

**2ND FLOOR
AVAILABLE
3,380 SF**



 MALABAR
HILL CAPITAL

RIVERPOINT RETAIL CENTER

2ND GEN OFFICE SPACE FOR LEASE

NWQ Grand Pkwy & US-59 | Richmond, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 5400 Pointe West Circle
Richmond, TX 77469

Availability: 2nd Floor: ±3,380 SF

Price: Call For Pricing

HIGHLIGHTS:

- 2nd generation office space available
- 2nd floor turn-key office space provided with private elevator, lobby and grand staircase
- Excellent visibility and access to the Grand Parkway as well as US-59
- Located directly across from Memorial Hermann Hospital, a 100,000 SF medical plaza with 77 private rooms and a full service acute facility
- Across from H-E-B & LA Fitness anchored shopping center
- Other major area retailers include: Petco, CVS, Walgreens, Star Furniture, Houston Garden Center, Dollar Tree, and Buc-ees amongst others

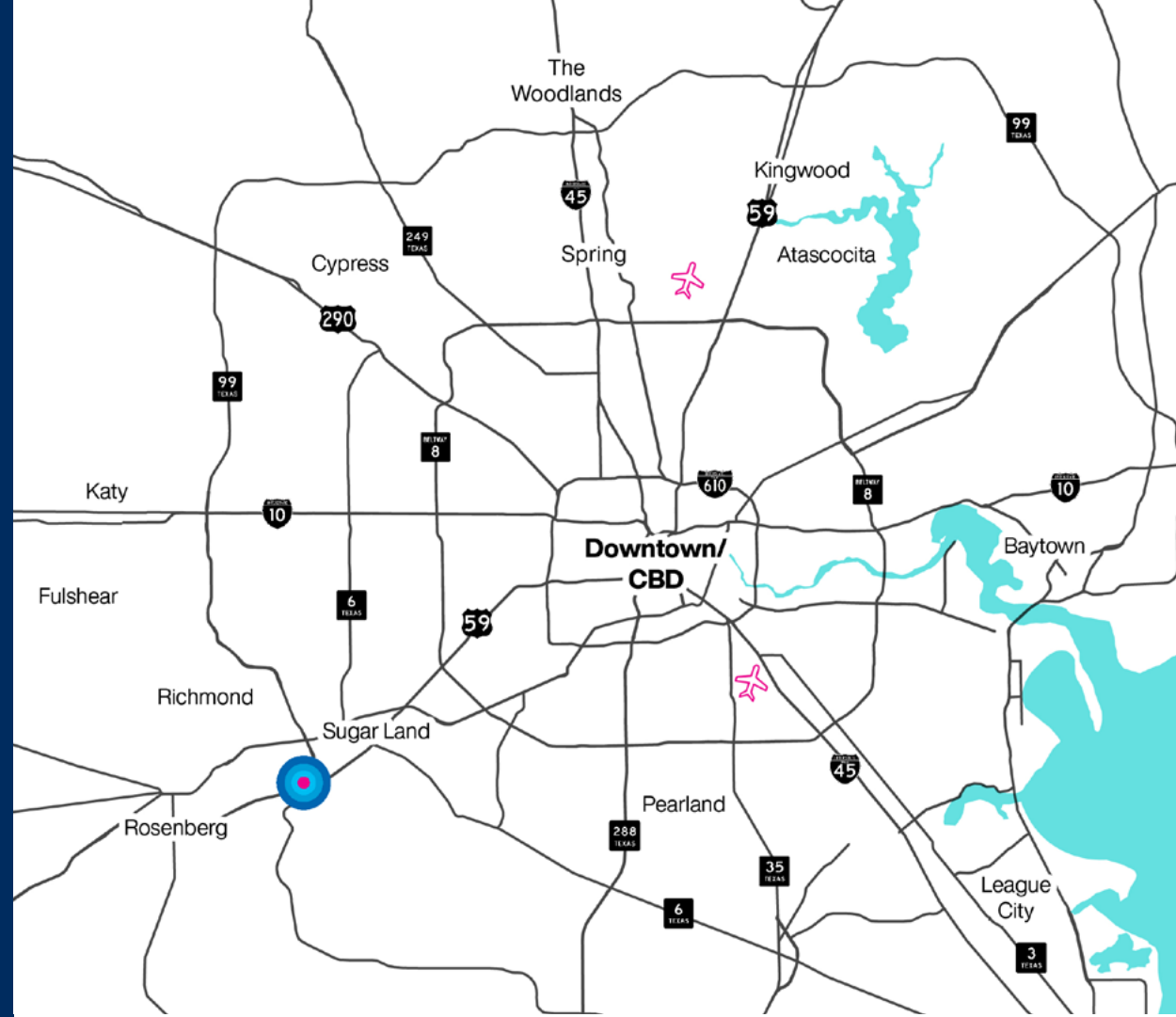
TRAFFIC COUNTS:

US-59: 170,685 CPD '23

Grand Pkwy: 51,032 CPD '23

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,042	64,889	159,420
Daytime Pop.	5,432	28,864	97,175
Avg HH Income	\$174,850	\$172,612	\$166,296



SITE

Riverpark

Riverpark
1,191 Lots

Riverpark West
1,107 Lots

Ransom Rd

River Pointe
Church

Venue at
Richmond
Apartments

MEMORIAL
HERMANN

51,032 CPD '23

Grand Pkwy

170,685 CPD '23

Southwest Fwy

59 69

Greatwood
at Sugarland
Apartments

TOYOTA

Crabb River Rd

Palm Professionals
Tropical Nursery

jiffylube

EXXON

Greatwood
Golf Club

MOVE IT
STORAGE

Canyon Gate
at the Brazos
862 Lots

Grand Pkwy
20,521 CPD '22

Greatwood Pkwy

Greatwood
2,688 Lots

Sansbury Blvd

Lakes of
Williams Ranch
66 Lots

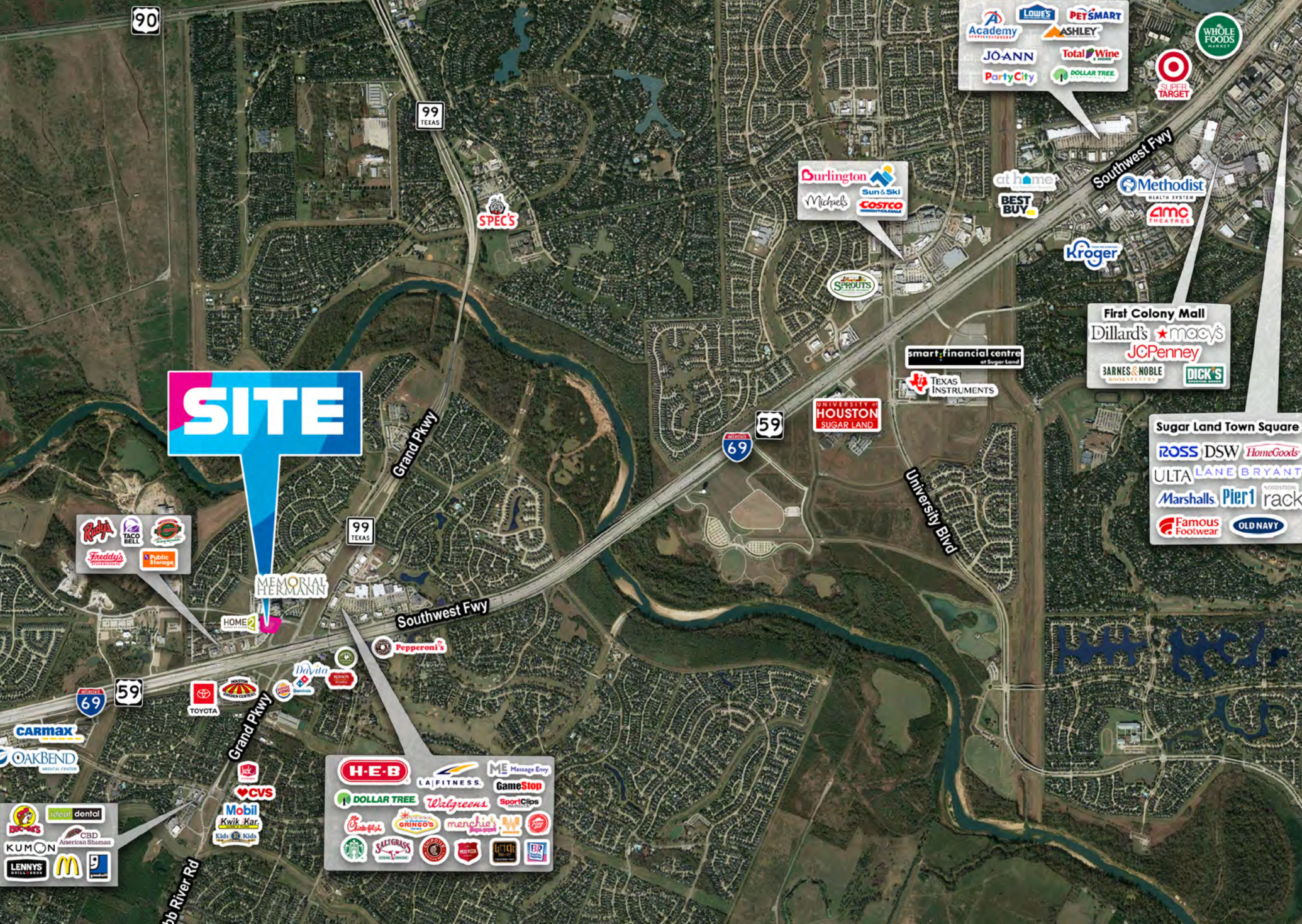
Tara
1,293 Lots

Crabb River Rd

Sansbury Blvd

Dickinson
Elementary

SITE





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Public Storage

Freddy's
STEAKBURGERS

pet suites
STAY&PLAY

HOME 2
SUITES BY HILTON

HOME 2
SUITES BY HILTON

Döner & Gyros

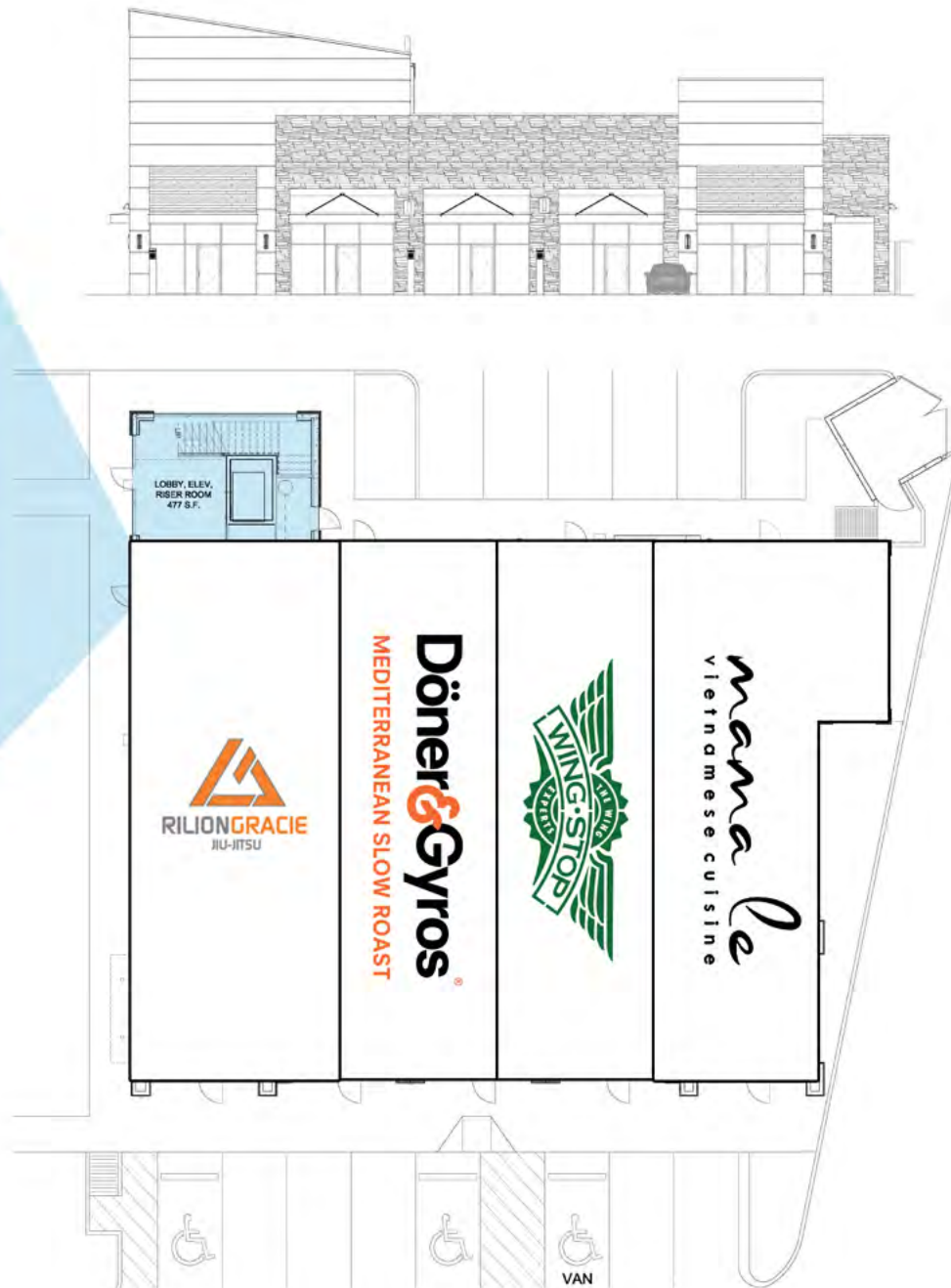
WINGSTOP

mama le
RESTAURANTE ITALIANA

BRISCRAMP
WINGSTOP
Döner Gyros

**MEMORIAL
HERMANN**

2ND FLOOR
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[2ND GEN, TURN-KEY OFFICE]



2ND FLOOR OFFICE INTERIORS





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Anita Amin
Rami Khoury

Sales Agent/Associate's Name

9009549

License No.

448255

License No.

License No.

651377
775141

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

Email

aa@blueoxgroup.com
rk@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Phone

713.324.8954
832.677.3434

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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