

COMMERCIAL LEASE OFFERING MEMORANDUM

# 1601 LIBERTY STREET

SUITE B • RICHMOND, TEXAS 77469

*Medical & Professional Office Space*

±1,575 SF Available | Fort Bend County, Texas

## ODUTOLA REALTY GROUP

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*Prepared exclusively for prospective tenants. See confidentiality notice on the following page.*

PLEASE READ

## Confidentiality & Disclaimer

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*By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to use it solely to evaluate a potential interest in leasing the property.*

## EXECUTIVE SUMMARY

# The Opportunity

Odutola Realty Group is pleased to present Suite B at 1601 Liberty Street — a ±1,575 SF medical/professional office suite in an established medical office building in downtown Richmond, Texas, directly across from OakBend Medical Center. The building already houses a mix of medical and wellness tenants, offering a prospective tenant immediate proximity to complementary practices and a built-in referral environment.

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Address           | 1601 Liberty Street, Suite B, Richmond, TX 77469            |
| Available Suite   | Suite B — 1,575 SF                                          |
| Lease Rate        | \$18.00/SF/YR Base + \$8.00/SF/YR NNN (\$26.00/SF/YR total) |
| Lease Type        | NNN (Triple Net)                                            |
| Est. Monthly Cost | \$3,412.50/month (base + NNN, 1,575 SF)                     |
| Availability      | [Availability Date] — contact listing agent                 |
| Building Size     | 6,385 SF (single story)                                     |
| Year Built        | 1958                                                        |
| Lot Size          | ±0.91 acres                                                 |
| Parking           | 35 surface spaces                                           |
| Zoning            | General Commercial                                          |
| Submarket         | Houston / Southwest Outlier                                 |

## Property Overview

1601 Liberty Street is a single-story medical/professional office building totaling approximately 6,385 SF on a ±0.91-acre corner lot at the signalized intersection of US-90A and Liberty Street in downtown Richmond, Texas. The property offers 35 surface parking spaces and corner exposure with high traffic visibility, directly across from OakBend Medical Center — the Medical Hub of Richmond and Fort Bend County.

Suite B is a ±1,575 SF turnkey medical/professional suite, most recently home to Center for Women's Health. The space is well-suited for a physician practice, dental office, counseling practice, or a professional service business such as a real estate, insurance, title, law, or accounting office.

### Current Building Tenant Roster

| Tenant                               | Use                                               |
|--------------------------------------|---------------------------------------------------|
| <b>Biote</b>                         | Bioidentical hormone replacement therapy provider |
| <b>Essence of Beauty Medical Spa</b> | Medical spa / aesthetics                          |
| <b>Mercie Health</b>                 | Counseling & mental health services               |

*Joining this roster places a new tenant within an established medical and wellness community — a meaningful advantage for patient/client cross-referral and visibility.*

ON SITE

## Property Photos



*OakBend Medical Center — directly across the street*



*Property monument sign — 1601 Liberty Street*



*Nearby retail & medical — Walgreens / Village Medical*



*Suite B entrance signage*



*Interior — waiting area*



*Interior — reception / office area*

ON SITE

## Property Photos (cont'd)



*Interior — private office / exam room*



*Interior — private office / exam room*



*Interior — break room*



*Interior — rear storage & exit corridor*

## Location Overview

- Corner exposure at the signalized intersection of US-90A (Alt) and Liberty Street, with high daily traffic visibility.
- Directly across from OakBend Medical Center's Jackson Street campus — a 184-bed, full-service hospital with the county's only no-wait emergency department, trauma services, and a permanent air ambulance.
- Located in downtown Richmond, the county seat of Fort Bend County, minutes from the Fort Bend County Courthouse and downtown business district.
- Positioned roughly 30 miles southwest of downtown Houston, between I-69/US-59 and the Grand Parkway (SH 99) — convenient regional access for patients, clients, and staff.
- Surrounded by an established cluster of medical, wellness, and professional-service tenants.

## Fort Bend County Market Overview

Fort Bend County is one of the fastest-growing counties in Texas, with population up 16.8% from 2019 to 2024 and projected to reach roughly 953,729 residents in 2026. The county seat, Richmond, sits about 30 miles southwest of downtown Houston between I-69 and the Grand Parkway (SH 99), and Fort Bend County's population is projected to grow by an additional ~2.1 million residents over the next three decades — a strong long-term demand driver for medical and professional-service tenants.

|                                           |         |
|-------------------------------------------|---------|
| <b>Fort Bend County Population (2024)</b> | 893,767 |
|-------------------------------------------|---------|

|                                                 |         |
|-------------------------------------------------|---------|
| <b>Fort Bend County Population (2026 Proj.)</b> | 953,729 |
|-------------------------------------------------|---------|

|                                            |        |
|--------------------------------------------|--------|
| <b>Fort Bend County Growth (2019–2024)</b> | +16.8% |
|--------------------------------------------|--------|

|                                          |           |
|------------------------------------------|-----------|
| <b>Fort Bend County Median HH Income</b> | \$114,041 |
|------------------------------------------|-----------|

|                                |        |
|--------------------------------|--------|
| <b>Richmond, TX Population</b> | 12,582 |
|--------------------------------|--------|

|                                |            |
|--------------------------------|------------|
| <b>Richmond, TX Median Age</b> | 36.6 years |
|--------------------------------|------------|

## AVAILABILITY

# Lease Terms & Ideal Tenant Profile

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## Ideal Tenant Profile

### MEDICAL & HEALTHCARE

- Physician offices — family practice, internal medicine, pediatrics, specialty care
- Dental and orthodontic offices
- Urgent care and diagnostic/imaging centers
- Physical, occupational, or speech therapy
- Chiropractic and wellness practices
- Optometry / ophthalmology, medical or aesthetic spa
- Behavioral health and counseling services

### PROFESSIONAL SERVICES

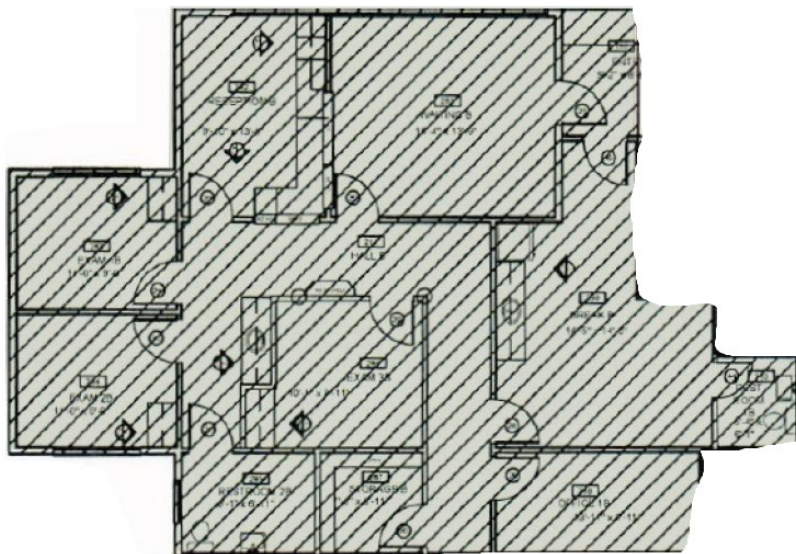
- Real estate brokerage or title company
- Insurance agency
- Law office
- Accounting, tax, or CPA firm
- Financial planning or mortgage/lending office

## SUITE B

# Floor Plan

Suite B  
1,575 SF

AVAILABLE



*Floor plan shown for reference only; dimensions and layout are approximate and should be independently verified.*

LET'S TALK

## Interested in Suite B?

**DR. PAULINE ODUTOLA**

*Odutola Realty Group*

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