

GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



5959 RICHMOND AVE. | HOUSTON TX 77057

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

■ GALLERIA AREA | OFFICE SPACE AVAILABLE | MAJOR THOROUGHFARE ■



AVAILABLE: 7,118 SF (4TH FLOOR) | LOT SIZE: 1.01 ACRES | BUILDING SIZE: 31,241 SF

LEASE RATE: CALL FOR DETAILS

The subject property is presently improved with a four story office and retail building containing a net rentable area of 31,241 square feet. The first and second levels are designated for retail use, while the third and fourth levels are designated for office use. The building exterior has a unique contemporary design. The multi-pillar features a grand staircase, exposed columns with various geometrical configurations and other features.

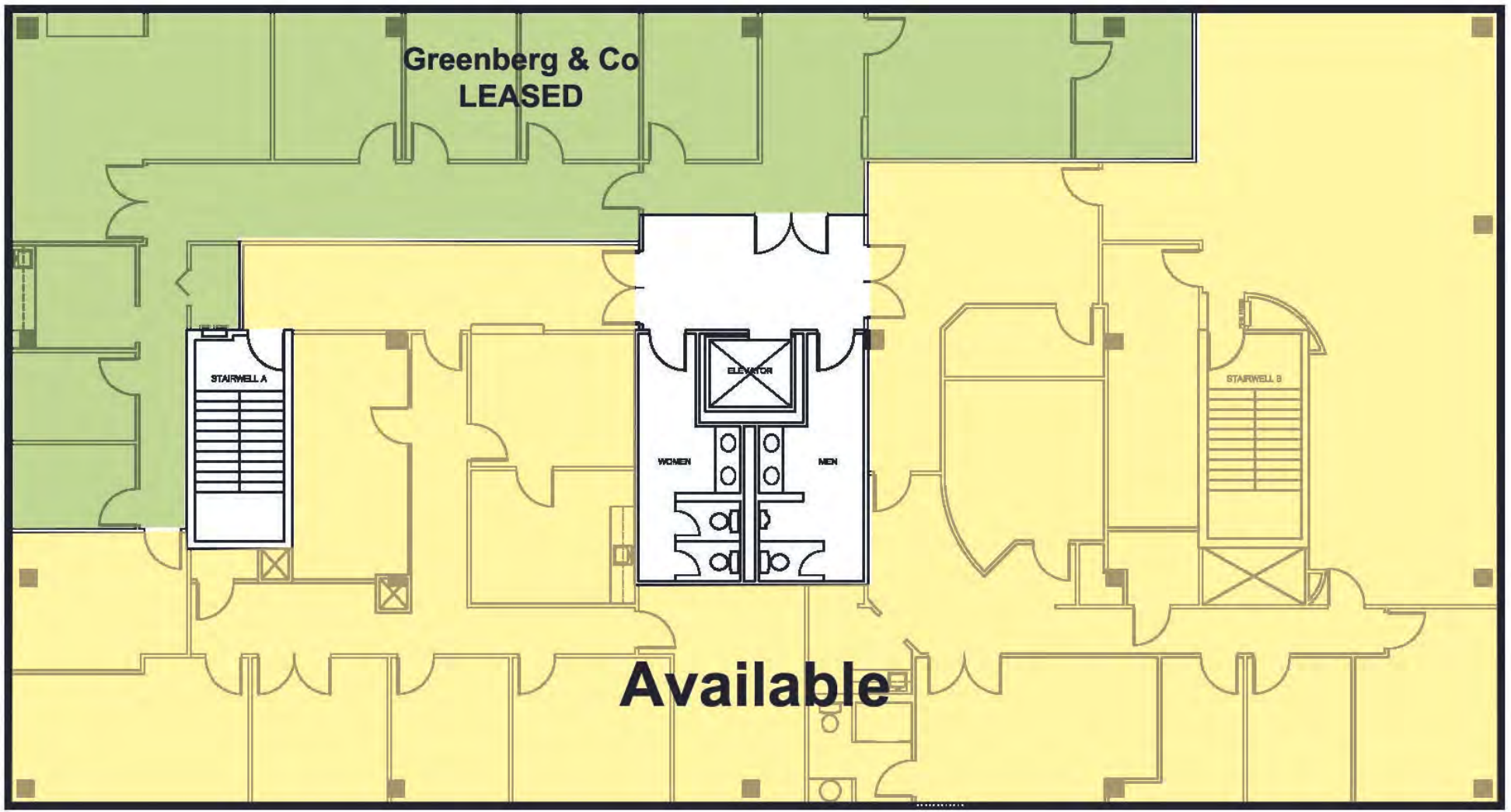
DAVID GREENBERG
DAVID@GREENBERGCOMPANY.COM
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FLOOR PLAN

4TH FLOOR



AERIAL MAP



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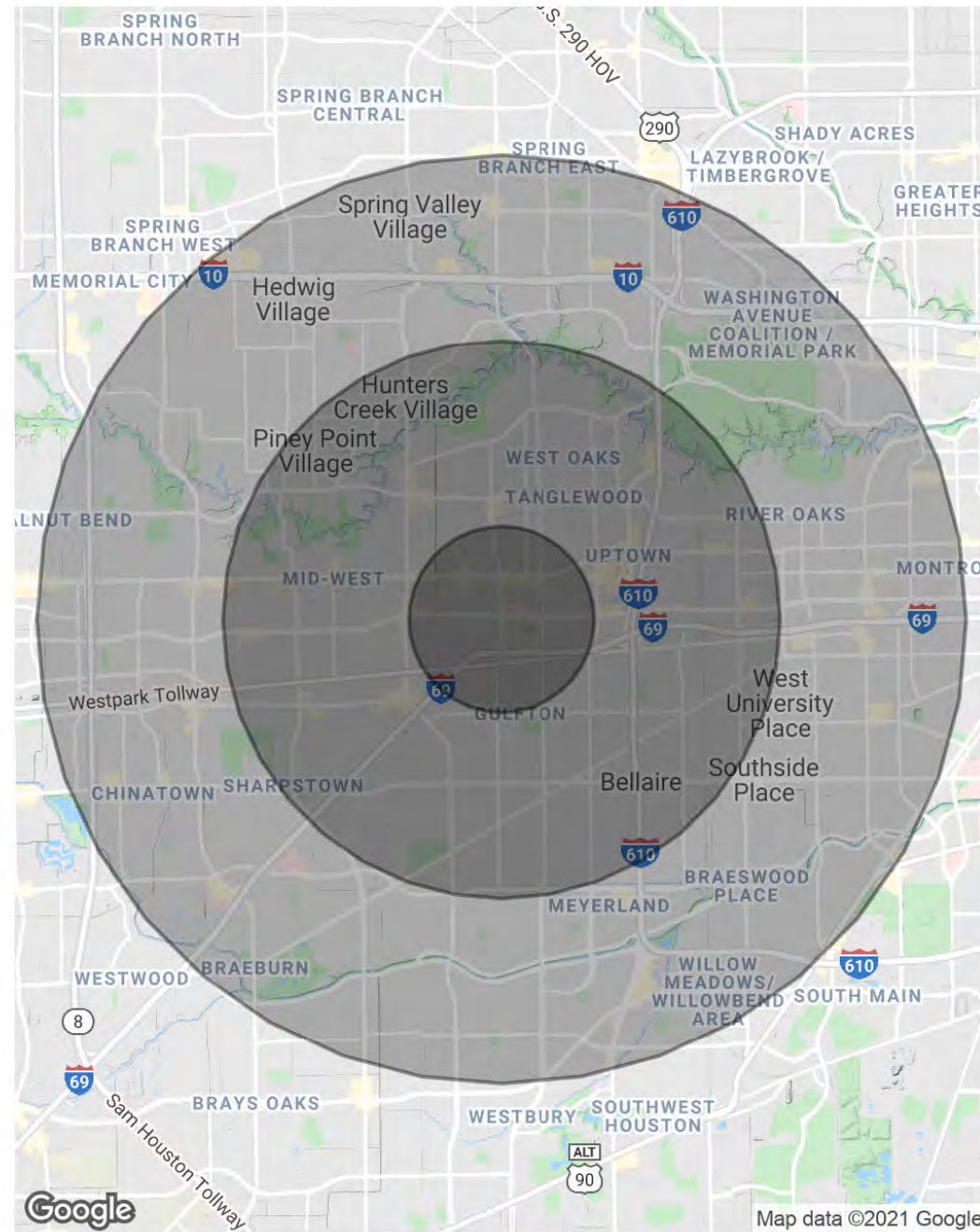
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	43,656	225,917	25,070
Average age	32.5	36.2	36.9
Average age (Male)	32.6	35.6	36.1
Average age (Female)	32.2	36.8	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	17,937	98,607	223,955
# of persons per HH	2.4	2.2	2.3
Average HH income	\$71,899	\$103,081	\$109,321
Average house value	\$399,743	\$584,567	\$484,860

* Demographic data derived from 2010 US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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