

3334 Richmond

HOUSTON, TX 77098



FOR SALE

FULLY RENOVATED 2-STORY MEDICAL BUILDING

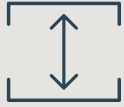
MOVE YOUR PRACTICE INTO YOUR OWNED REAL ESTATE

DAY 1 CASH FLOW





Property Highlights



REMODELED
LOBBY



NEW TENANT
LOUNGE AND
CONFERENCE
ROOM



SELF-SERVE
COFFEE BAR



MODERNIZED
RESTROOMS



EASY
ACCESS TO 59/69

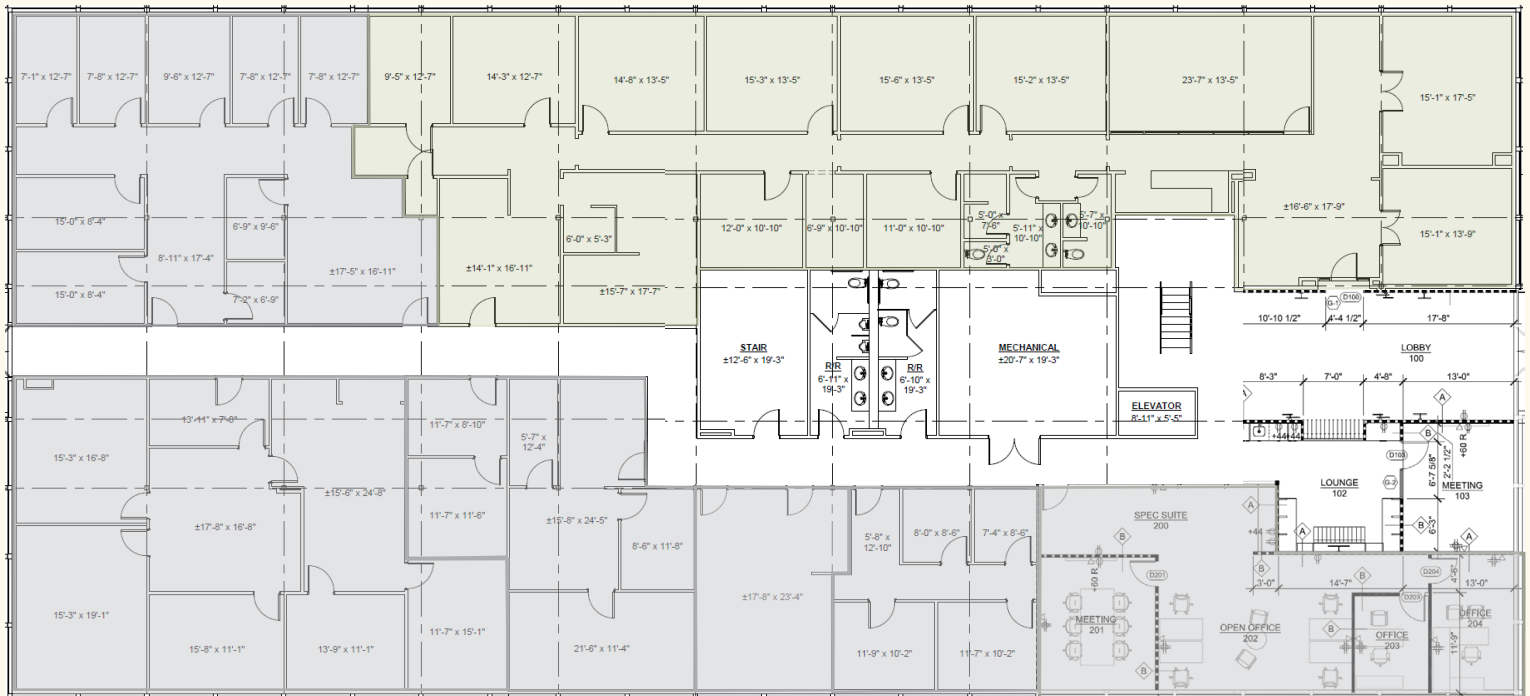


ADDITIONAL DETAILS

- 5,093 SF first-floor medical space directly off the main lobby
- 27,802 SF Building Total
- Your practice pays rent to your ownership entity
- Building facade signage available in the heart of Houston's best zip codes
- Existing medical tenants
- Iconic mid-century modern architecture, fully renovated in 2023

5,093SF

AVAILABLE Q2 2026





Amenity Aerial

THIS LOCATION OFFERS A PRIME
CENTRAL POSITION, SERVING
EVERYWHERE FROM WEST
UNIVERSITY/BELLAIRE TO THE
HEIGHTS.

5 Miles
TO DOWNTOWN
HOUSTON

25+
RESTAURANTS IN
A 1-MINUTE RADIUS

2
GYMS IN CLOSE
PROXIMITY

519,000+
POPULATION IN A 5-MILE
RADIUS





River Oaks

3334 Richmond

Upper Kirby

West University

BEBIDAS
JUICE, COFFEE, BITES

The CELLAR
NEIGHBORHOOD BAR

THE PRESERVE

Carrabba's
THE ORIGINAL

WHOLE FOODS
MARKET

MIA'S
TABLE
FAMILY FRIENDLY
ALWAYS MADE TO ORDER

RUGGLES
BLACK

Fleming's
PRIME STEAKHOUSE & WINE BAR

PAPPASITO'S
Cantina

Louvenzo's
El Tiempo
Cantina

KIRBY
ICE HOUSE
OLD COUNTRY RESTAURANT

GRACE'S

Jack
in the box

Edloe Street

Eastside St.

Kirby Drive

LHTX

FEGES
HOU 7 TEX
BBQ

Buffalo Speedway

Greenway
Plaza

COCO
CREPES • COFFEE

LOVE
SHACK

BB's

PICOS
SEVEN GENERATIONS
OF MEXICAN CUISINE

WELCOME TO MIDDLE CATH
hobbit
COFFEE

US 59 INTERSTATE 69

LIFETIME

Eunice

ZOA
MOROCCAN KITCHEN

Slowpokes.

TACO CABANA

包十一
BAO SHI TI

Tony's

CAVO
— COFFEE —

GREENWAY
COFFEE COMPANY

Bissonnet Street

Kirby Drive



Investment Opportunity Details





- Build equity in irreplaceable location



- Existing medical tenants and your practice pay rent to your ownership entity
- Land value [alone without improvements] will only increase, and is currently worth \$5+ million



A large, modern building with a prominent white overhang. The building has large glass windows and is surrounded by greenery and a paved area. A person is walking on the sidewalk in front of the building. The image is framed by a large, semi-circular cutout on the left side.

YOUR PRACTICE NAME HERE

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