



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.



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



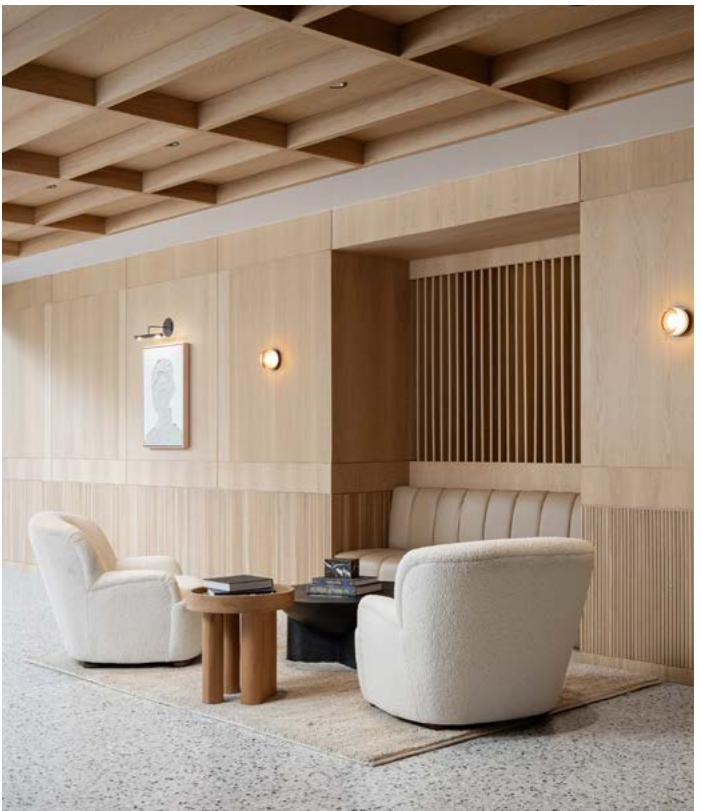
Fresh flooring, ceilings, and lighting throughout



Free wifi for guests



New tenant lounge and conference room



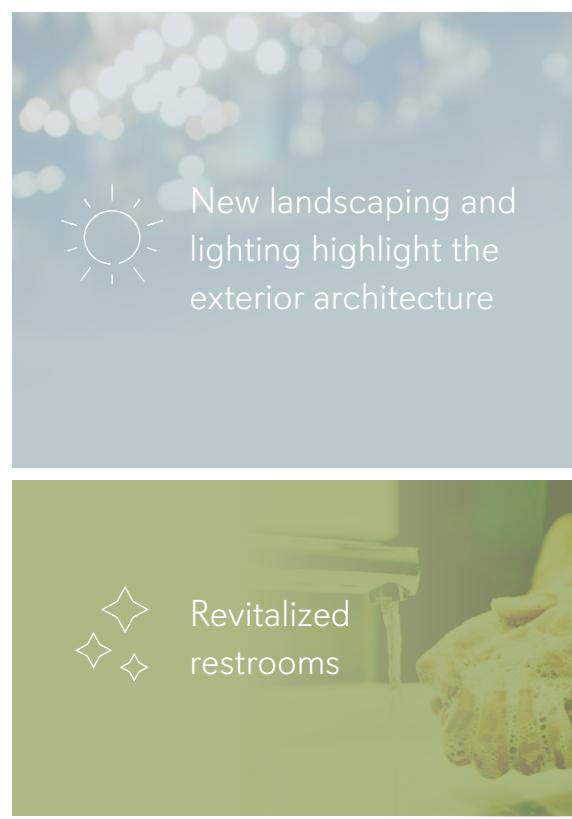
Free surface parking



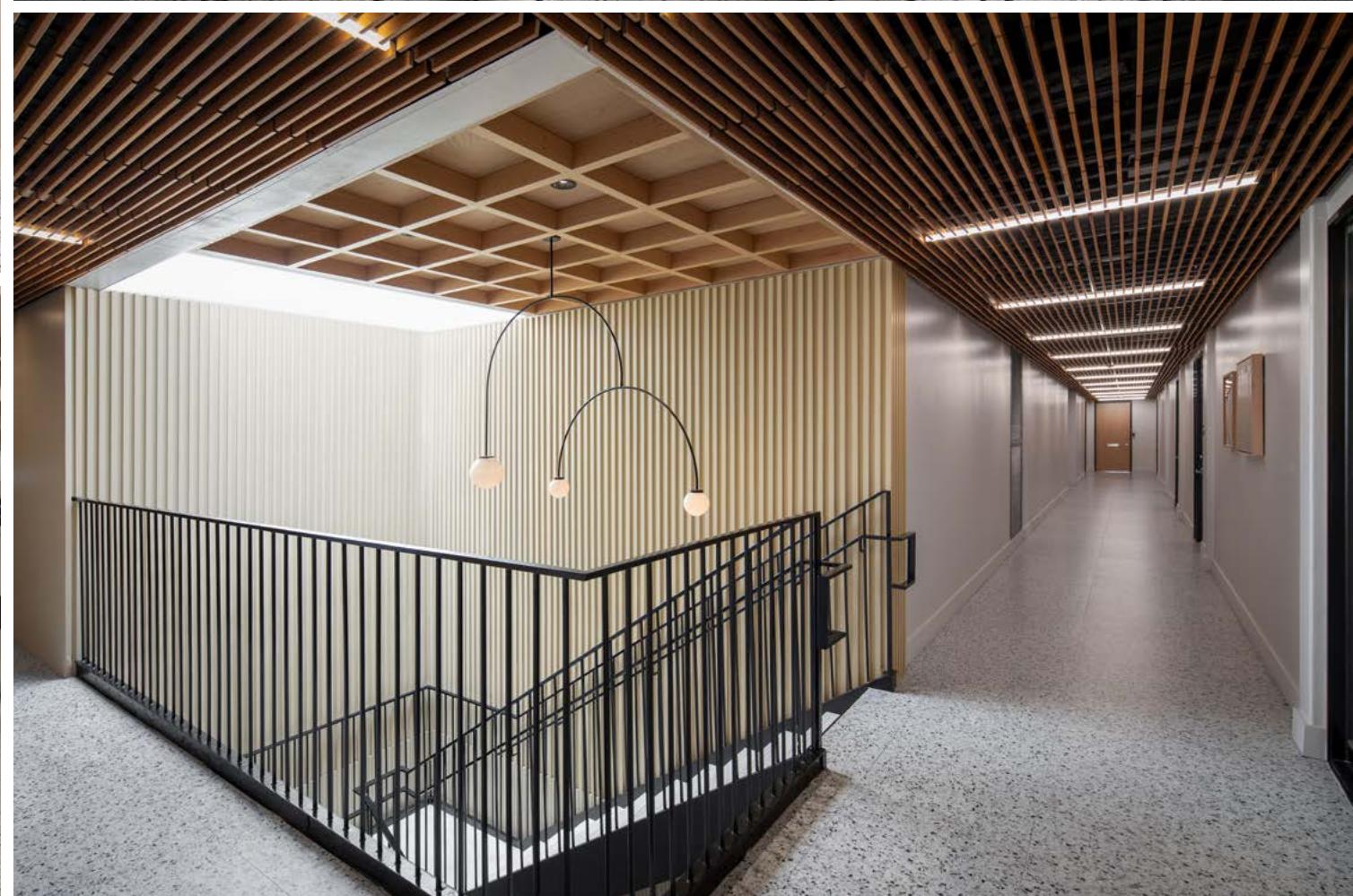
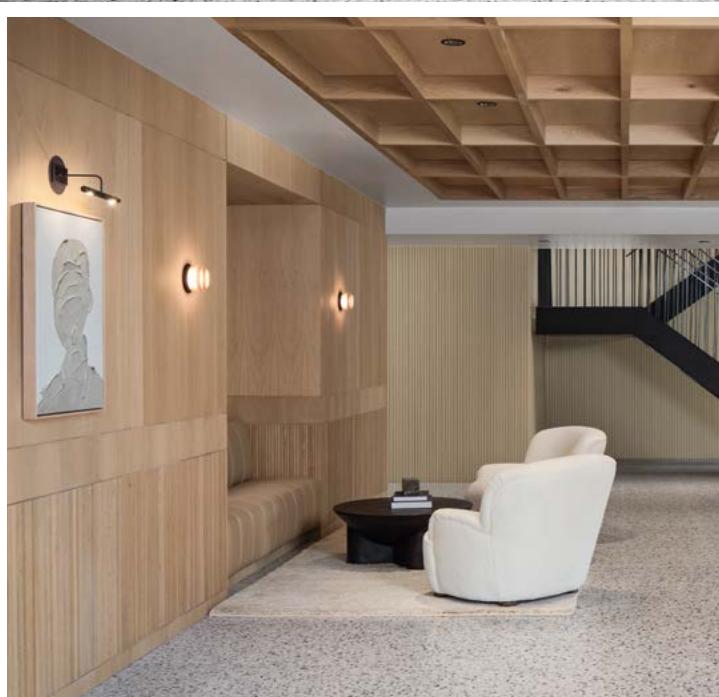
New landscaping and lighting highlight the exterior architecture



Revitalized restrooms



PROPERTY OVERVIEW



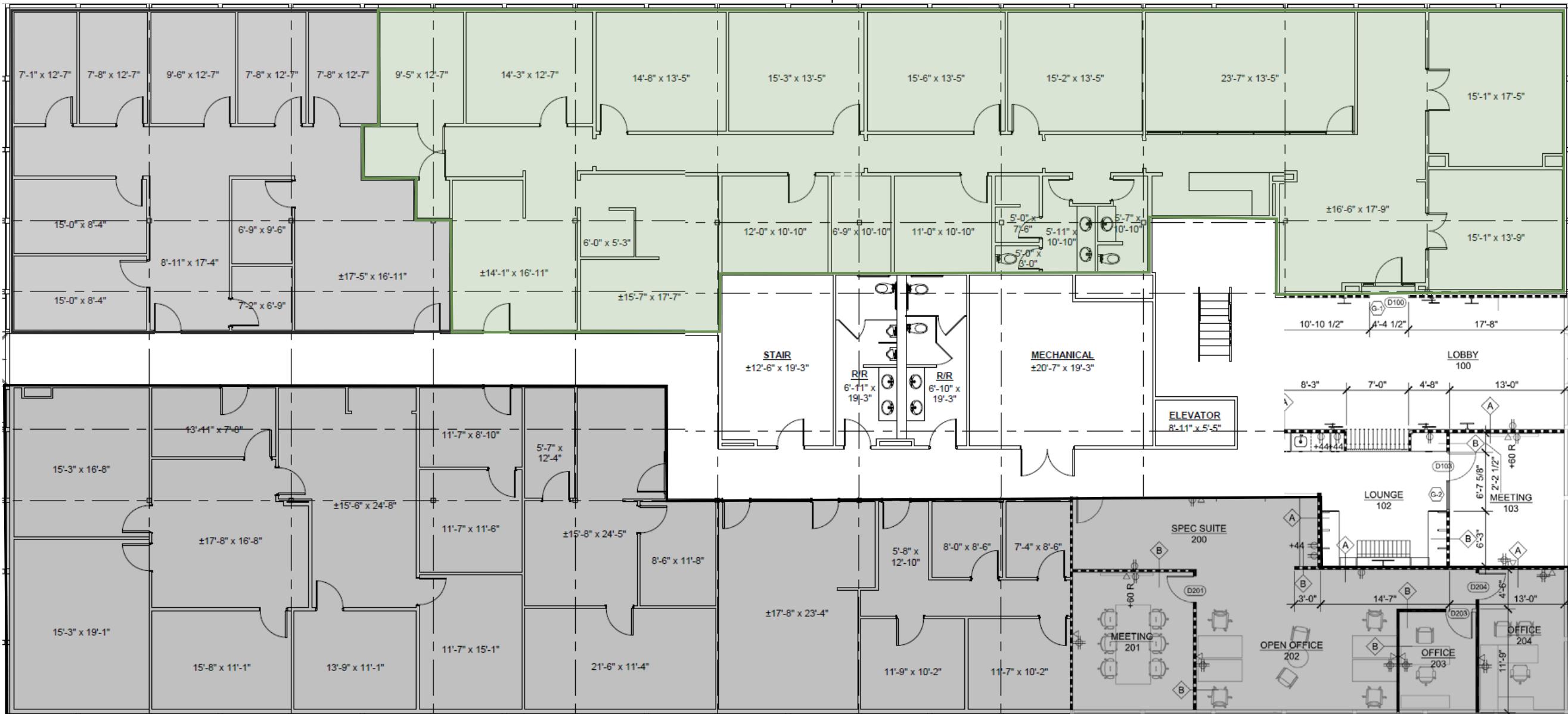
PROPERTY OVERVIEW

1st Floor Availabilities

Suite 100 - 5,093 SF
Available Summer 2026

Available

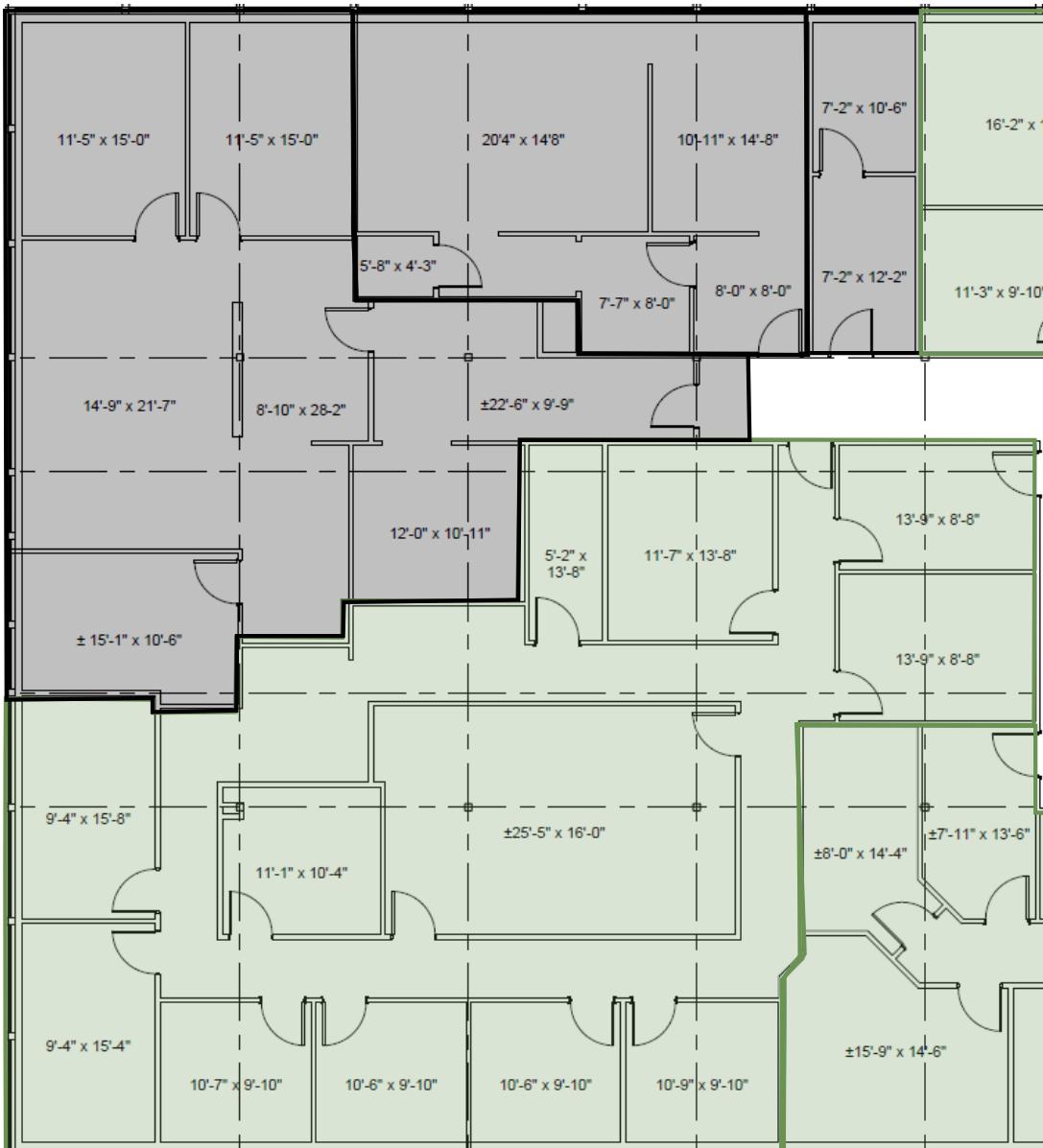
Leased



2nd Floor Availabilities

Suite 204 - 497 SF

Available May 2026



Suite 200 - 3,173 SF

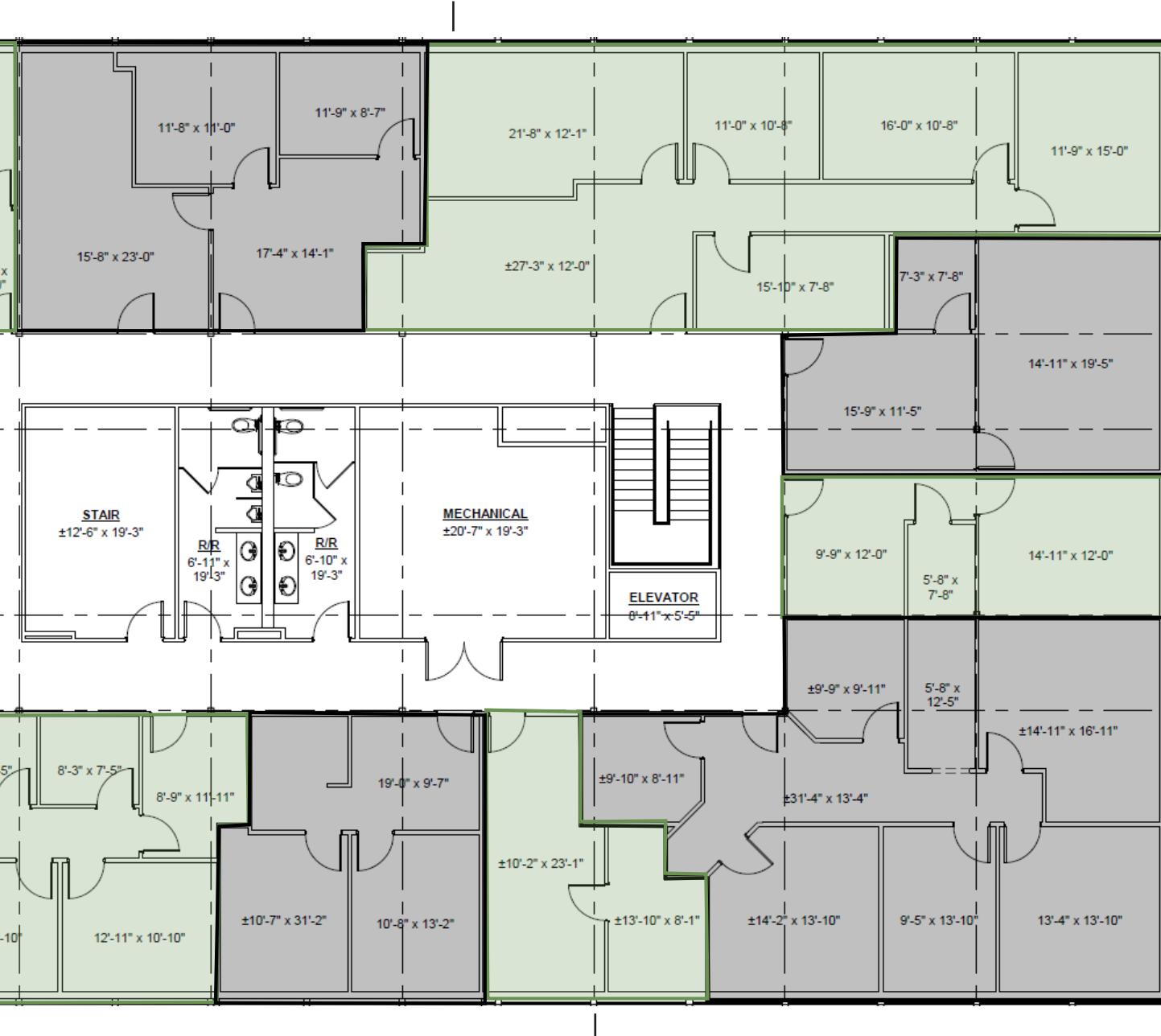
Available May 2026

Suite 210 - 1,687 SF

Available July 2026

Available

Leased



Suite 207 487 SF

Available
May 2026

Suite 214 - 1,423 SF

Available July 2026

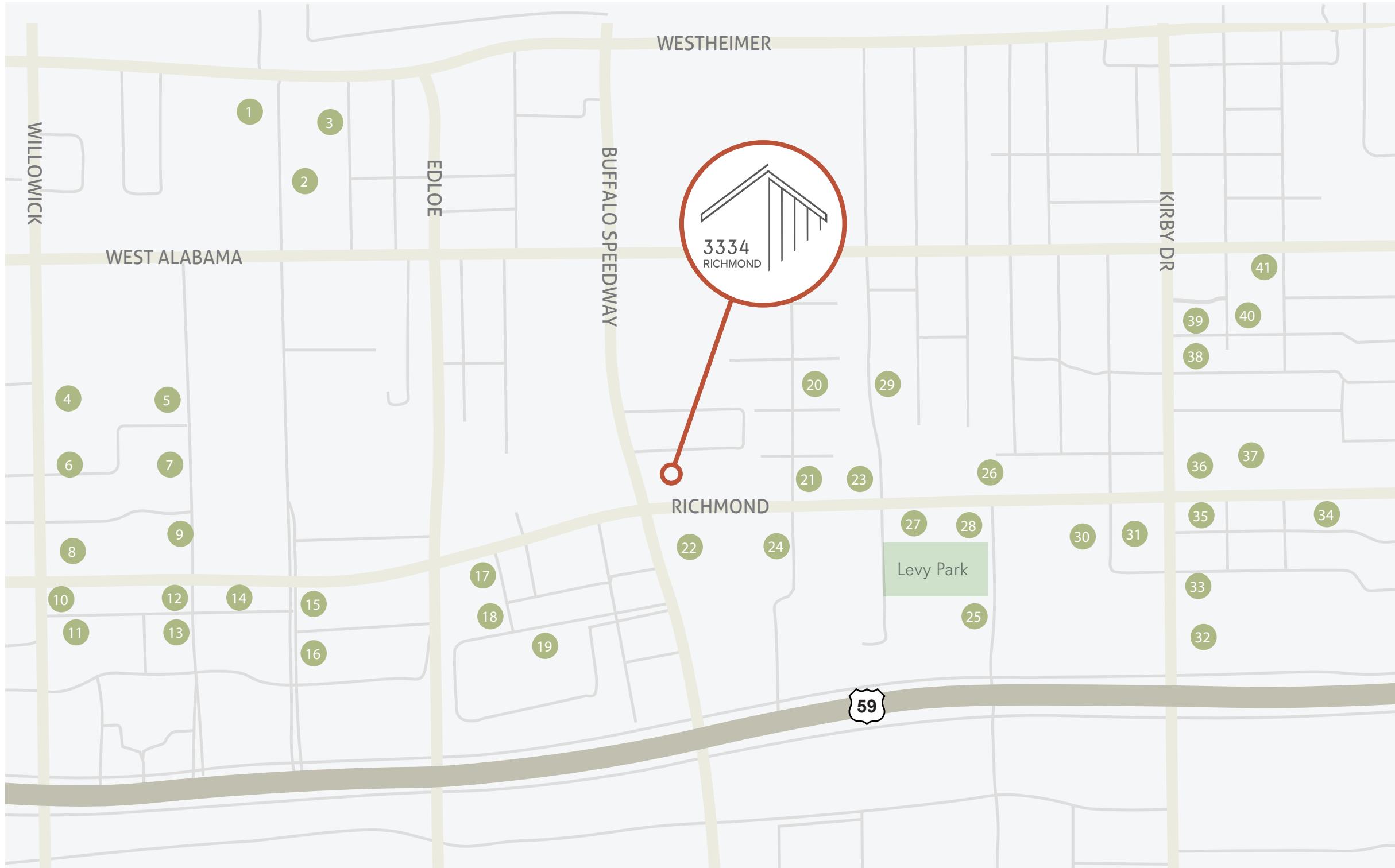
Suite 202 - 428 SF

Available Dec 2025

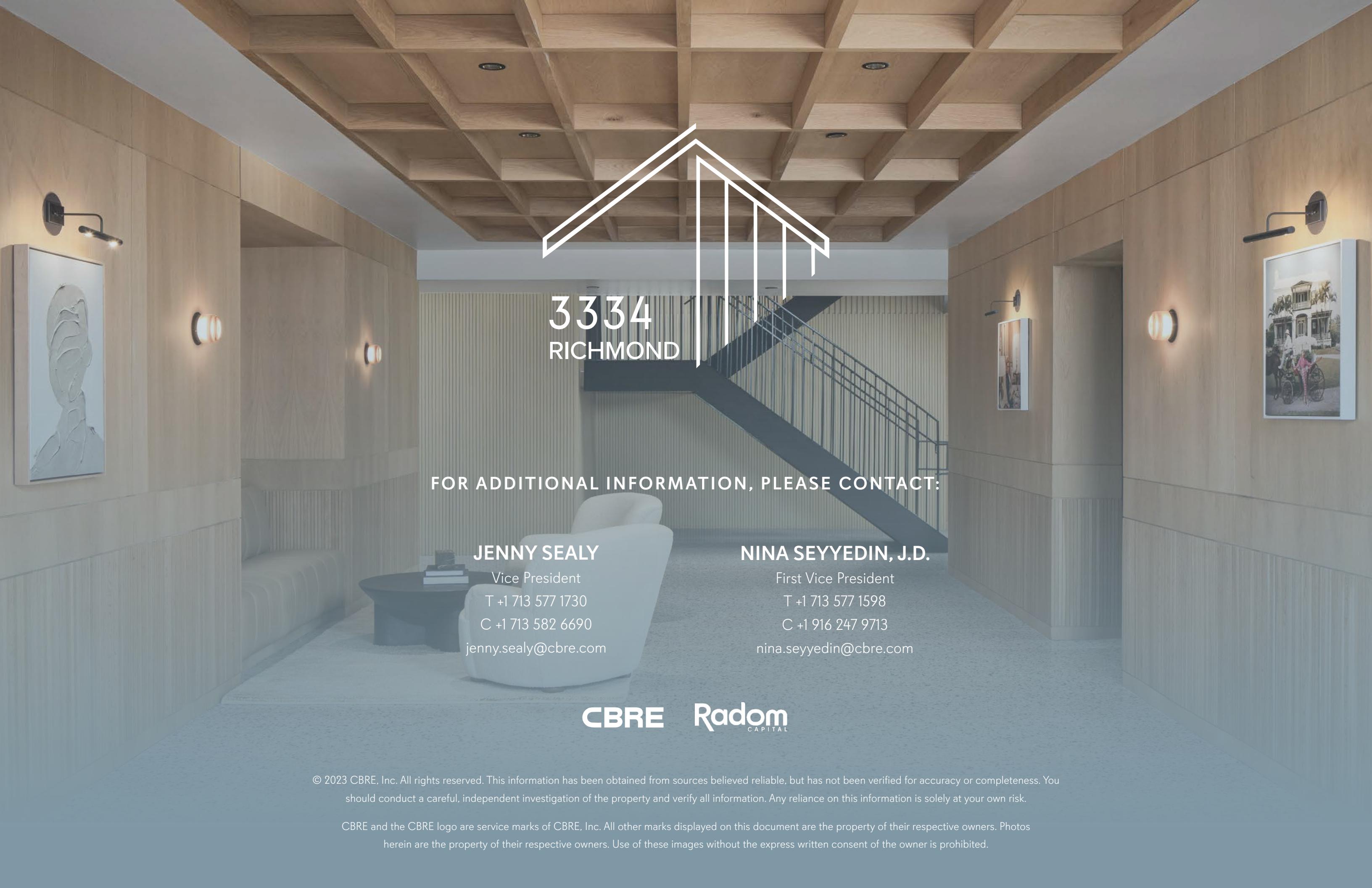
Locality

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 Papasitos 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	



THE NEIGHBORHOOD



3334
RICHMOND

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

JENNY SEALY

Vice President

T +1 713 577 1730

C +1 713 582 6690

jenny.sealy@cbre.com

NINA SEYYEDIN, J.D.

First Vice President

T +1 713 577 1598

C +1 916 247 9713

nina.seyyedin@cbre.com

CBRE **Radom**
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