

**MEDICAL/
RETAIL
LEASE**

57,026 SF

Richmond



TRANSWESTERN

REAL ESTATE
SERVICES

7830 W Grand Parkway S

Richmond, TX 77407



Building Amenities:

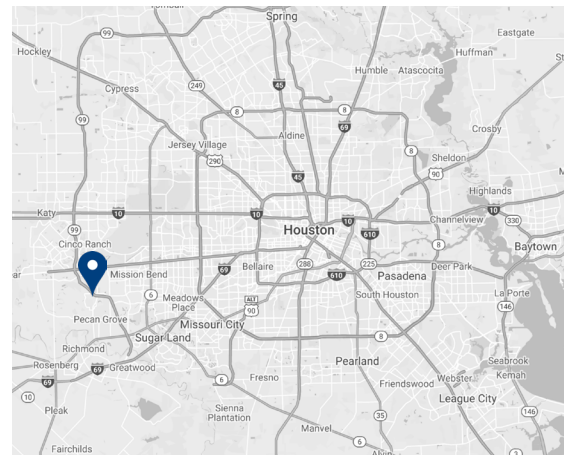
- 57,026 RSF two-story, class A medical office building
- Immediate frontage on Grand Parkway, one block from West Bellfort Road
- Move-in ready clinical suites available
- Fastest growing county in Greater Houston - population over 500,000 and counting
- Strategically located to capture Katy and Sugar Land patients
- Unparalleled access and visibility off 99
- 5.0/1,000 Parking ratio

Availability:

- 32,652 SF

Rate:

- \$21.00/SF NNN
- 14.00/SF OPEX



Leasing Information:

**Heinrich
Cronje**

832.408.4067

heinrich.cronje@transwestern.com

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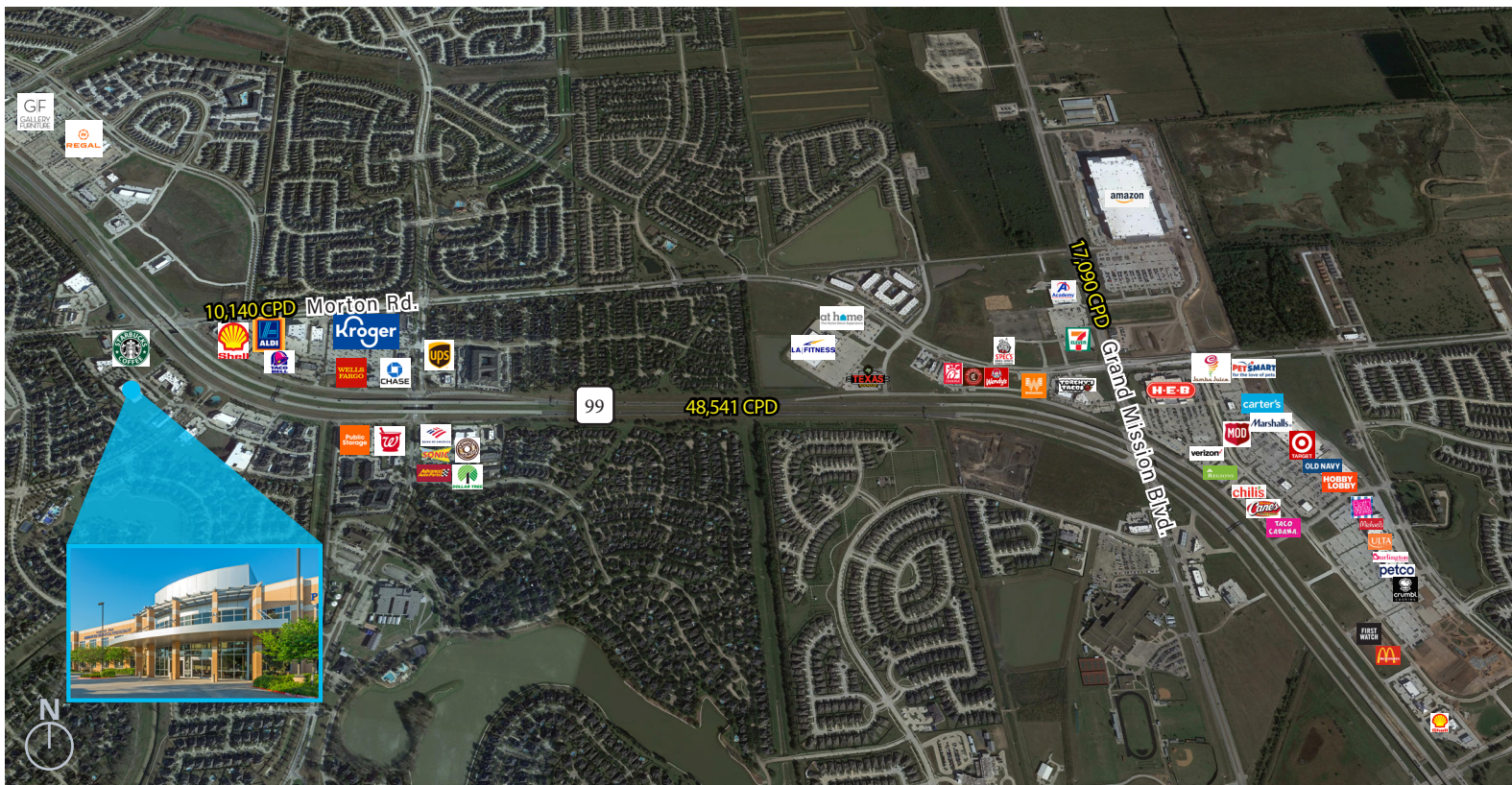
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The Richmond Area

ONE MILE

14,697

POPULATION

\$127,582

AVERAGE HH INCOME

33

AVERAGE AGE

THREE MILES

74,074

POPULATION

\$133,345

AVERAGE HH INCOME

34

AVERAGE AGE

FIVE MILES

195,615

POPULATION

\$134,659

AVERAGE HH INCOME

35

AVERAGE AGE

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