

BELLA PIAZZA

PROFESSIONAL BUILDING

24200 VIA MAZZINI WAY



New Construction



Walkable District

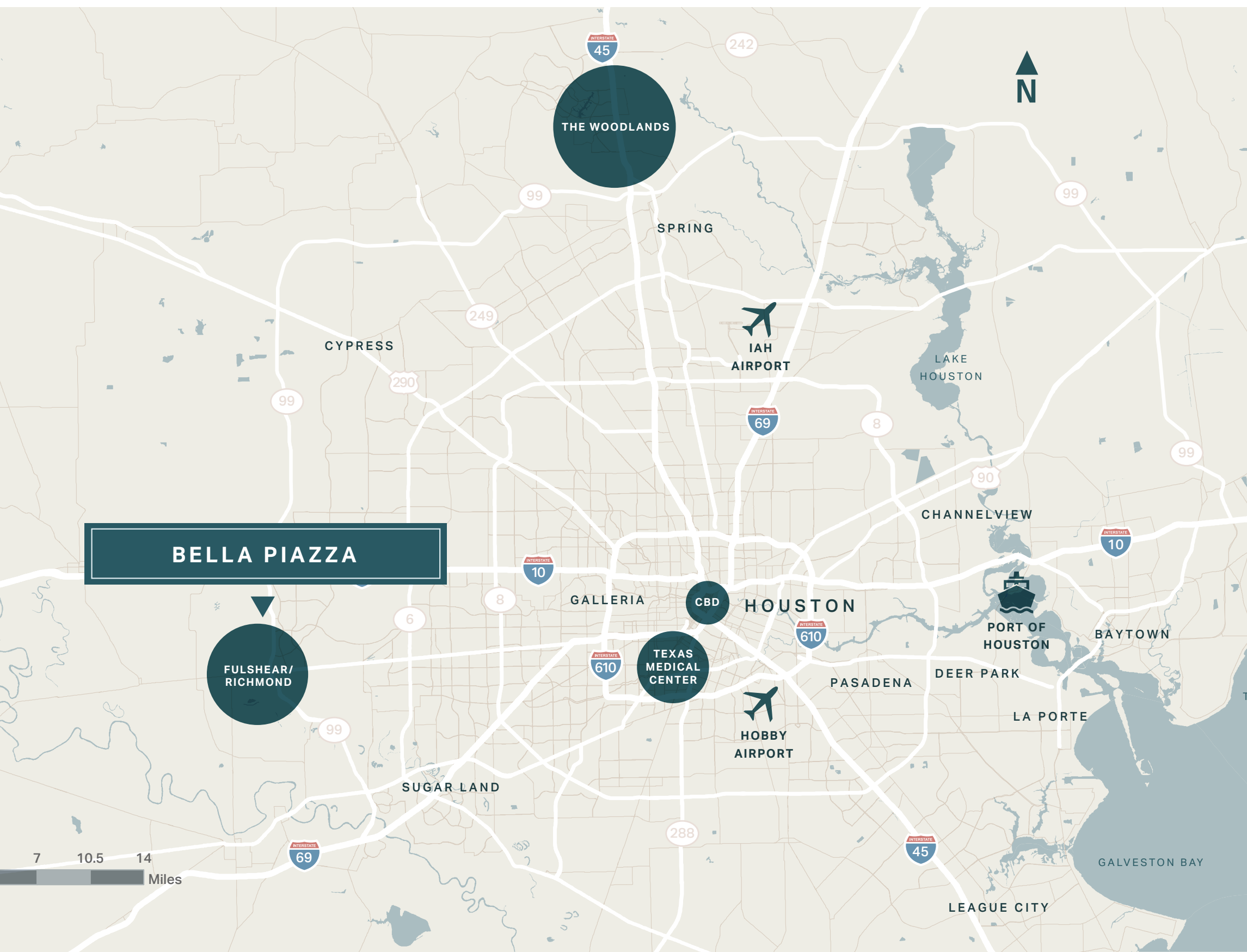
4 story, 80,000 square feet class A medical and professional office building in the heart of the Bella Piazza mixed use development.



Class A Medical Space



Lake Front View



Premier Destination

Strategically located at the southwest corner of Westpark Tollway and Katy Gaston, Bella Piazza is set to become a premier lifestyle center in the rapidly growing Fulshear/Richmond area.

234,014
Total Population

258,661
Projected
Population Growth

\$174K
Average HH Income

34.8
Median Age

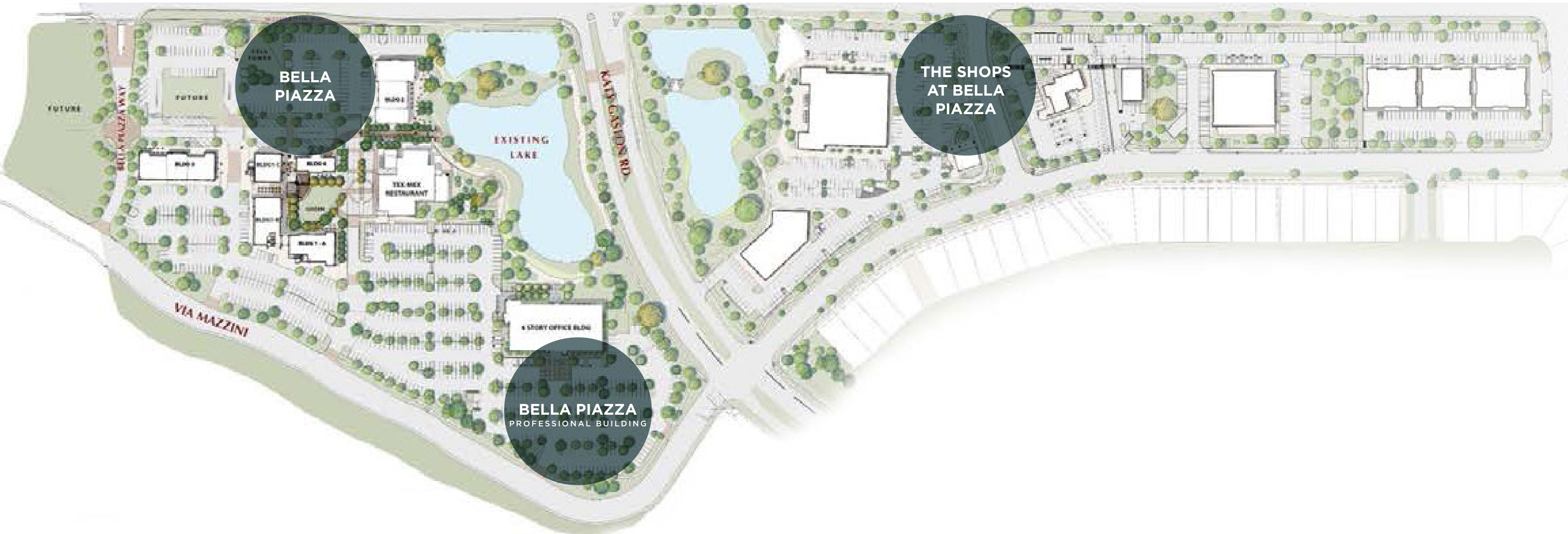
What's Here and What's Coming

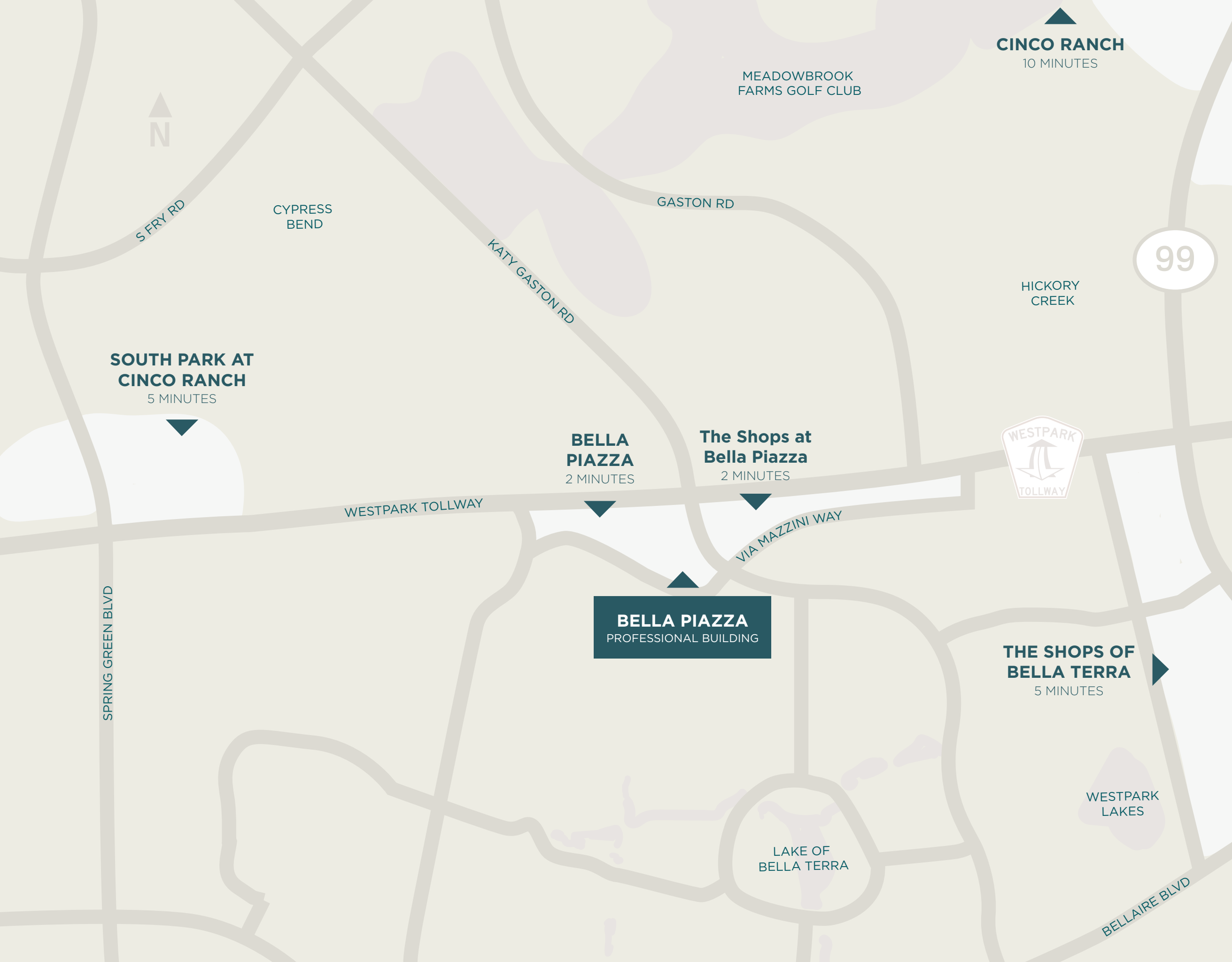
Bella Piazza

A new development with ± 54,000 square feet of shops, eateries, and green space.

The Shops At Bella Piazza

- Fat Tuesday Richmond
- Minuti Coffee
- Miss V Vietnamese Cuisine
- Pane E Vino
- Clean Juice
- Meesobella Bakery
- The Brass Tap





An Evolving Community

Healthcare Study Within 5 Miles

234,014

Total Population

82%

People Saw a Doctor in 2022

72.8%

Private Health Insurance Only

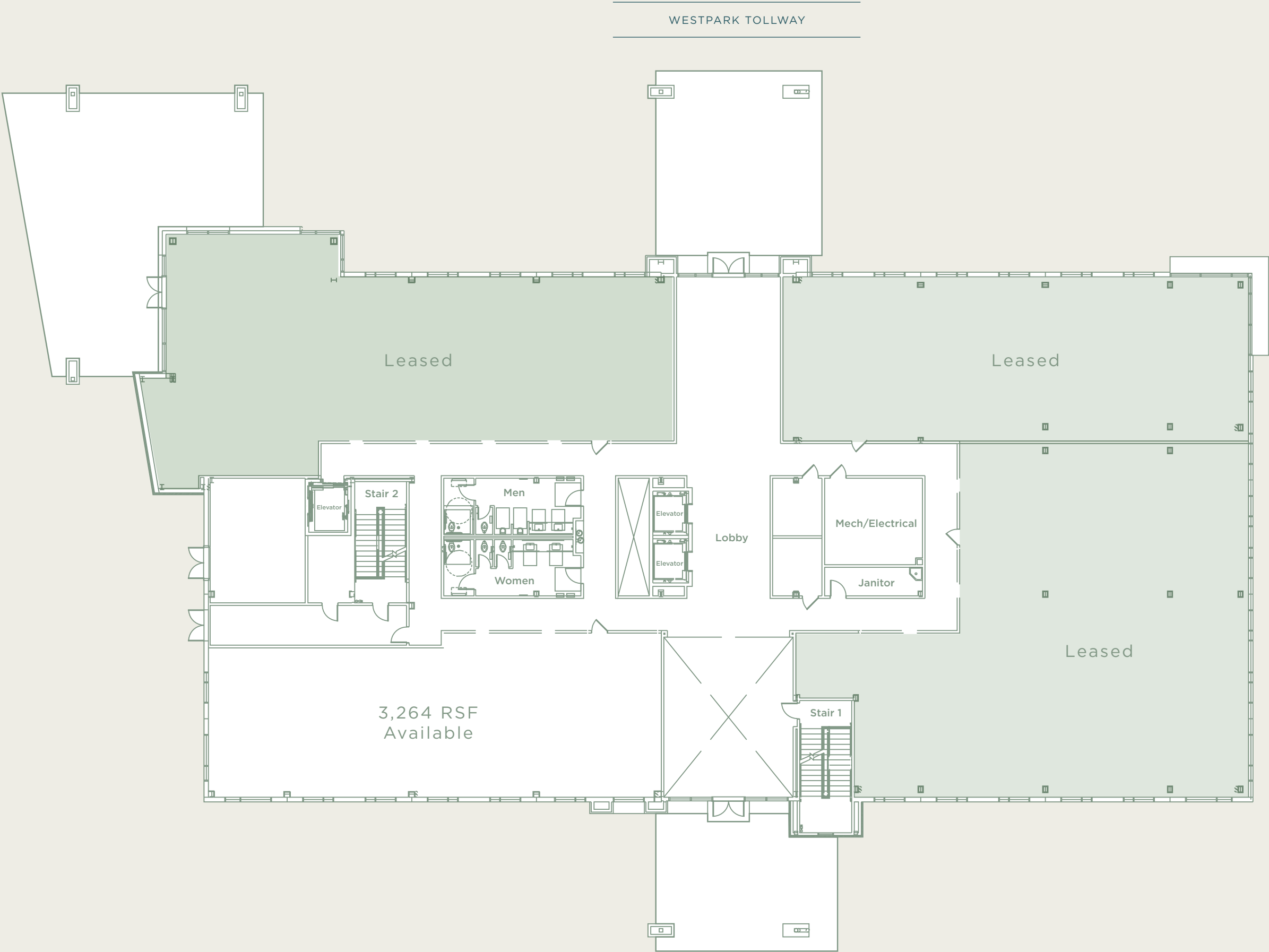
\$11K

Health Care is Spent on Average

Level 1

Floor Plan

20,063 Total RSF



KATY-GASTON RD

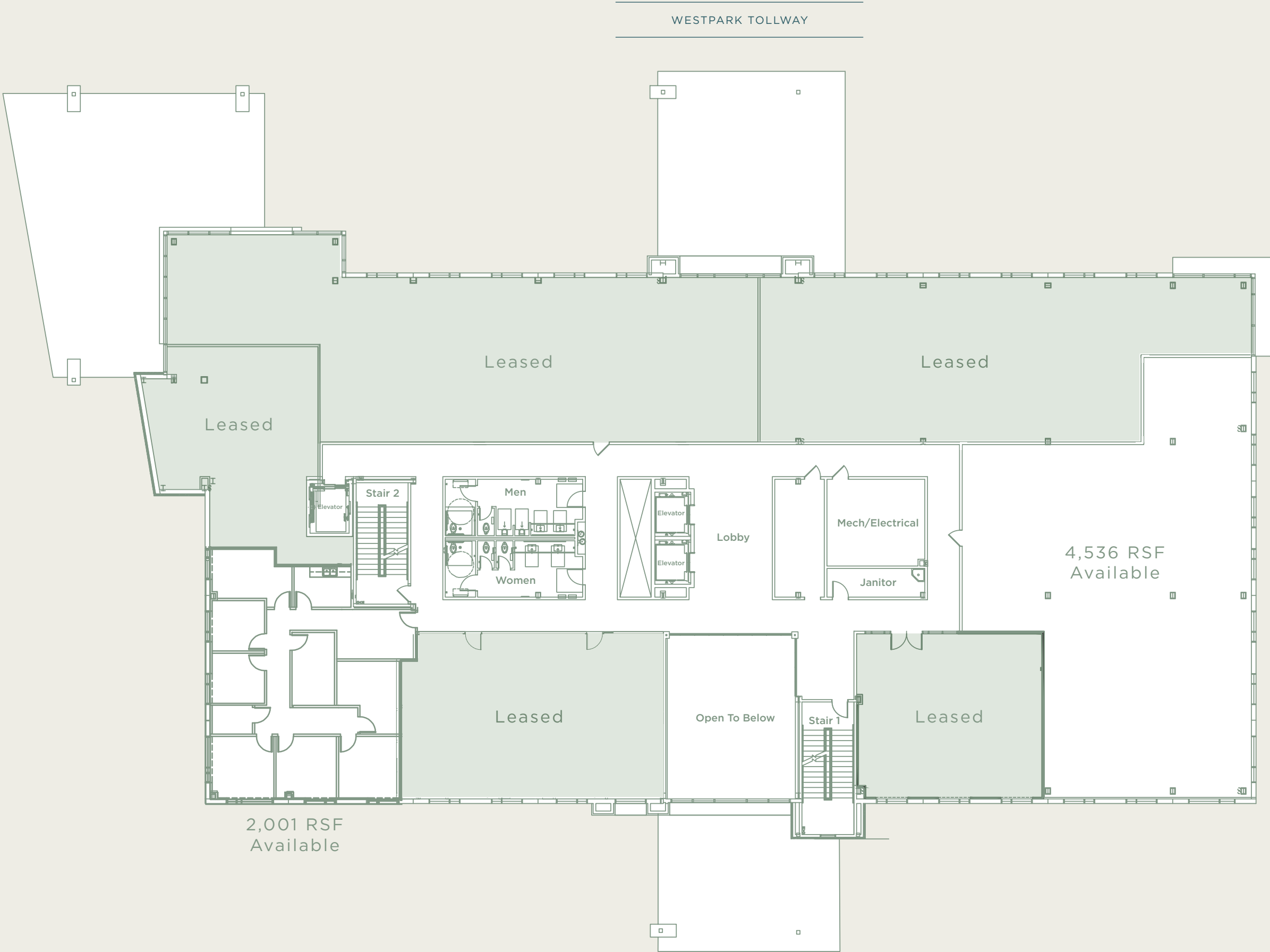
WESTPARK TOLLWAY

VIA MAZZINI WAY

Level 2

Floor Plan

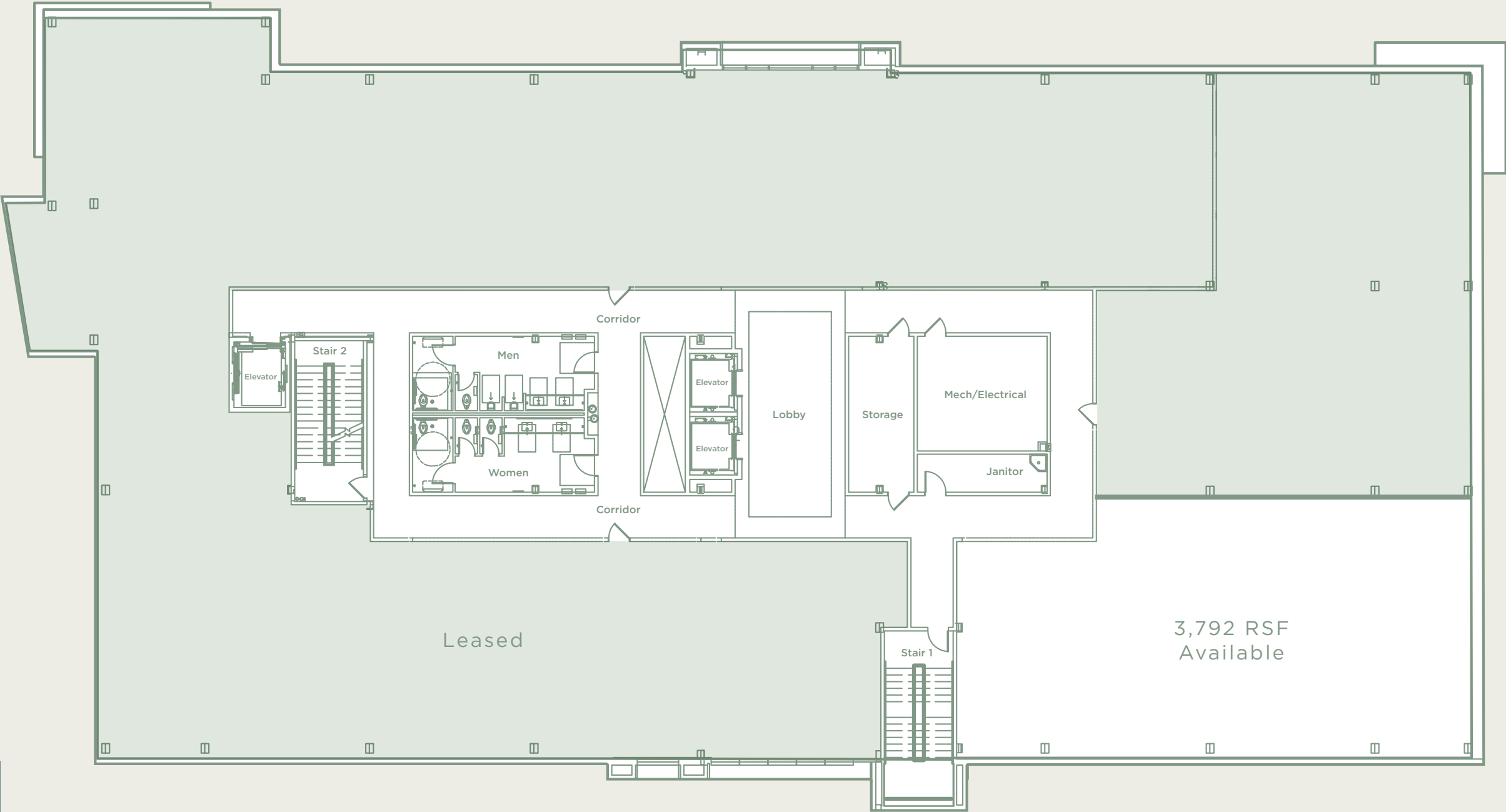
20,063 Total RSF



Level 3

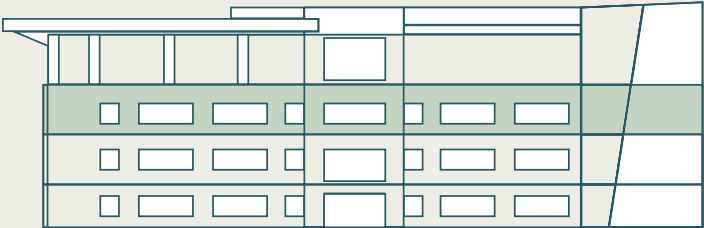
Floor Plan
20,063 Total RSF

WESTPARK TOLLWAY



KATY-GASTON RD

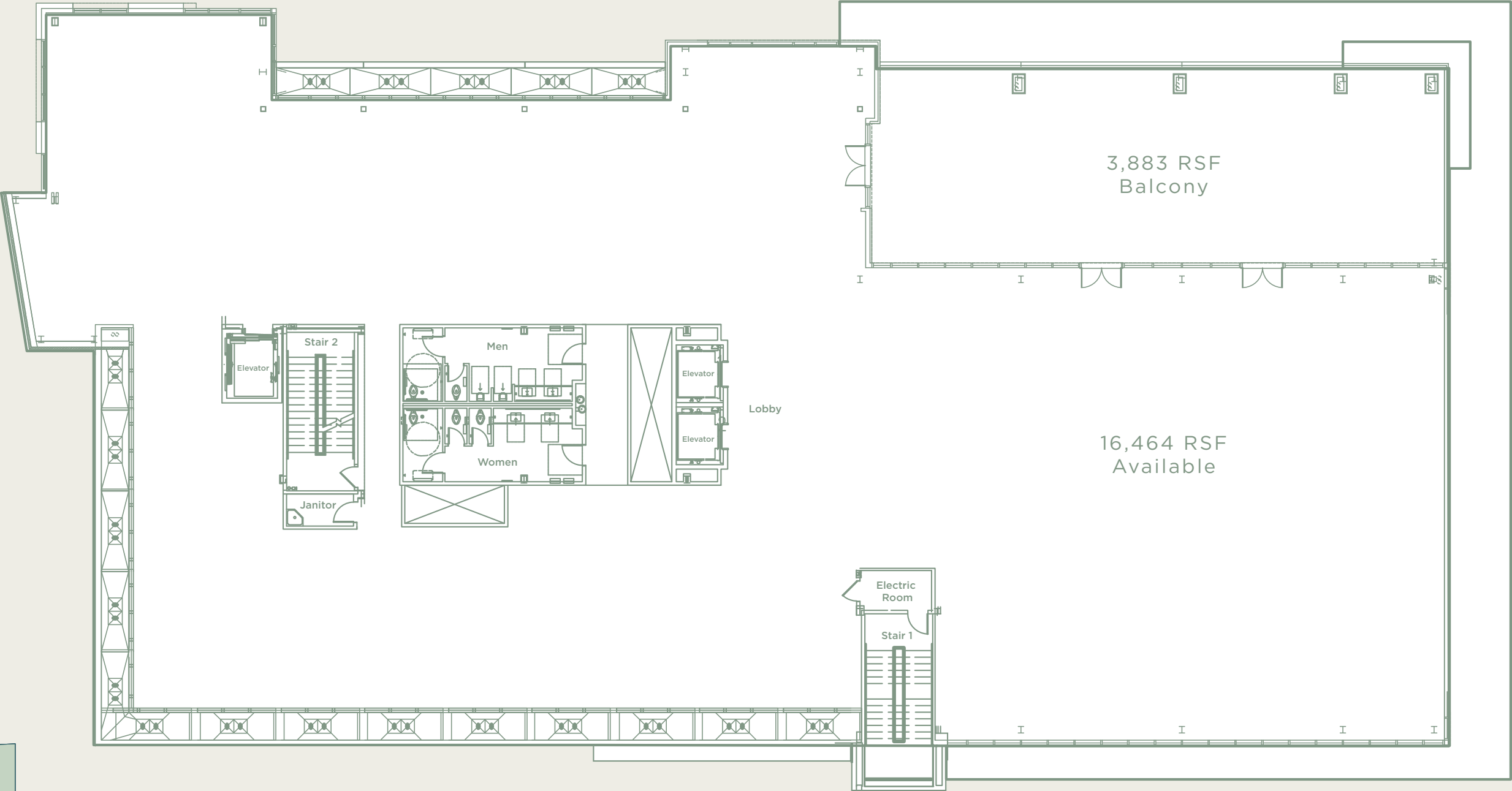
VIA MAZZINI WAY



Level 4

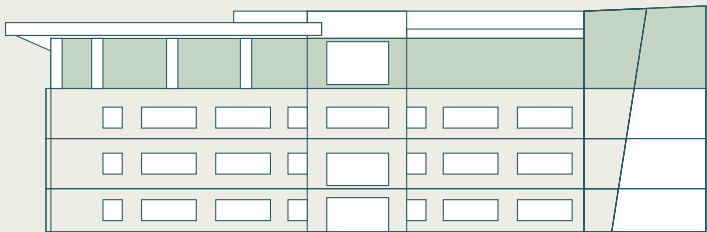
Floor Plan
20,347 Total RSF

WESTPARK TOLLWAY



KATY-GASTON RD

VIA MAZZINI WAY



BELLA PIAZZA

PROFESSIONAL BUILDING

LEASING INFORMATION

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