



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

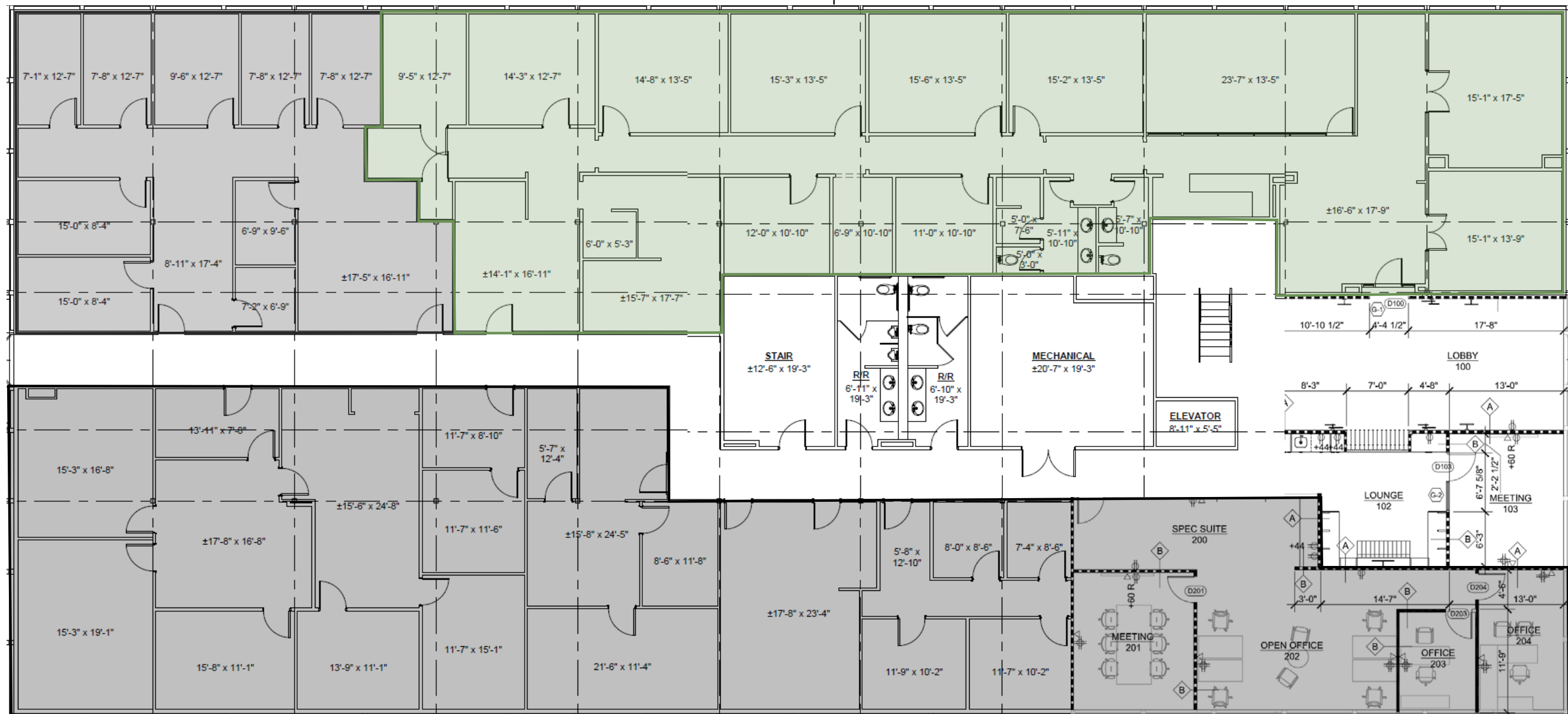




1st Floor

Available Summer 2026

■ Leased



2nd Floor Availabilities

Suite 204 - 497 SF

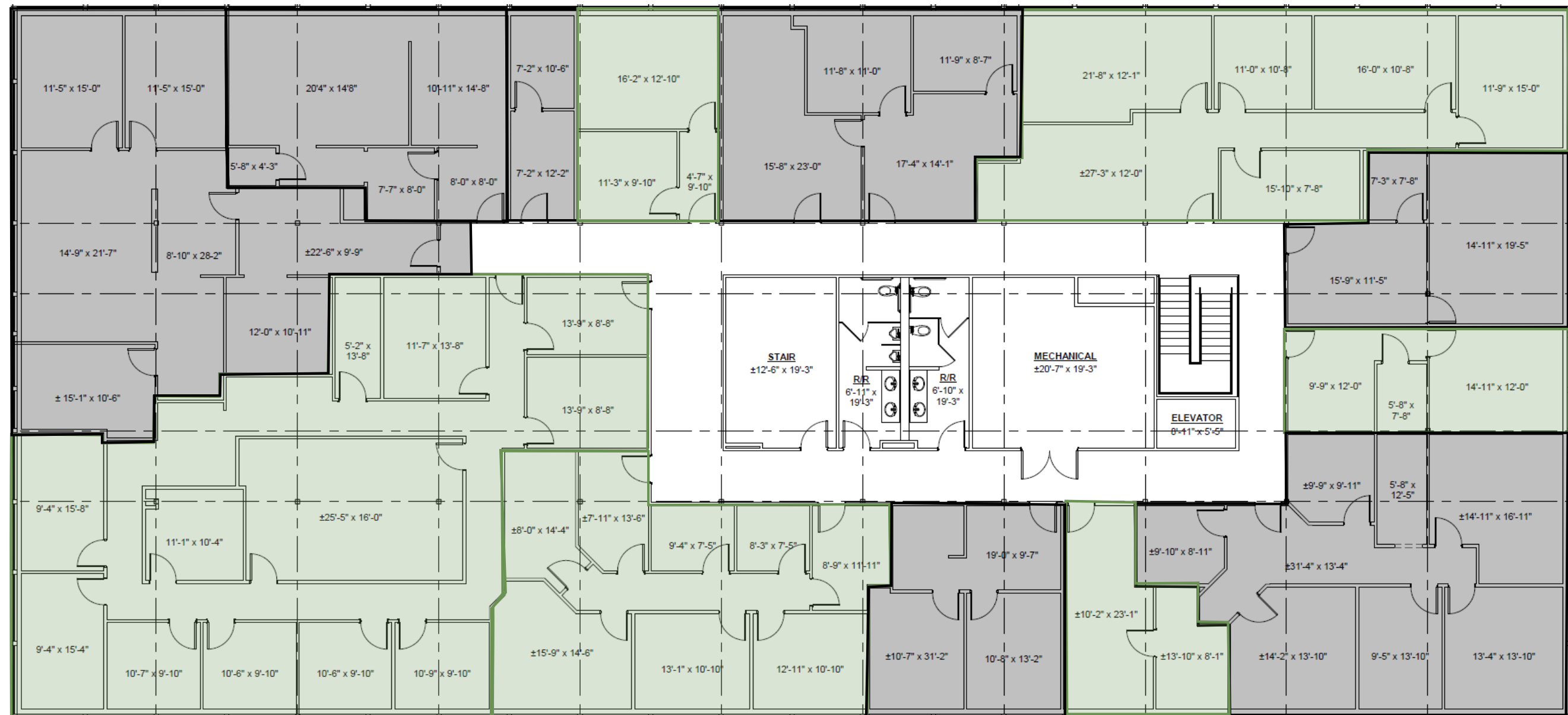
Available May 2026

Suite 210 - 1,687 SF

Available July 2026

Available

Leased



Suite 200 - 3,173 SF

Available May 2026

Suite 214 - 1,423 SF

Available July 2026

Suite 202 - 428 SF

Available Dec 2025

**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
- 2

Tiny's Milk & Cookies
- 3

Bebidas
- 4

Panda Express
- 5

Smoothie King
- 6

Chipotle
- 7

Costco
- 8

Pokeworks
- 9

LA Fitness
- 10

Kolache Shoppe
- 11

Trendy Vegan
- 12

Luce Coffee Roasters
- 13

Yokushi Robata
- 14

Mia Bella Trattoria
- 15

Tony's
- 16

Lifetime Fitness
- 17

Rice Bowl
- 18

Greenway Coffee Co.
- 19

Feges BBQ
- 20

The Preserve
- 21

The Cellar
- 22

Eunice
- 23

El Tiempo Cantina
- 24

BB's Cajun
- 25

Hearsay Levy Park
- 26

LagreeHTX Fitness
- 27

Slowpokes
- 28

Kiran's
- 29

Kirby Ice House
- 30

Kata Robata
- 31

Dessert Gallery
- 32

Taco Cabana
- 33

Waygood Coffee
- 34

The Hobbit Cafe
- 35

Picos Mexican Cuisine
- 36

Papasitos Cantina
- 37

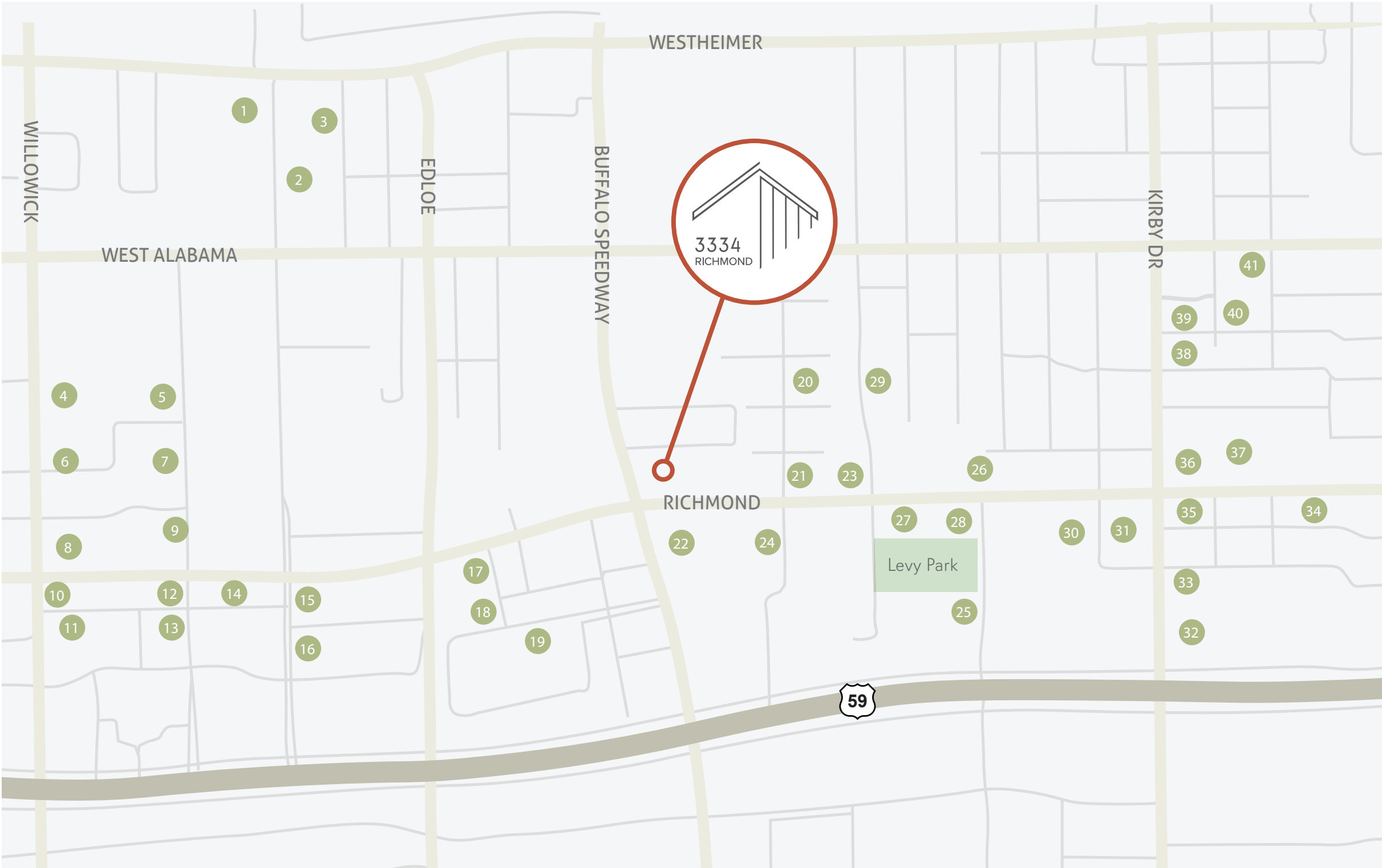
Yiayia's Greek Kitchen
- 38

Carrabba's
- 39

Grace's
- 40

Mia's Table
- 41

Fleming's Steakhouse





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FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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