



GREENBERG & COMPANY
COMMERCIAL REAL ESTATE BROKERAGE FIRM

3323 RICHMOND AVE. | HOUSTON TX 77098

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

GREENWAY PLAZA/UPPER KIRBY AREA

41 PARKING SPACES | MAJOR THOROUGHFARE | GREAT VISIBILITY | HIGH TRAFFIC COUNTS



BUILDING SIZE: 12,300 SF | LOT SIZE: 0.44 ACRES | MARKET: INNER LOOP

LEASE PRICE: \$23.00 NET

This is a single tenant office building with classic architecture from the 1960's Neuhaus & Taylor boxed-on-stilts-above parking. The property was built in 1960 and renovated in 2002, has 41 covered parking spaces. The property is located one block east of Buffalo Speedway. Just minutes away from the Galleria, the #1 shopping and tourist destination in Houston.

DAVID GREENBERG

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713-778-0900

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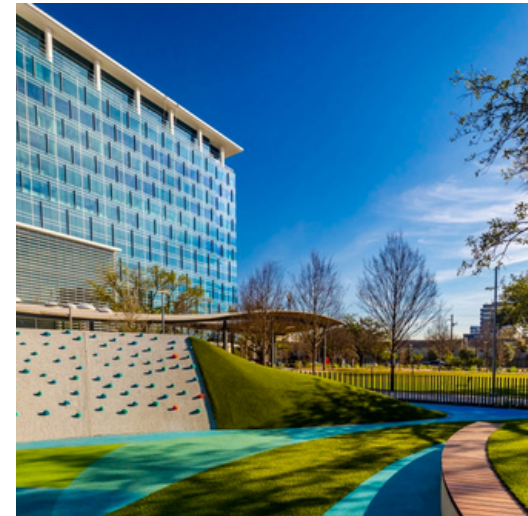
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AREA HIGHLIGHTS



Greenway Plaza is Houston's premier city center business district, ideally positioned midway between Downtown and Uptown and with direct access to Interstate 69, as well as two of the city's most sought after residential neighborhoods: West University and River Oaks. The landmark campus, spanning 52 acres, 11 buildings and nearly five million square feet is considered a pioneering example of mixed-use development in the country and was the first project of its kind in Houston. Under Parkway's management and through reinvestment in its significant architecture and amenities, Greenway Plaza continues to stay on the forefront of the market with distinctive Class A office offerings in a pedestrian-oriented environment supported by acres of activated plaza, green and indoor gathering spaces, plus elevated food and beverage providers and a myriad of services spanning from coworking and conferencing to fitness and beauty. Adding further desirability to the setting are the wealth of amenities within Greater Greenway Plaza and the adjacent Upper Kirby District, including hotels, award-winning restaurants and nightlife, acclaimed retail, upscale multi-family, a 24-screen movie theater, weekly farmer's market and heavily programmed Levy Park.

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PHOTOS

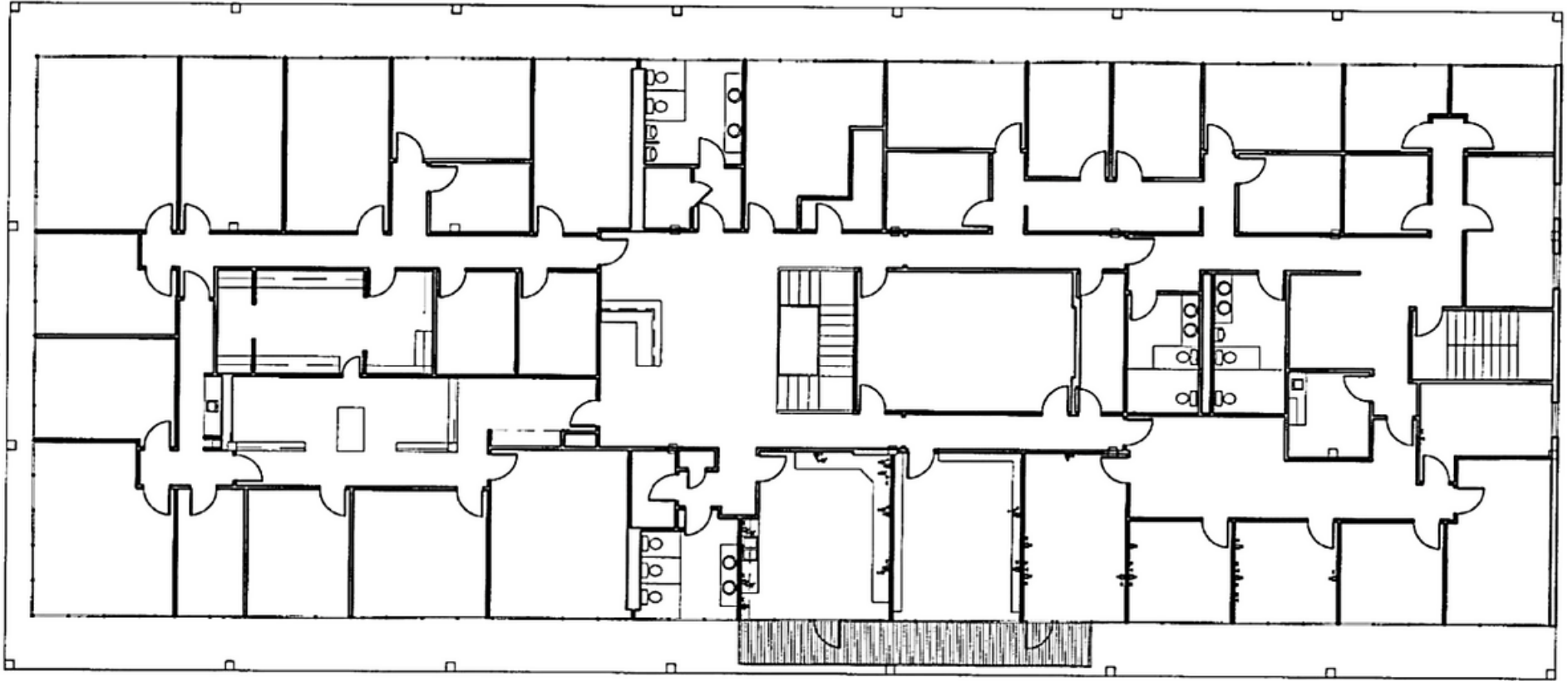


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FLOOR PLAN



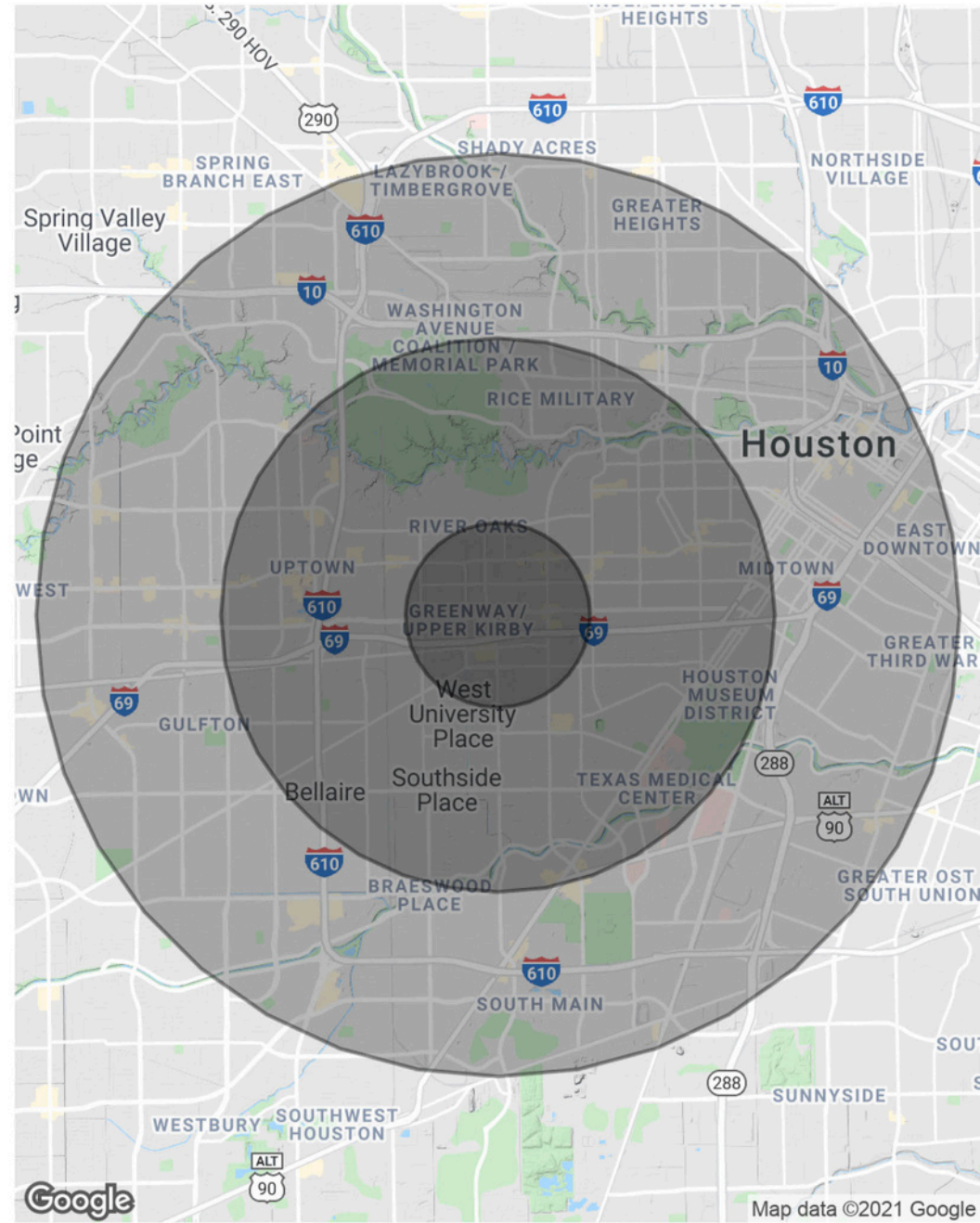
AVAILABLE: 12,300 SF

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,863	195,159	530,852
Average age	38.1	38.5	36.3
Average age (Male)	37.9	38.6	36.5
Average age (Female)	38.2	38.3	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	14,637	100,627	238,679
# of persons per HH	1.7	1.9	2.0
Average HH income	\$133,760	\$141,227	\$116,453
Average house value	\$674,565	\$609,209	\$458,826

* 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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