



3334  
RICHMOND




# A Mid-Century Classic Re-energized for the Modern Office

# Renovations Complete

**3334 Richmond** is the freshening of a 1970s vintage office building into a modern, creative office project in the heart of the Greenway sub-market. The property sits on Richmond Ave within walking distance of numerous restaurant and retail options and is surrounded by Houston's most desirable neighborhoods, including River Oaks to the north, West University to the south, Upper Kirby to the east and the Galleria to the west. Easy access can be found from Highway 59/69, just blocks to the south.



 Free surface parking

 New landscaping and lighting highlight the exterior architecture

 Revitalized restrooms



The remodeled lobby features a newly added self-serve coffee bar and welcoming common space



Fresh flooring, ceilings, and lighting throughout

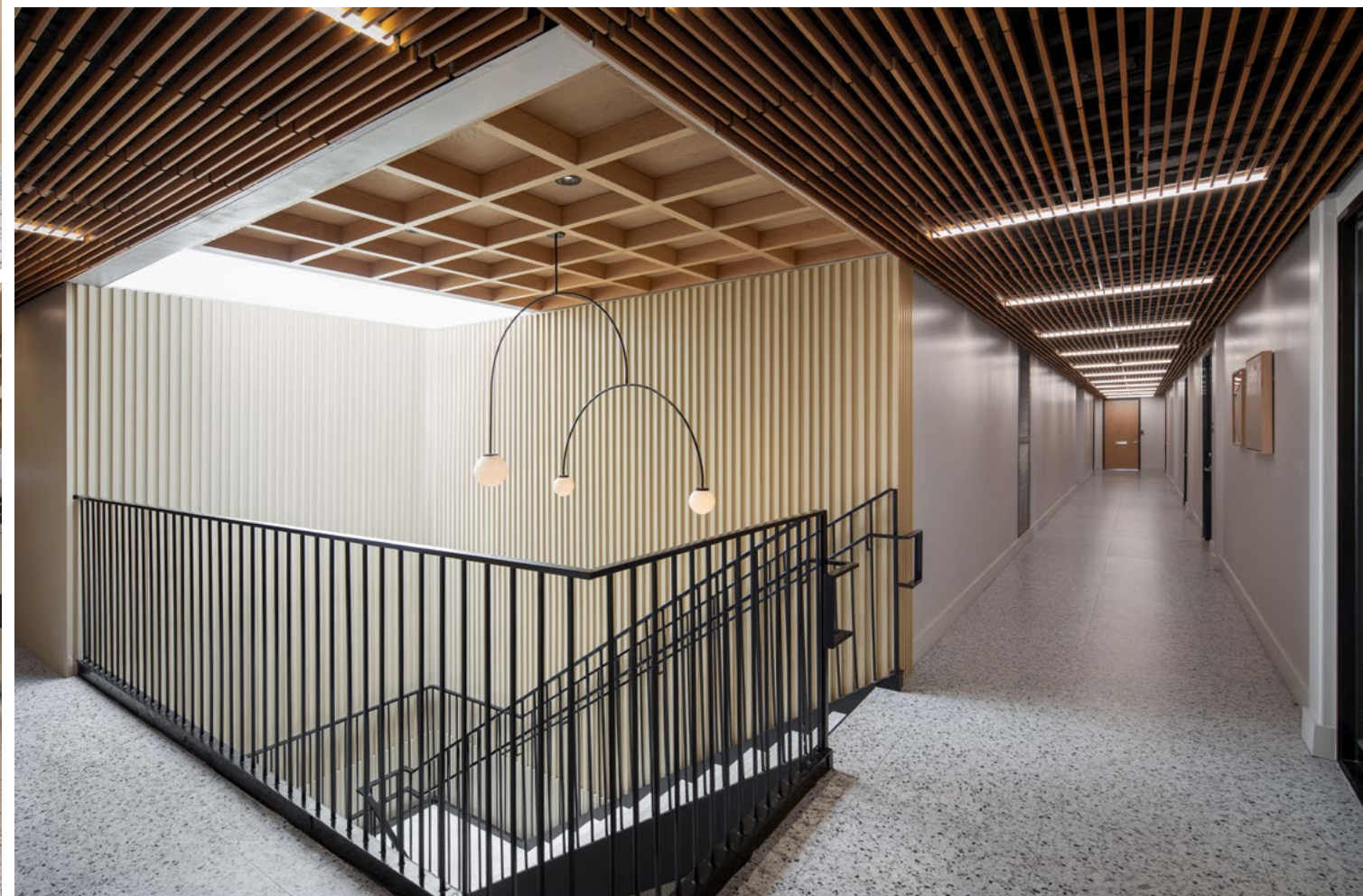
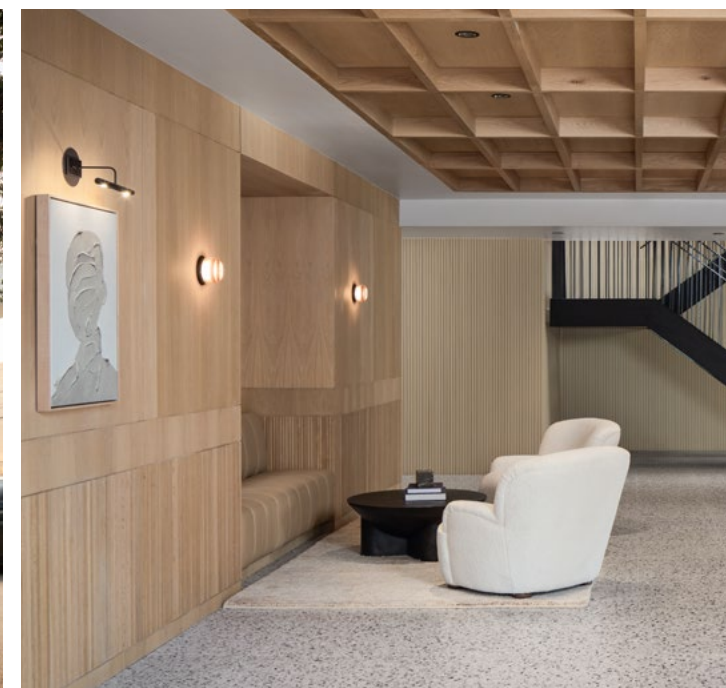


Free wifi for guests



New tenant lounge and conference room

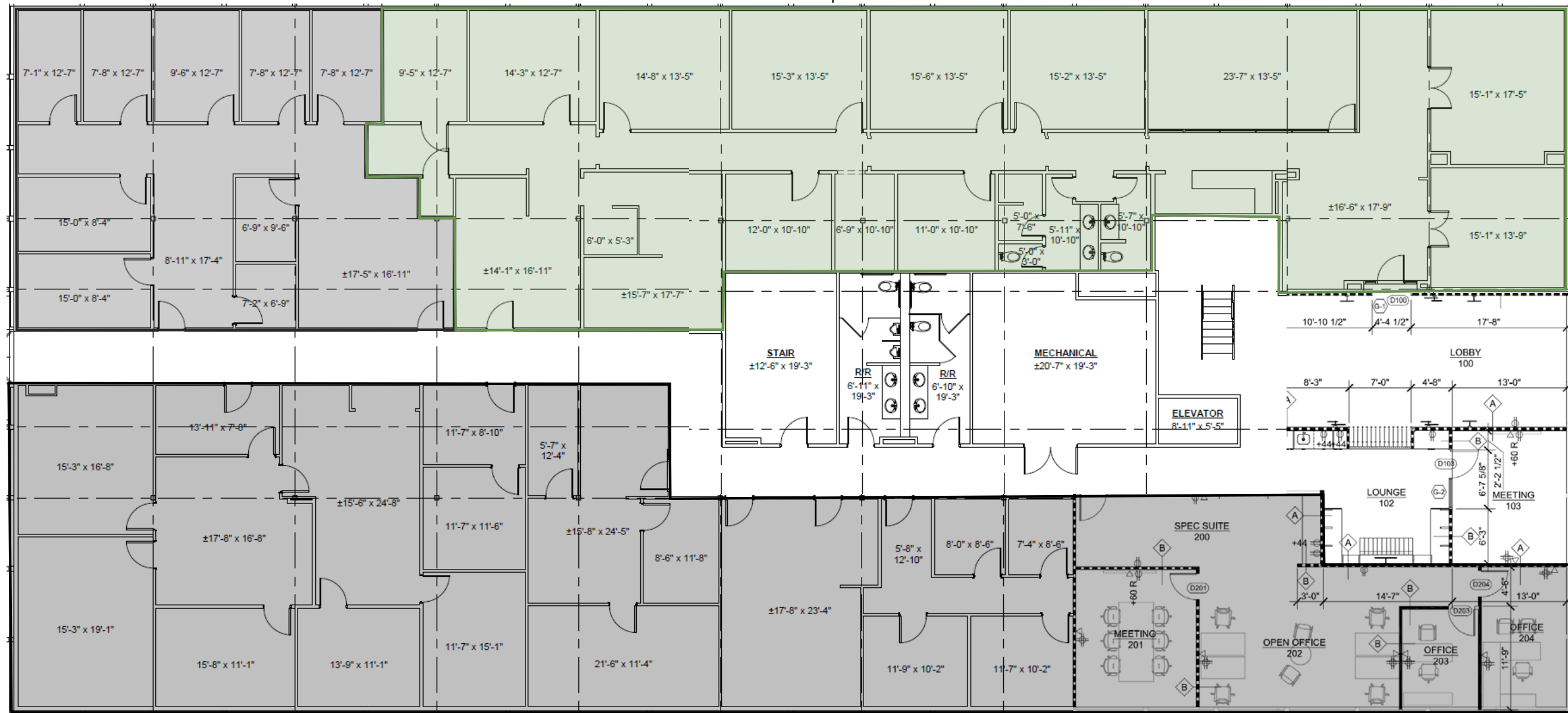




# 1st Floor Availabilities

Suite 100 - 5,093 SF  
Available Fall 2026

Available Leased



# 2<sup>nd</sup> Floor Availabilities

**Suite 209 - 975 SF**

Available Dec. 2026

**Suite 210 - 1,687 SF**

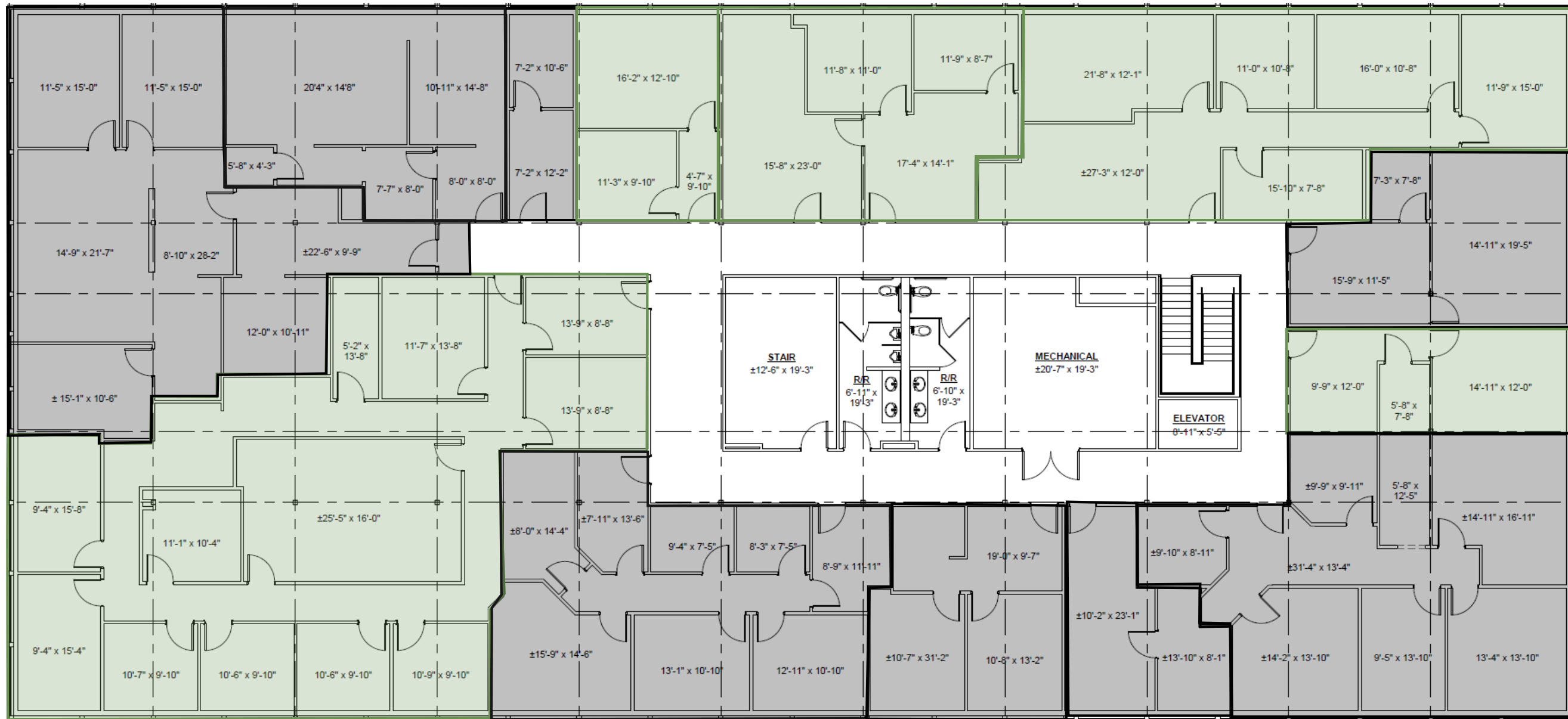
Available July 2026

**Suite 204 - 497 SF**

Available May 2026

Available

Leased



**Suite 200 - 3,173 SF**

Available July 2026

**Suite 207**

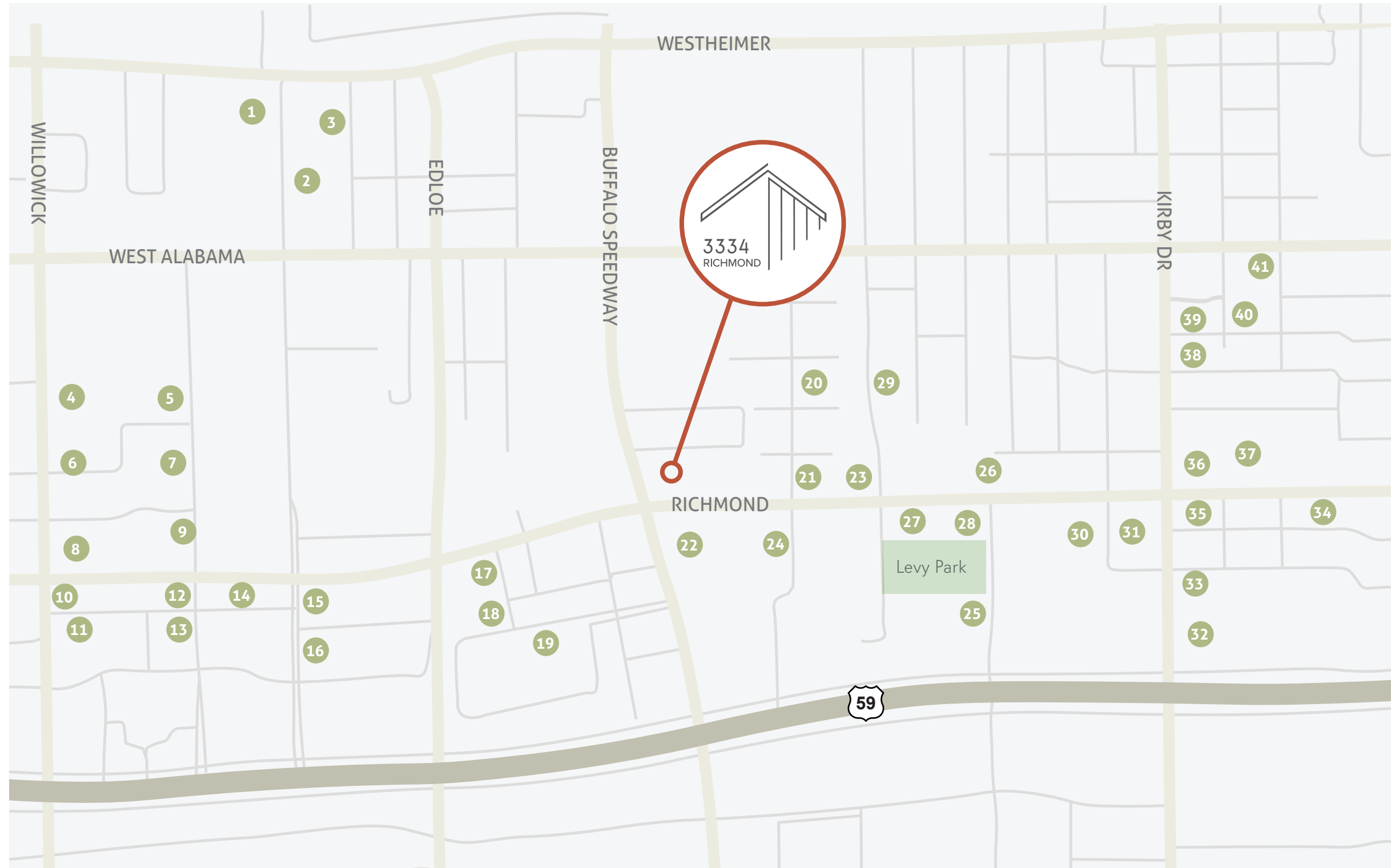
**487 SF**

Available  
May 2026

# Locality

**3334 Richmond** sits central in the Greenway Plaza and Upper Kirby neighborhoods, ideally positioned between Downtown and Uptown, with direct access to US-59. The pedestrian-oriented neighborhood offers a myriad of award-winning restaurants and nightlife, acclaimed retail, and upscale multi-family.

- |                         |                           |
|-------------------------|---------------------------|
| 1 River Oaks Donuts     | 22 Eunice                 |
| 2 Tiny's Milk & Cookies | 23 El Tiempo Cantina      |
| 3 Bebidas               | 24 BB's Cajun             |
| 4 Panda Express         | 25 Hearsay Levy Park      |
| 5 Smoothie King         | 26 LagreeHTX Fitness      |
| 6 Chipotle              | 27 Slowpokes              |
| 7 Costco                | 28 Kiran's                |
| 8 Pokeworks             | 29 Kirby Ice House        |
| 9 LA Fitness            | 30 Kata Robata            |
| 10 Kolache Shoppe       | 31 Dessert Gallery        |
| 11 Trendy Vegan         | 32 Taco Cabana            |
| 12 Luce Coffee Roasters | 33 Waygood Coffee         |
| 13 Yokushi Robata       | 34 The Hobbit Cafe        |
| 14 Mia Bella Trattoria  | 35 Picos Mexican Cuisine  |
| 15 Tony's               | 36 Papisitos Cantina      |
| 16 Lifetime Fitness     | 37 Yiayia's Greek Kitchen |
| 17 Rice Bowl            | 38 Carrabba's             |
| 18 Greenway Coffee Co.  | 39 Grace's                |
| 19 Feges BBQ            | 40 Mia's Table            |
| 20 The Preserve         | 41 Fleming's Steakhouse   |
| 21 The Cellar           |                           |





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**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

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