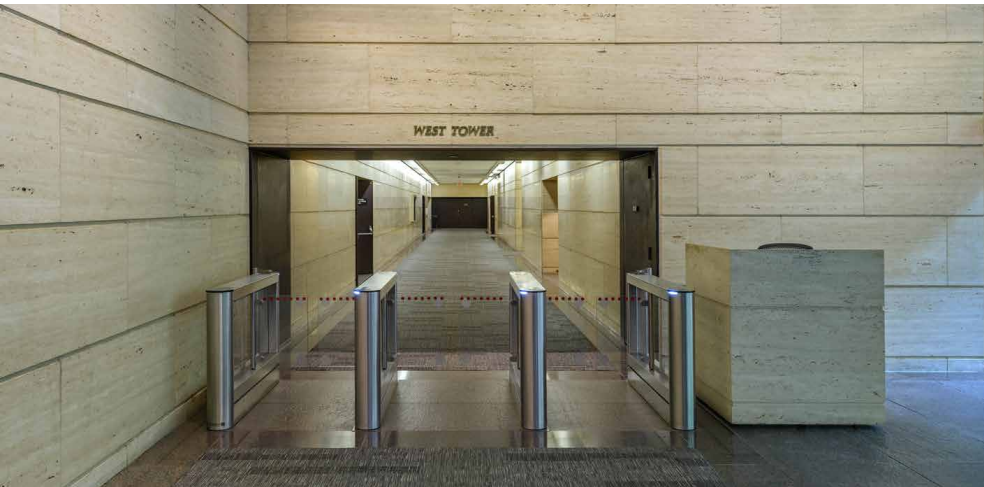
Level 3 Central Floor

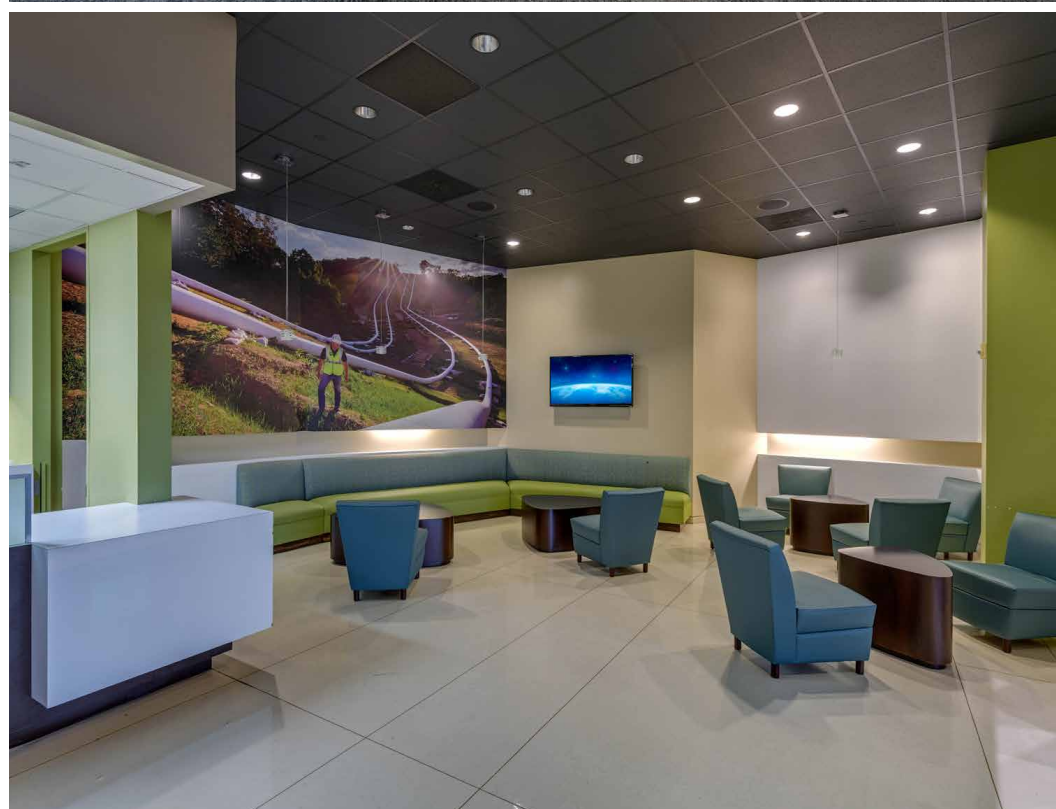
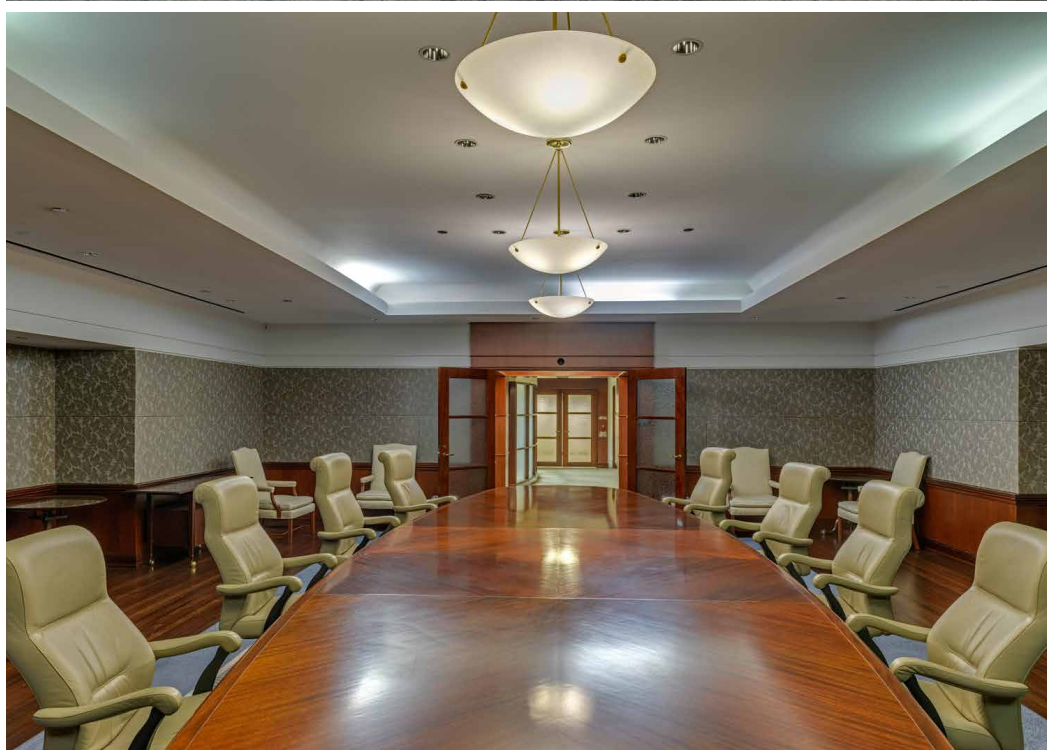


Level 3 West Floor



INTERIOR PHOTO GALLERY





SITE PLAN





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