




3334  
RICHMOND

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

# Renovations Complete

**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 highlight the exterior architecture

 Revitalized restrooms



The remodeled lobby features a newly added self-serve coffee bar and welcoming common space



Fresh flooring, ceilings, and lighting throughout



Free wifi for guests



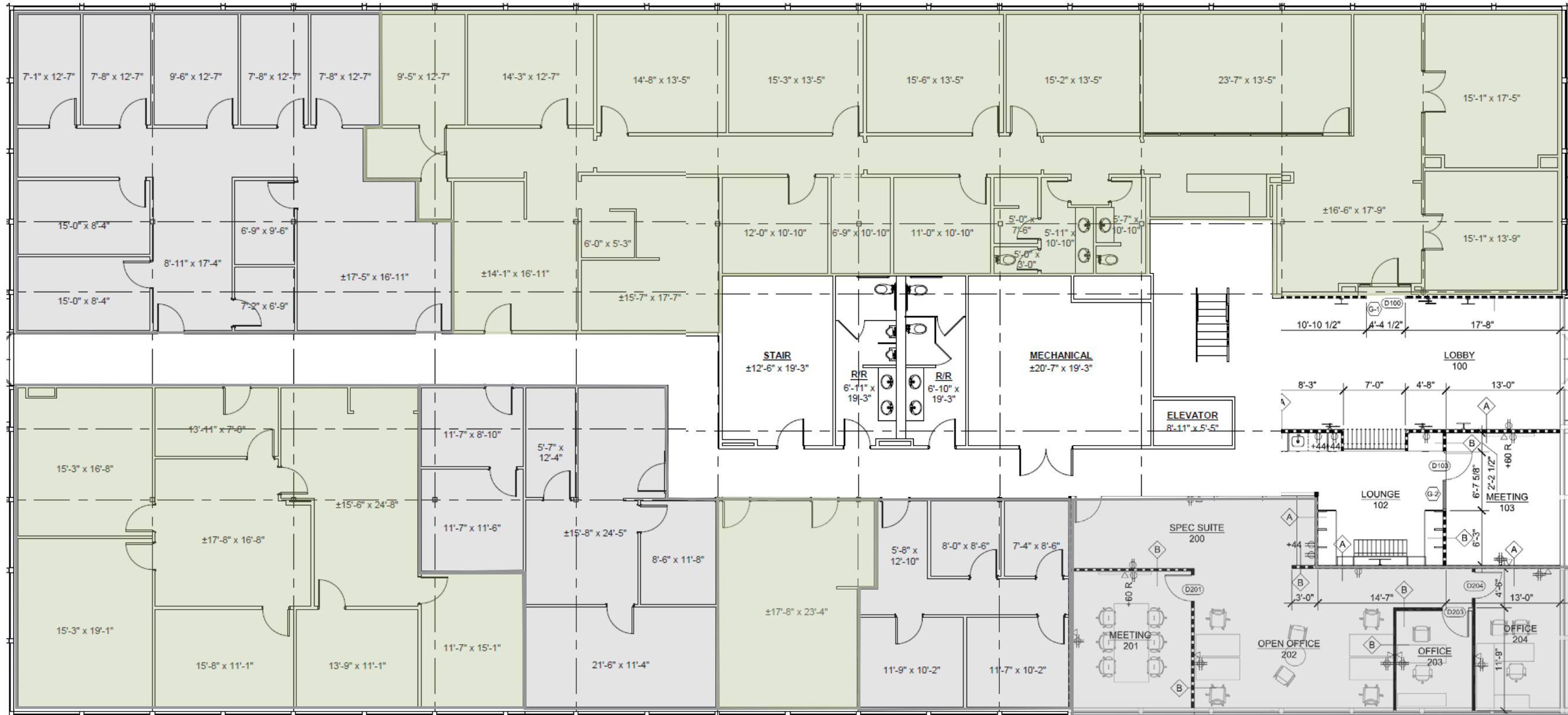
New tenant lounge and conference room



# 1st Floor Availabilities

**Suite 100 - 5,093 SF**  
Available Sep. 1

Available Leased

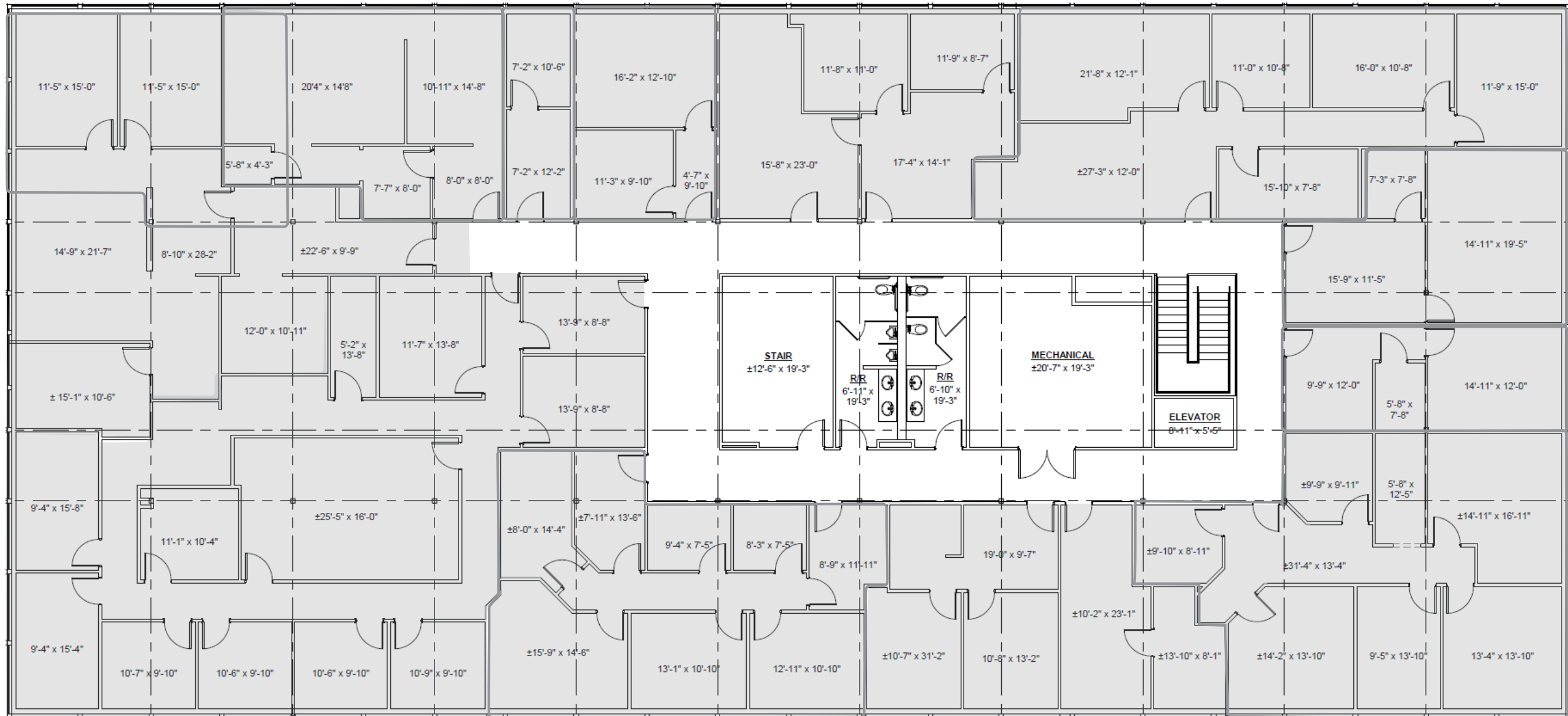


**Suite 120 - 2,329 SF**  
Available Oct. 1

**Suite 125 - 496 SF**

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

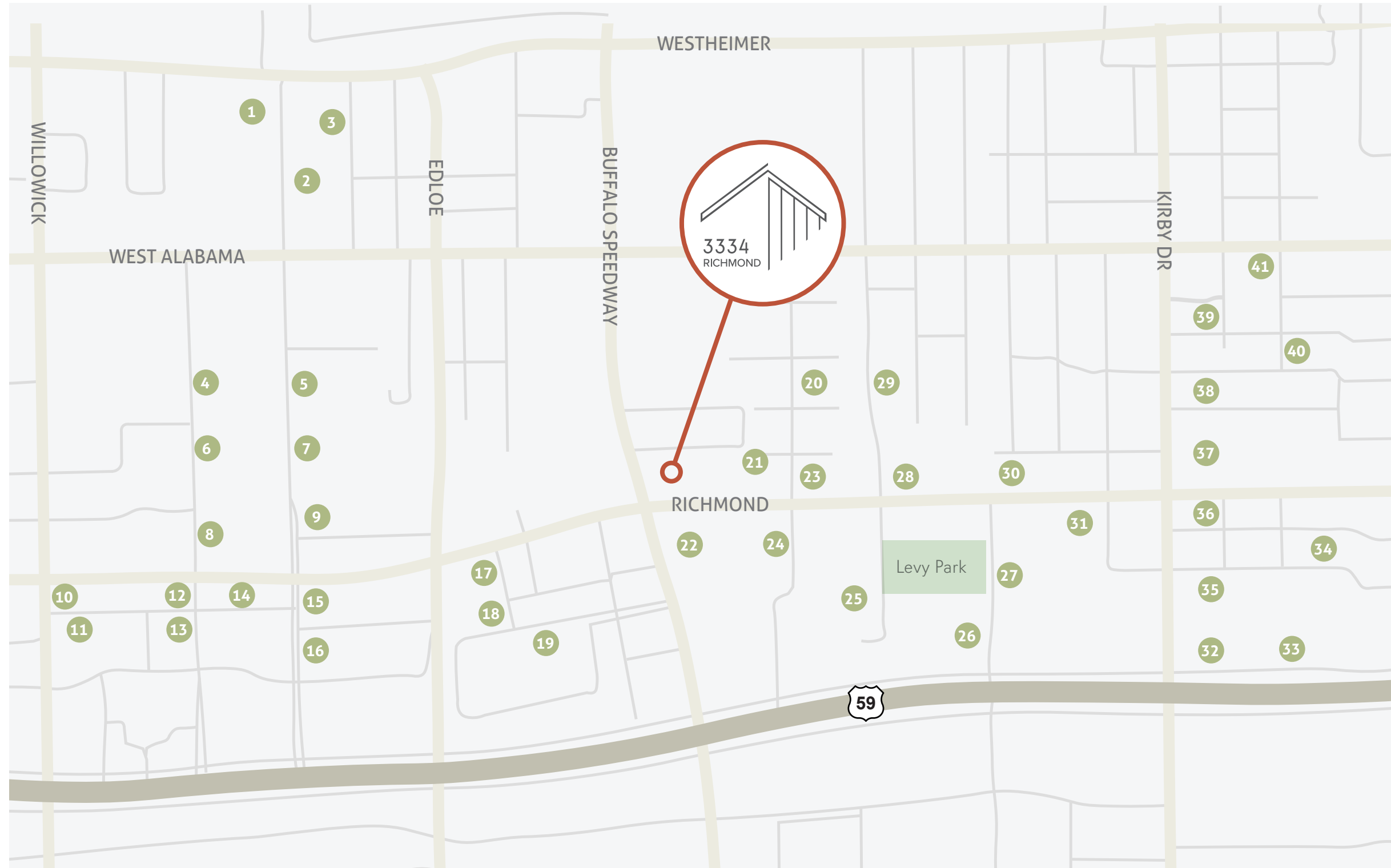
■ Available    ■ Leased



# 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:

**RUSSELL HODGES**

Executive Vice President

T +1 713 577 1725

C +1 713 816 9996

[russell.hodges@cbre.com](mailto:russell.hodges@cbre.com)

**JENNY SEALY**

Senior Associate

T +1 713 577 1730

C +1 713 582 6690

[jenny.sealy@cbre.com](mailto:jenny.sealy@cbre.com)

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