



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



City
Houston

Neighborhood
Greenway Plaza

Zip Code
77098

Type
Office

Available
2 First Floor Suites

Size
294-8,000 SF

**RADOM
CAPITAL
LLC**

Jenny Mueller
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Office Leasing Opportunities

PROPERTY OVERVIEW

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.

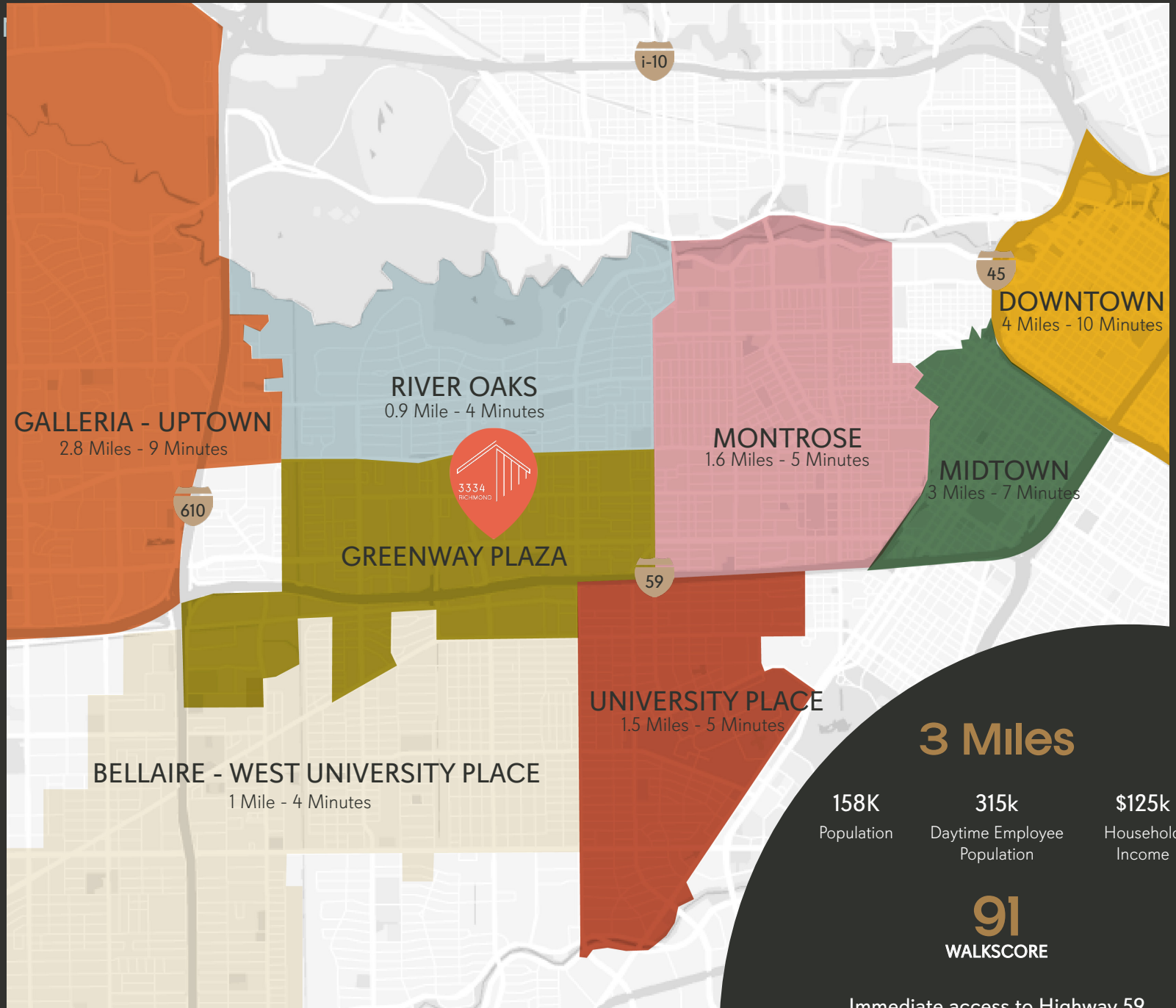
REFRESH COMING SOON

- The lobby will be refurnished and feature a newly added self-serve coffee bar and welcoming common space
- New landscaping and lighting will highlight the exterior architecture
- Free surface parking
- Revitalized restrooms
- Free wifi for guests
- Fresh flooring, ceilings, and lighting throughout
- Upgraded directory and wayfinding





Premier Placement



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3334
RICHMOND

Neighborhood

3334 Richmond sits central in the Greenway Plaza and Upper Kirby neighborhoods. Greenway Plaza is ideally positioned between Downtown and Uptown, with direct access to US-59. It is only minutes from two of the city's most sought after residential neighborhoods: West University and River Oaks. The pedestrian-oriented neighborhood offers a myriad of elevated food and beverage options. The heavily programmed, OJB-designed Levy Park, is within a few minutes walking distance. Hotels, award-winning restaurants and nightlife, acclaimed retail, upscale multi-family, a 24-screen movie theater, and the weekly farmer's market all within a short drive.



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RICHMOND

Floor Plan and Availabilities

LEVEL 1

LEVEL 2

Upgraded restrooms



Stairwell framed with art & additional seating



New coffee bar & refitted lobby



Suite 107-A

Suite 110

Available now

Available soon

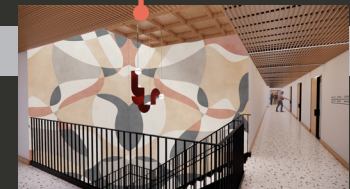
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Covered & uncovered parking available

Richmond Ave



Second level facelift & artful lighting