

## UPPER KIRBY DISTRICT / LEVY PARK

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FOR LEASE

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RETAIL / RESTAURANT  
AVAILABILITY

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2,253 SQ FT

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KIRBY GROVE

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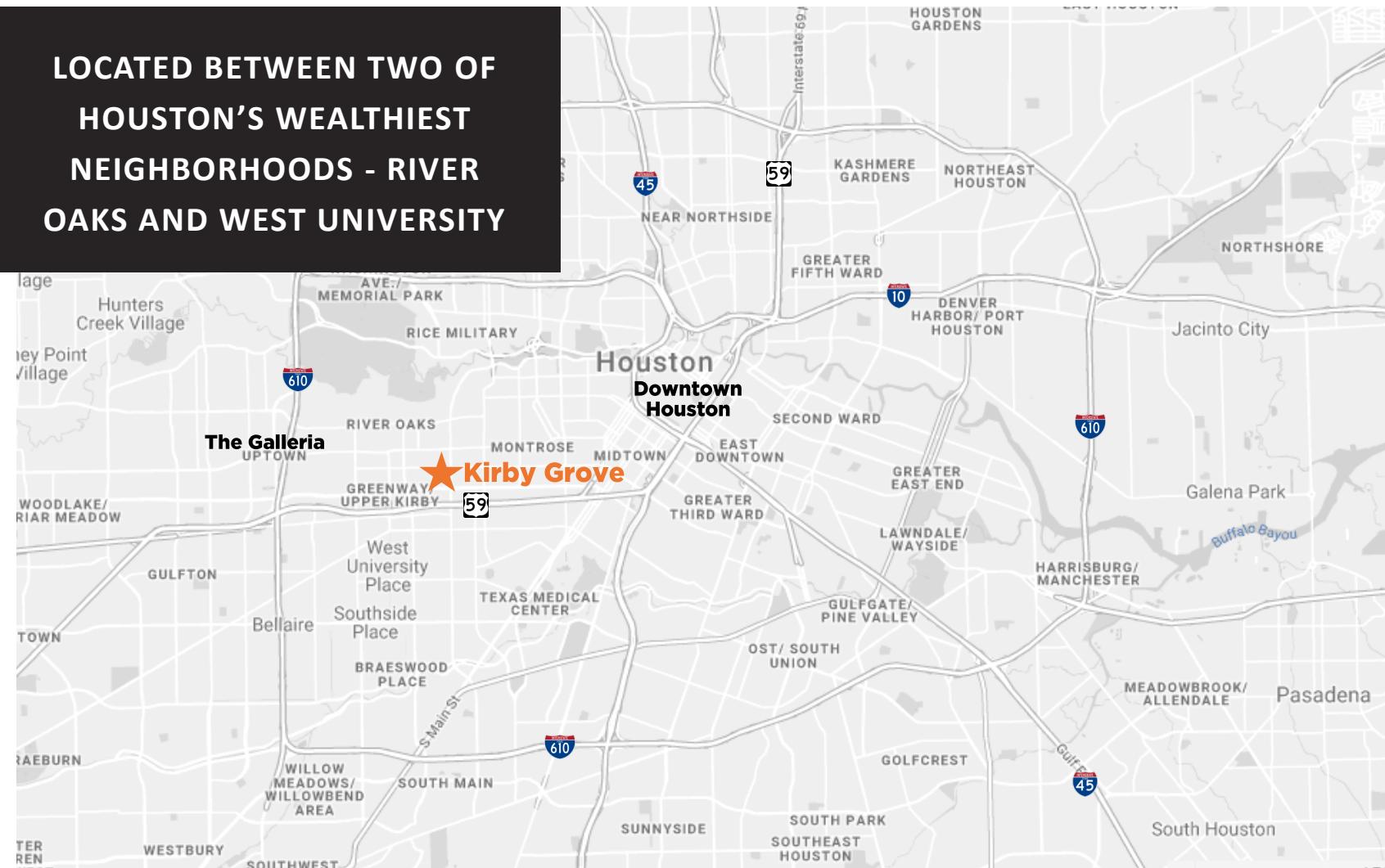
2925 RICHMOND AVE  
HOUSTON, TX

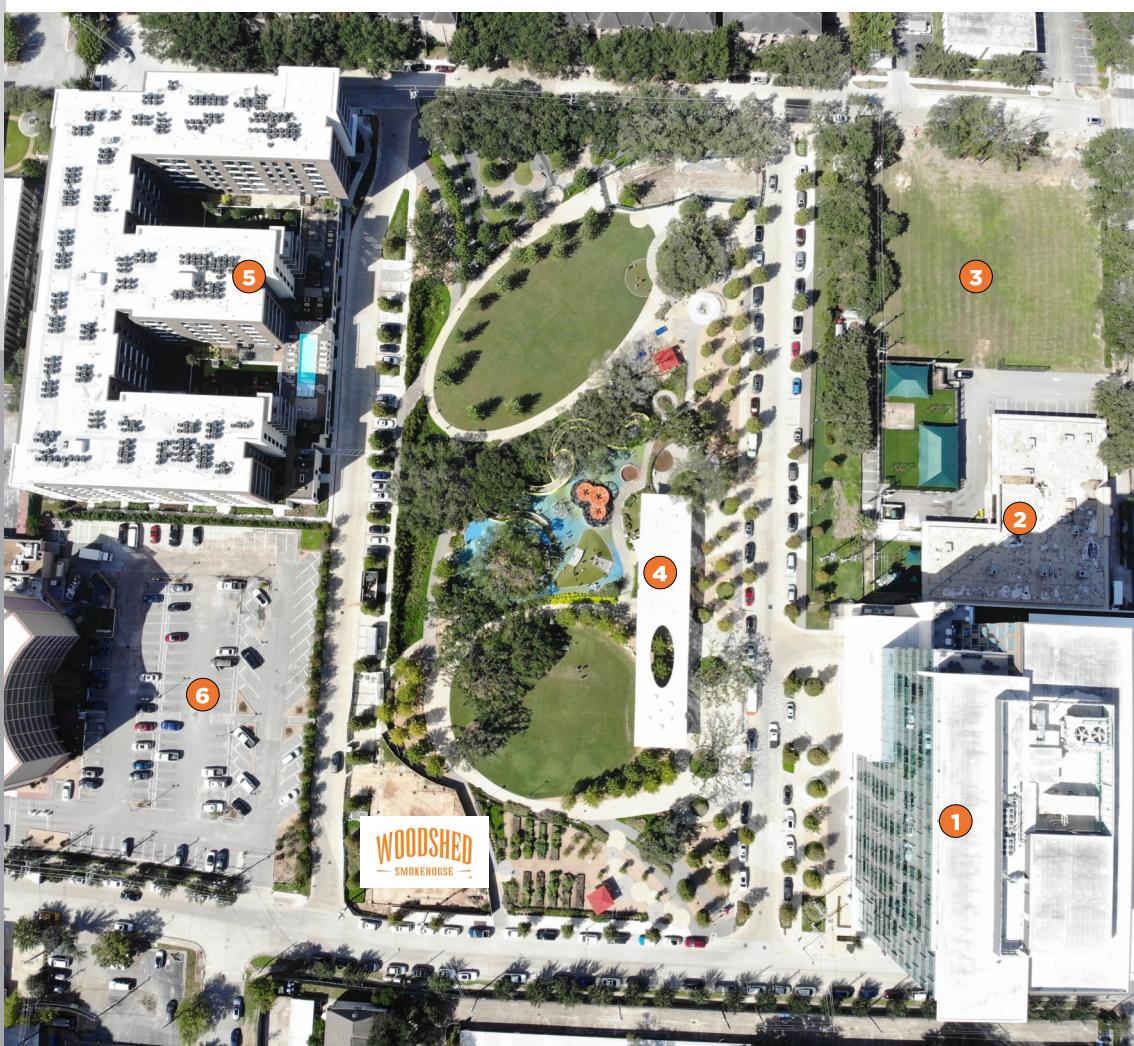


LEWIS  
PROPERTY  
COMPANY

COMMERCIAL REAL ESTATE SERVICES

LOCATED BETWEEN TWO OF  
HOUSTON'S WEALTHIEST  
NEIGHBORHOODS - RIVER  
OAKS AND WEST UNIVERSITY



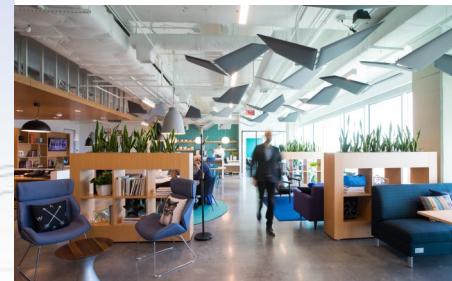
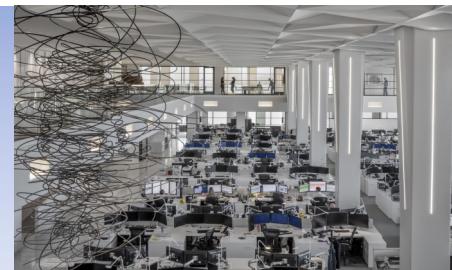
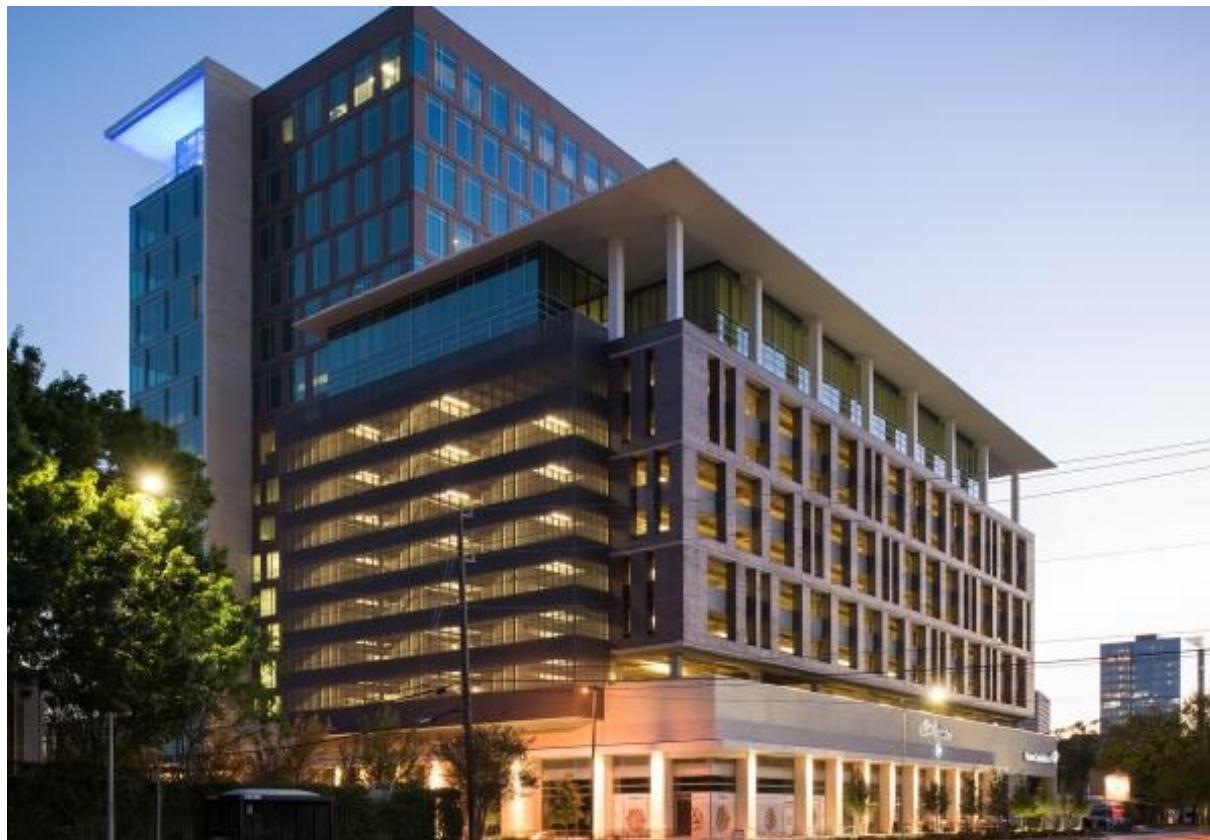


THIS UNIQUE LOCATION  
COMBINES:

1. **Kirby Grove**
  - 224,000+ SF of office
  - 23,000+ SF of retail
  - 850+ car parking garage
2. **Primrose School of Upper Kirby (Day Care)**
3. **Planned Levy Park Tower**
4. **Levy Park**
  - Averages 10,000+ weekly visitors
  - 150 street parking spaces
5. **Avenue Grove**
  - 270 apartment units
6. **Four Points by Sheraton**
  - 216 hotel rooms



Kirby Grove boasts 16 floors with 224,000+ SF of office, 23,000+ SF of retail and restaurant space, and an 850+ car parking garage. The office is 98% occupied with prestigious tenants including BoyarMiller Law Firm, Johnson Law Group, Pulaski Law Firm, Vitol and Spaces Creative Workspace.



## LEVY PARK



Opened in 2017, the six-acre Levy Park recently won the prestigious Urban Land Institute's International Open Space Award beating out 48 other applicants from across the globe. The park is programmed by Biederman Redevelopment Ventures, the developer and programmer of Bryant Park in New York City. The park boasts over 10,000 visitors a week and growing.



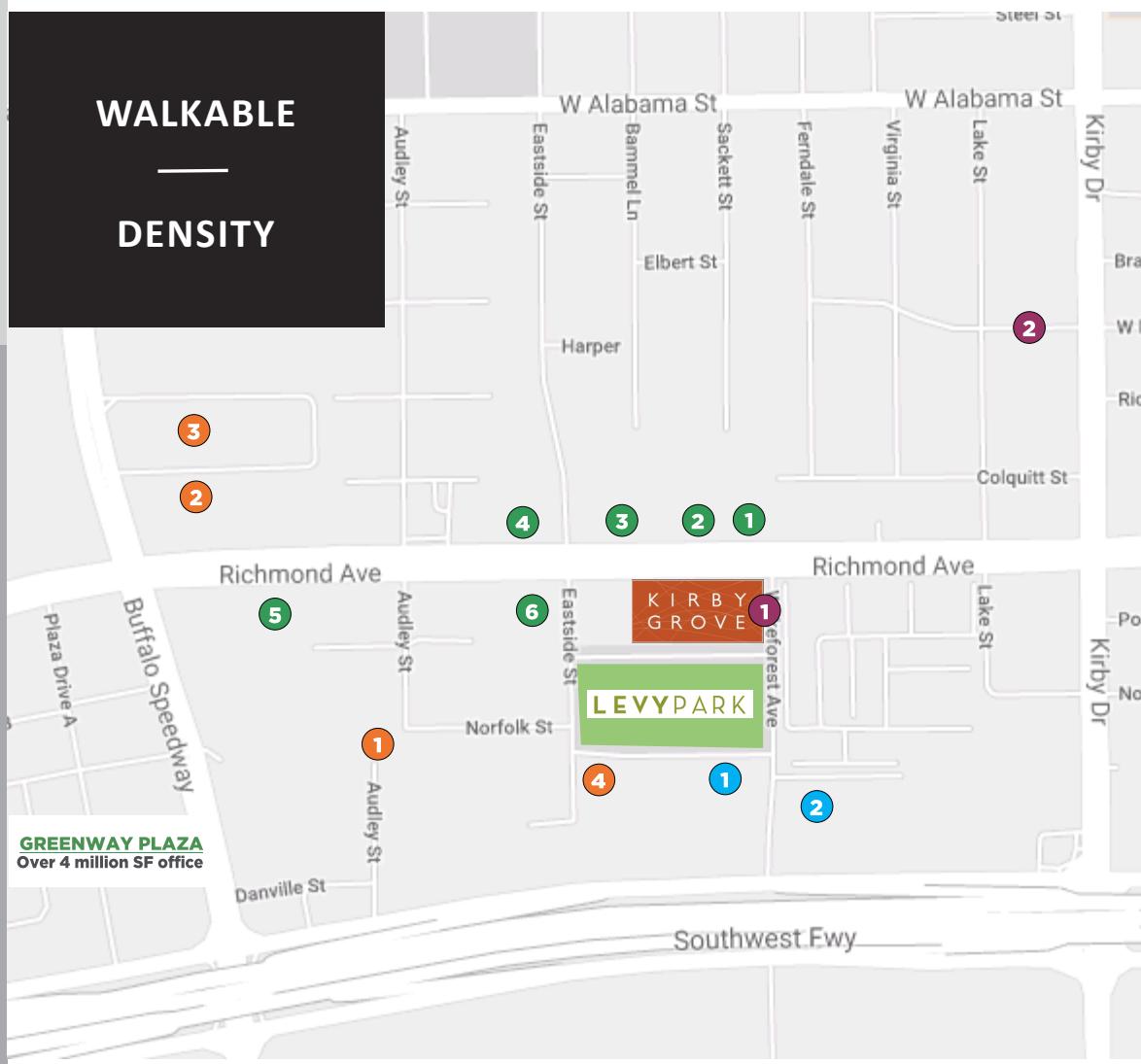
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Avenue Grove is a luxury mid-rise residential tower with 270 units that commands some of the highest rents in the city. Avenue Grove offers easy access to the restaurants and retail in Kirby Grove.



## SURROUNDING LAND USE

# WALKABLE DENSITY



### MULTI-FAMILY

1. Camden Greenway 756 multi-family units
2. The Inverness Apts. 204 multi-family units
3. The Park River Oaks 299 multi-family units
4. Avenue Grove 270 multi-family units

### MIXED-USE

1. Kirby Grove 224,000+ SF office  
23,000+ SF retail/rest.
2. Kirby Collection 200,000 SF office  
199 multi-family units  
65,000 SF retail/rest.

### OFFICE

1. 2900 Richmond 29,011 SF office
2. 2990 Richmond 80,564 SF office
3. 3000 Richmond 98,550 SF office
4. 3100 Richmond 56,426 SF office
5. 3737 Buffalo Spdwy. 387,000 SF office
6. 3101 Richmond 21,258 SF office

### HOTEL

1. Four Points 216 keys
2. Crowne Plaza 355 keys

### TOTALS

1. 1,728 multi-family units
2. 1,097,207 SF of office
3. 571 Hotel rooms

**ALL WITHIN WALKING DISTANCE**

**WALK SCORE OF 91\***

\*Walk Score Source: WalkScore.com 2019



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DENSE DAY AND  
NIGHT TIME  
POPULATION

TRAFFIC COUNTS

- Richmond at Kirby\*  
CPD.....37,710
- Richmond at Buffalo Speedway\*\*  
CPD.....35,906

AVERAGE HH INCOME\*\*\*

- 1-mile radius \$148,001
- 3-mile radius \$156,459

1 MILE POPULATION\*\*\*

- Daytime 50,743
- Nighttime 24,877

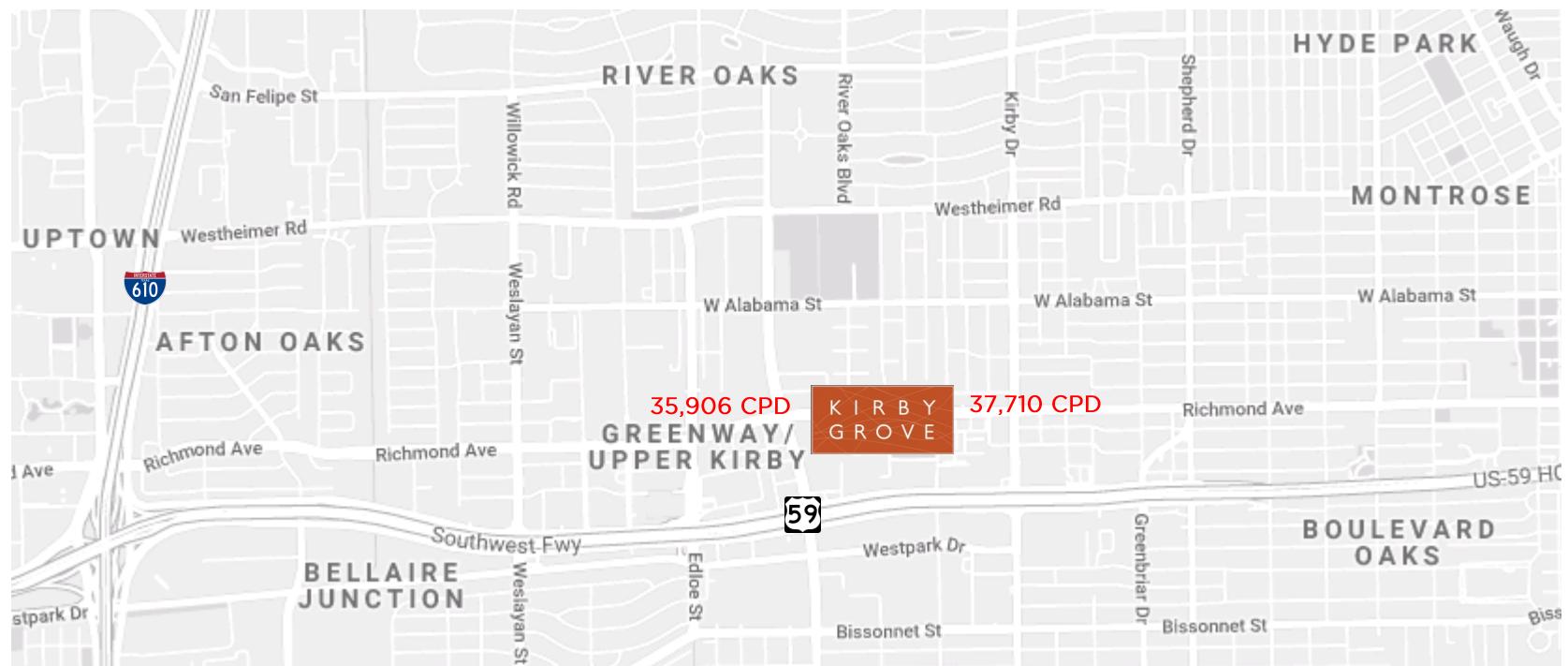
3 MILE POPULATION\*\*\*

- Daytime 358,582
- Nighttime 208,063

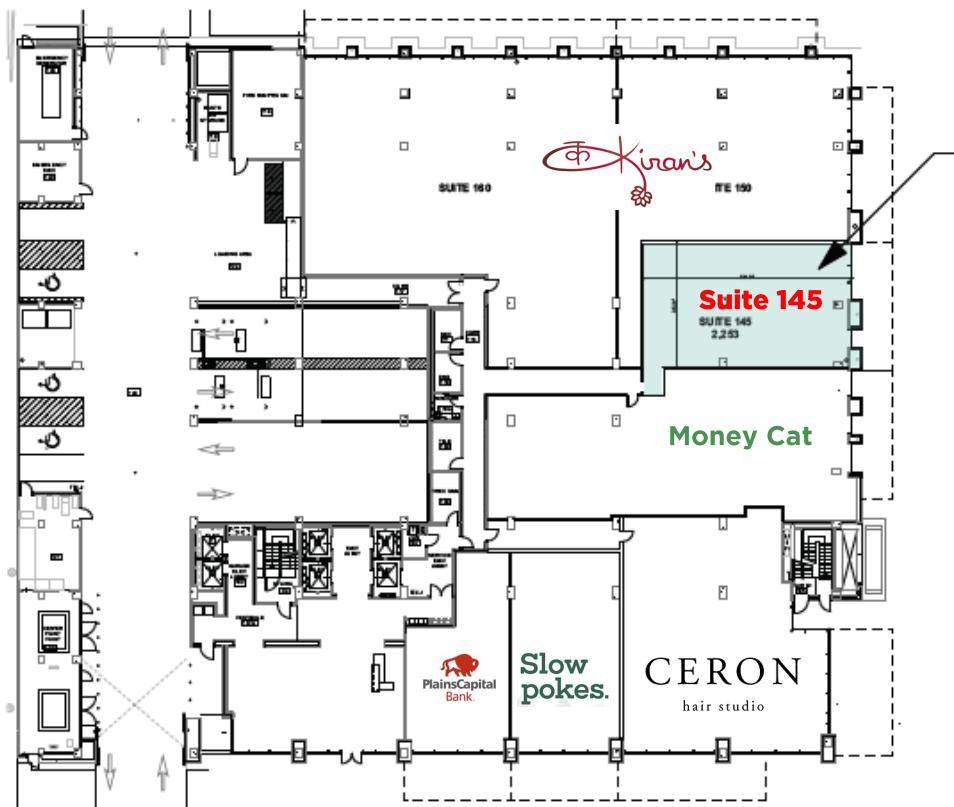
\* Traffic Count per ESRI 2010

\*\* Traffic Count per ESRI 2015

\*\*\* Demographic Data Source: ESRI 2021 Forecast

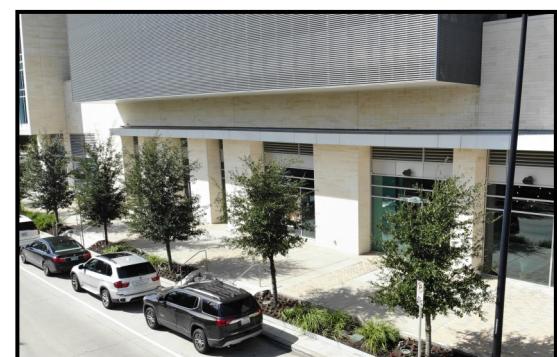


## OFFERING DATA



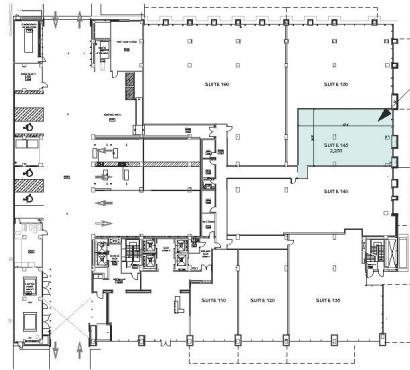
### SUITE 145

- 2,253 SF NRA plus 365 SF patio
- Retail / Service Use
- Base Rent: \$44.00 PSF
- NNN Expense: \$14.32 PSF
- Condition: Shell
- TI Allowance: \$50.00 PSF
- Wakeforest Frontage
- Central valet
- Common area grease trap

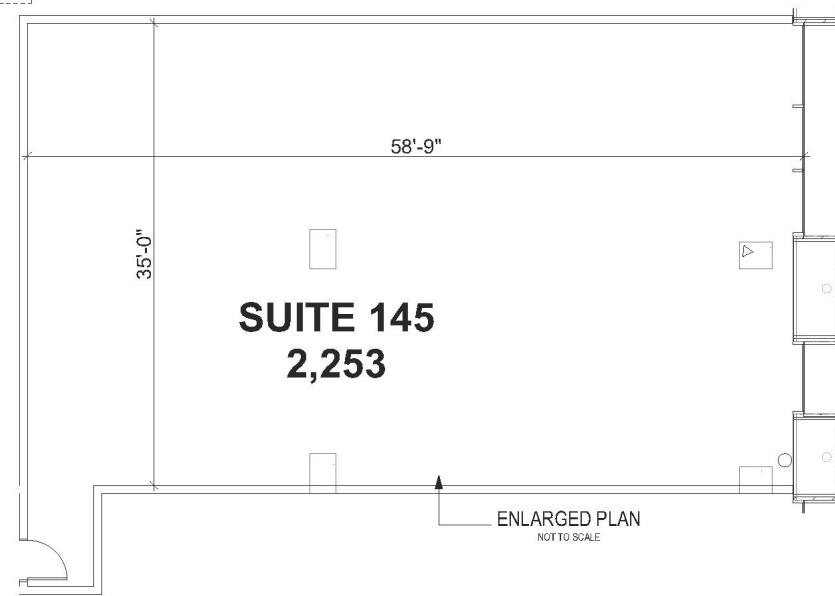


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**SUITE 145 LOD**



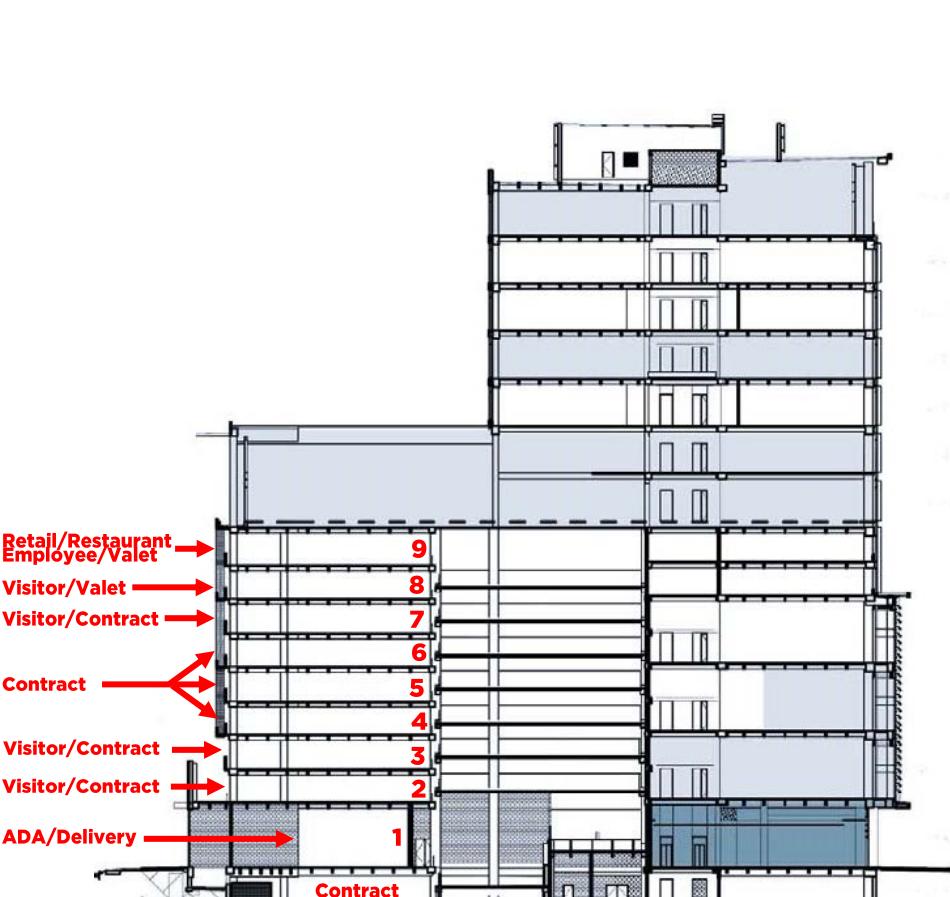
**SUITE 145  
2,253**



KIRBY GROVE - 2925 RICHMOND



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**Retail/Restaurant Customer Parking:**

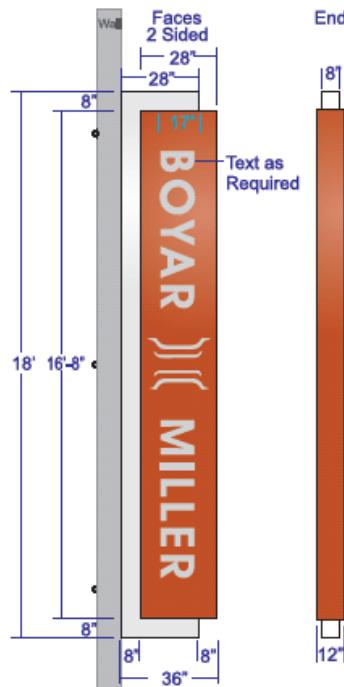
- First 3 hours free with validation after which standard rates apply

850+ PARKING SPACES  
OVER 9 FLOORS  
+  
STREET PARKING  
SPACES

- 850+ covered parking spaces
- Central valet
- Dedicated Uber Pick-up
- Walk score of 81
- First 3 hours free in garage for retail customers





### Quantity 2

.080" Aluminum Face Copy  
on 2 Faces is Cut Thru backed  
with Translucent White Acrylic.  
Silver perforated vinyl is  
applied to text faces.

**Internally Illuminated with White LEDs.**

Cabinets are painted  
satin color polyurethane MAP  
Satin color from palette.

Thru Bolted to existing concrete structure.

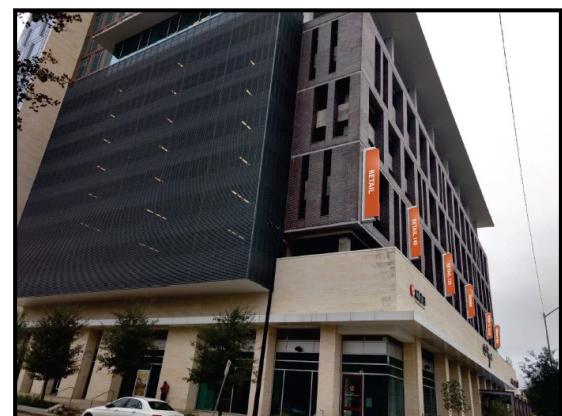
Includes x-ray of structure prior to drilling to avoid structural damage.  
Includes Lane Closure Permit for Installation.  
Includes Engineering analysis, Includes Permit Acquisition Labor.  
Sign Permits Are Additional as Required.  
Subject to City of Houston Approval

## Colors



## MAJOR THOROUGHFARE VISIBILITY

- Richmond signage available for restaurant / retail tenants
- Façade signage
- Directory signage
- Joint marketing





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## INFORMATION ABOUT BROKERAGE SERVICES

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

#### A BROKER WHO ACTS AS AN INTERMEDIARY IN A TRANSACTION:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Lewis Property Company 469636

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SALES AGENT / ASSOCIATE LICENSE NO.

EMAIL PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS DATE

#### REGULATED BY THE TEXAS REAL ESTATE COMMISSION

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