



3334  
RICHMOND  
Family Office  
Urban Online

# A Mid-Century Classic Re-energized for the Modern Office


CBRE

RADOM  
CAPITAL  
LLC

# Renovations Underway

**3334 Richmond** is the freshening of a 1970s vintage office building into a modern, creative office project in the heart of the Greenway sub-market. The property sits on Richmond Ave within walking distance of numerous restaurant and retail options and is surrounded by Houston's most desirable neighborhoods, including River Oaks to the north, West University to the south, Upper Kirby to the east and the Galleria to the west. Easy access can be found from Highway 59/69, just blocks to the south.



 Free surface parking

 New landscaping and lighting will highlight the exterior architecture

 Revitalized restrooms



The lobby will be remodeled and feature a newly added self-serve coffee bar and welcoming common space



Fresh flooring, ceilings, and lighting throughout



Free wifi for guests

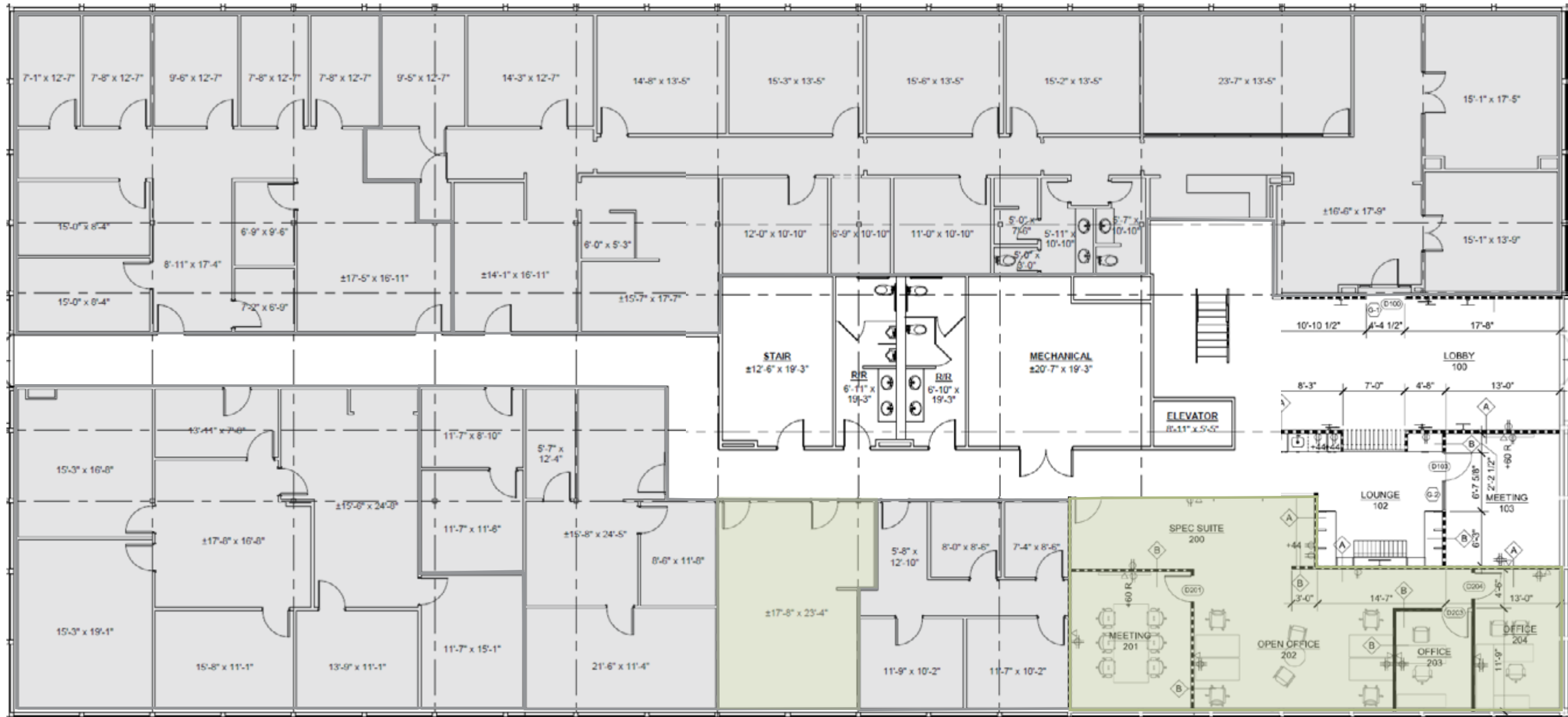


New tenant lounge



# 1st Floor Availabilities

Available Leased



Suite 125 - 496 SF

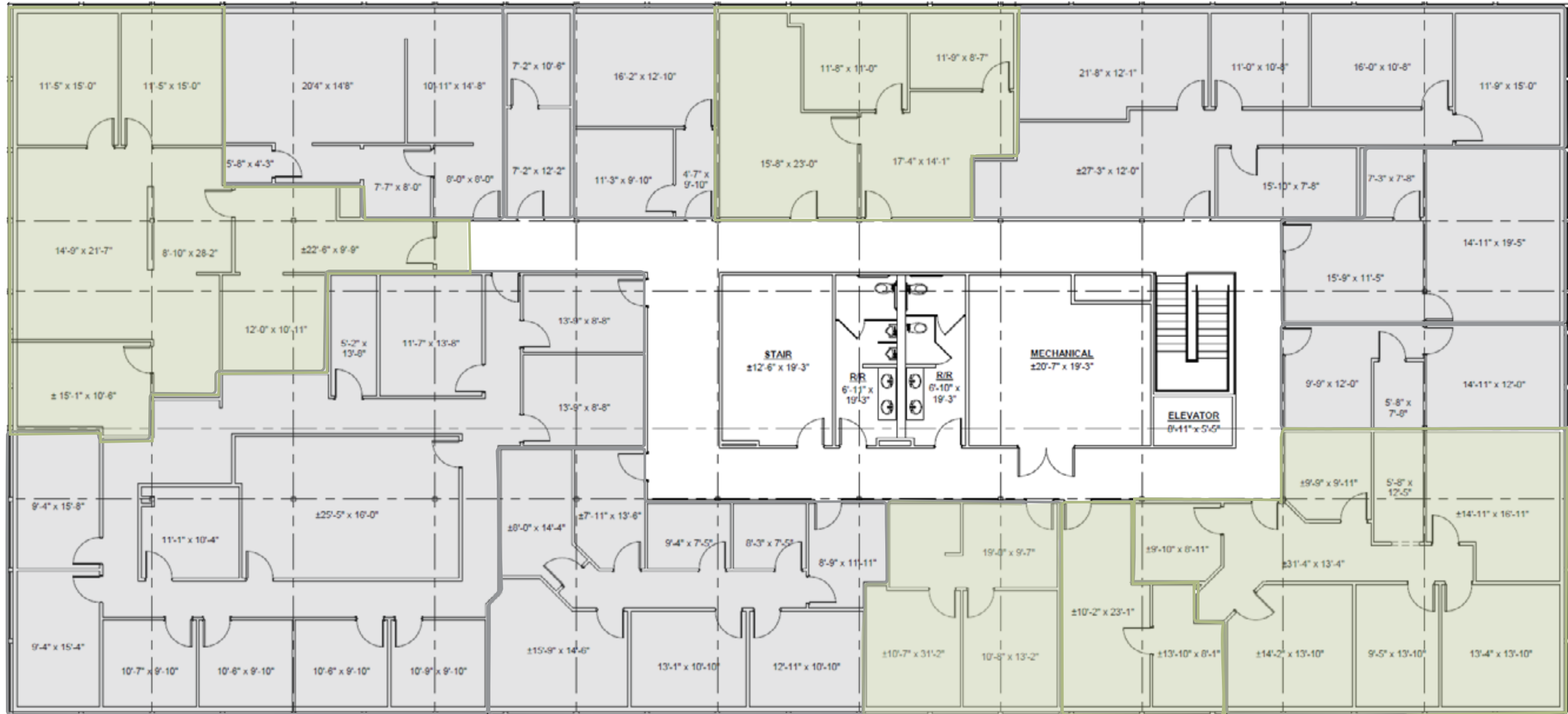
Suite 110 - 1,383 SF

# 2<sup>ND</sup> Floor Availabilities

Suite 209 - 975 SF

Available

Leased



Suite 203 - 1,840 SF

Suite 218 - 629 SF

Suite 202 - 428 SF

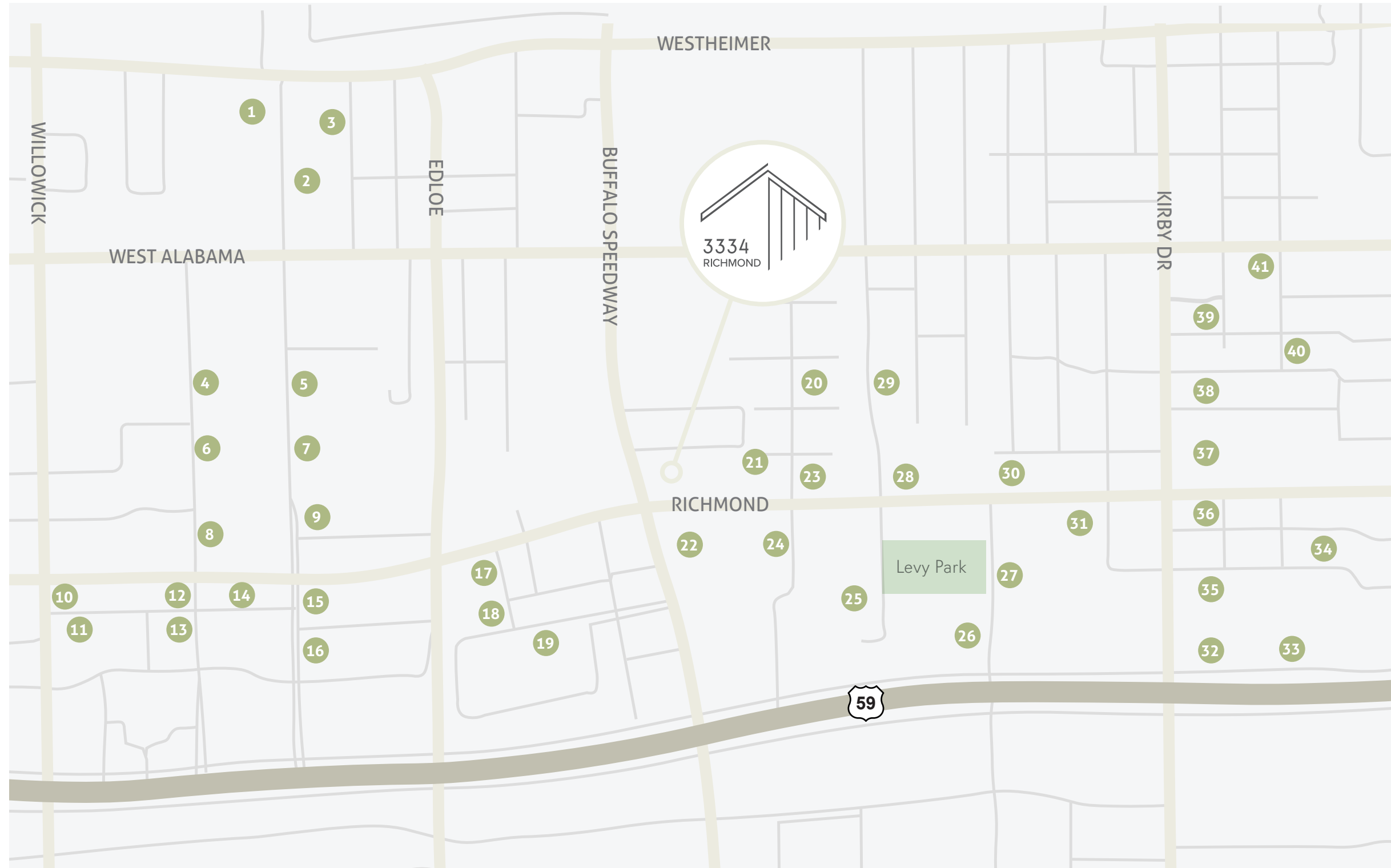
Suite 208 - 1,625 SF

\*Can combine Suites 202, 208 and 218 for 2,682 SF

# Locality

**3334 Richmond** sits central in the Greenway Plaza and Upper Kirby neighborhoods, ideally positioned between Downtown and Uptown, with direct access to US-59. The pedestrian-oriented neighborhood offers a myriad of award-winning restaurants and nightlife, acclaimed retail, and upscale multi-family.

- |                         |                          |
|-------------------------|--------------------------|
| 1 River Oaks Donuts     | 22 Eunice                |
| 2 Tiny's Milk & Cookies | 23 The Cellar            |
| 3 Bebidas               | 24 BB's Cajun            |
| 4 Panda Express         | 25 Love Shack            |
| 5 Smoothie King         | 26 Woodshed Smokehouse   |
| 6 Chipotle              | 27 Slowpokes             |
| 7 Costco                | 28 El Tiempo Cantina     |
| 8 Pokeworks             | 29 Kirby Ice House       |
| 9 LA Fitness            | 30 LagreeHTX Fitness     |
| 10 Kolache Shoppe       | 31 Olive + Twist         |
| 11 Trendy Again         | 32 Taco Cabana           |
| 12 JuiceWell            | 33 Bao Shi Yi            |
| 13 Mia Bella Trattoria  | 34 The Hobbit Cafe       |
| 14 Cavo Coffee          | 35 Picos Mexican Cuisine |
| 15 Tony's               | 36 Papisitos Cantina     |
| 16 Lifetime Fitness     | 37 Ruggles Green         |
| 17 Rice Bowl            | 38 Carrabba's            |
| 18 Greenway Coffee Co.  | 39 Grace's               |
| 19 Feges BBQ            | 40 Mia's Table           |
| 20 The Preserve         | 41 Fleming's Steakhouse  |
| 21 Jack-in-the-Box      |                          |





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FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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