

3334 Richmond

HOUSTON, TX 77098



FOR SALE

FULLY RENOVATED 2-STORY MEDICAL BUILDING

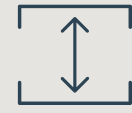
MOVE YOUR PRACTICE INTO YOUR OWNED REAL ESTATE

DAY 1 CASH FLOW





Property Highlights



REMODELED LOBBY



NEW TENANT LOUNGE AND CONFERENCE ROOM



SELF-SERVE COFFEE BAR



MODERNIZED RESTROOMS



EASY ACCESS TO 59/69

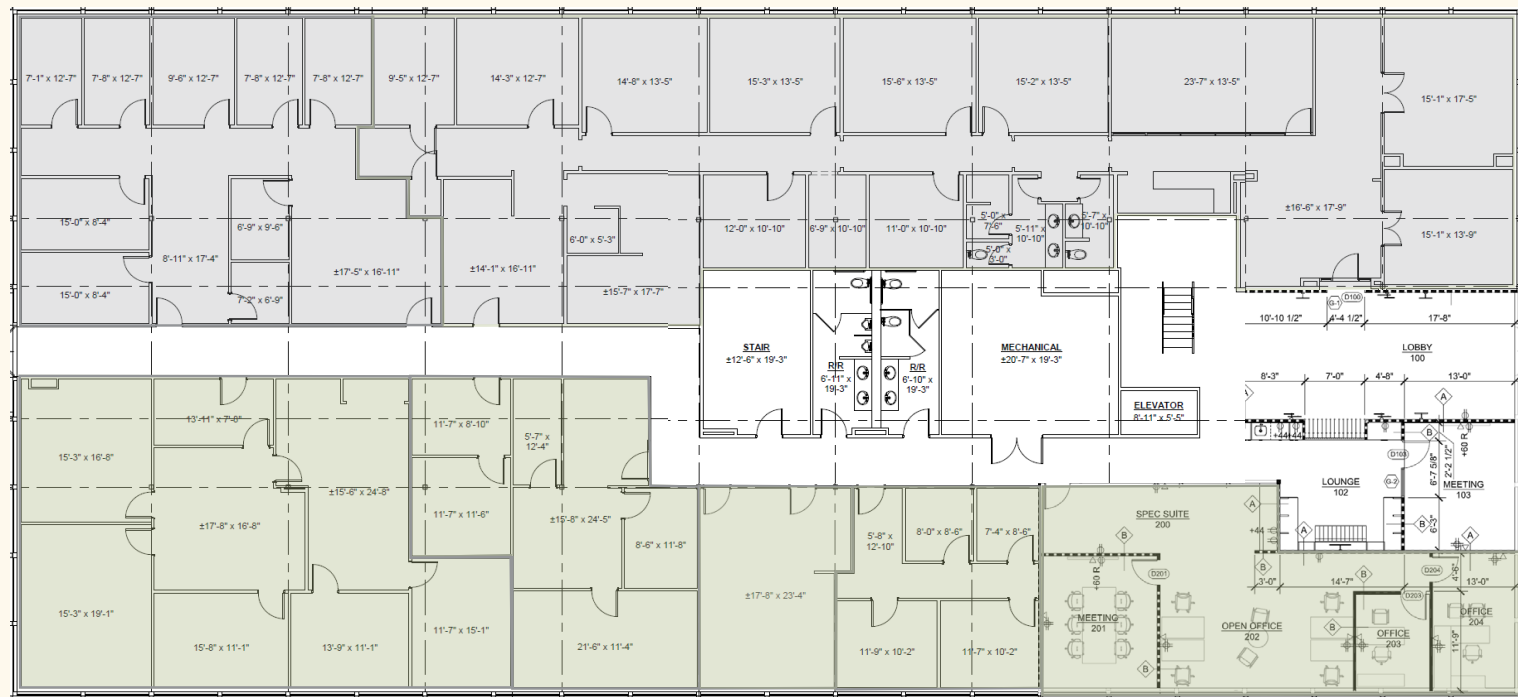


ADDITIONAL DETAILS

- 6,090 SF of contiguous, first-floor medical space directly off the main lobby
- 27,802 SF Building Total
- Your practice pays rent to your ownership entity
- Building facade signage available in the heart of Houston's best zip codes
- Existing medical tenants
- Iconic mid-century modern architecture, fully renovated in 2023

Proposed User/ Owner Location and Floor Plan

AVAILABLE SPACE
 LEASED



SUITE 120
2,329 SF

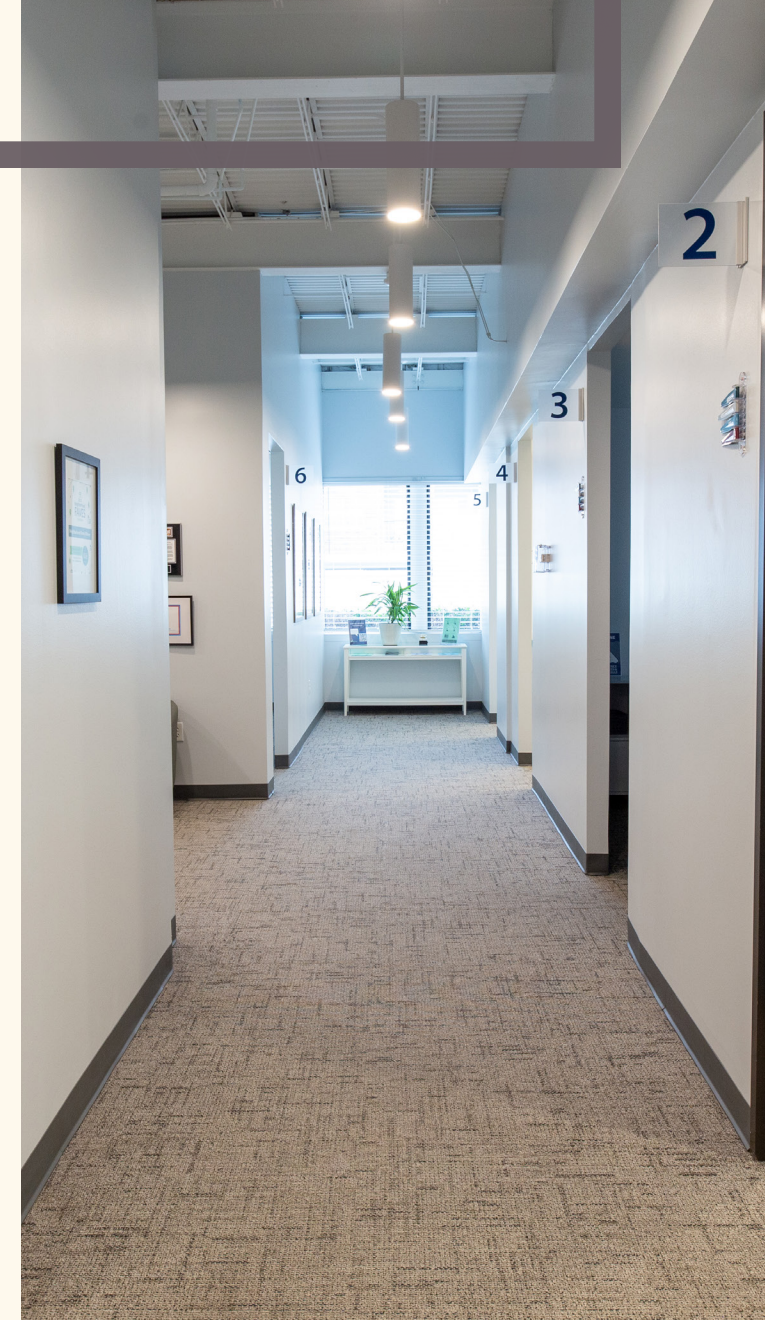
SUITE 123/107A
1,198 SF

SUITE 125
496 SF
RENOVATED

SUITE 103
658 SF

SUITE 110
1,383 SF
RENOVATED

6,090 SF
CONTIGUOUS AVAILABLE



Amenity Aerial

THIS LOCATION OFFERS A PRIME CENTRAL POSITION, SERVING EVERYWHERE FROM WEST UNIVERSITY/BELLAIRE TO THE HEIGHTS.

5 Miles
TO DOWNTOWN
HOUSTON

25+
RESTAURANTS IN
A 1-MINUTE RADIUS

2
GYMS IN CLOSE
PROXIMITY

519,000+
POPULATION IN A 5-MILE
RADIUS



Investment Opportunity Details



- Build equity in irreplaceable location

- Existing medical tenants and your practice pay rent to your ownership entity

- Land value [alone without improvements] will only increase, and is currently worth \$5+ million





YOUR PRACTICE NAME HERE

Broker Contact:

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