



FOR LEASE

2116 Thompson Road

Suite 107 · Richmond, Fort Bend County, Texas 77469

2,300 SF office suite (Suite 107) — eight private offices — in a one-story, three-building office park on Thompson Road in Richmond. Building living area is 16,690 SF (Fort Bend CAD 2026). Asking rent \$21.00/SF/yr Modified Gross. Marketing floor plan enclosed.

ADDRESS 2116 Thompson Rd Richmond, TX 77469	BUILDING SIZE 16,690 SF FBCAD 2026 living area · R34990	SUITE SHOWN Suite 107 1st floor · HGI space
USE Office Multi-tenant office park	STORIES One Three-building park	ASKING RENT \$21.00 /SF/yr Modified Gross · \$4,025/mo
AVAILABLE SF 2,300 SF Owner-confirmed suite size	PARKING / ZONING On request CAD zoning field blank	FLOOR PLAN 8 offices Marketing plan enclosed

LISTING BROKER

Jonathan Cantwell

JC Commercial Management

PHONE / TEXT

832-423-7446

EMAIL

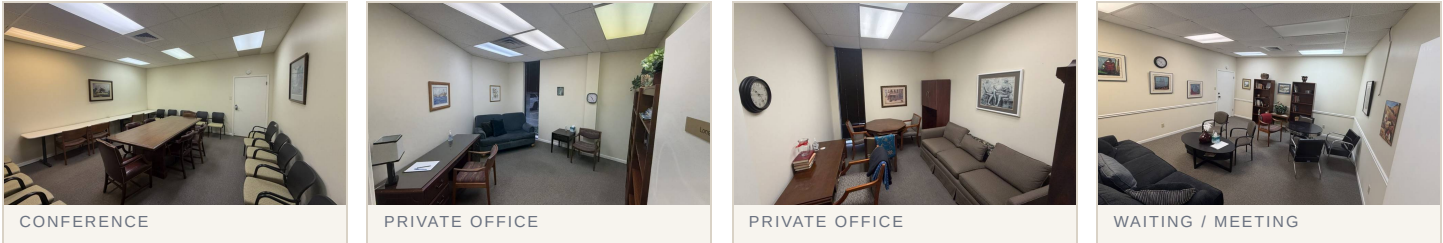
jcantwellre@gmail.com

LOCATION

Greater Houston / Fort Bend



INTERIOR · RECEPTION · FLOOR PLAN ON PAGE 2



Approximate floor plan supplied by the owner (8 offices, not to scale). Dimensions on the drawing are from the source sheet where legible — field-verify before construction. Do not scale. Not for permitting. Suite SF is the owner-confirmed 2,300 SF (HGI 2018 lease \$2A(1); live LoopNet 31785056). Building living area 16,690.00 sqft is FBCAD 2026 “Living Area” on R34990 — not the 16,276 SF on the listing card.

LOCATION

2116 Thompson Road, Richmond, Fort Bend County, Texas 77469.
Coordinates from OpenStreetMap Nominatim (1 Sep 2026): 29.5655° N,
95.7609° W. Highway distances, traffic counts, and demographics are
not independently verified and are omitted.

ASKING RENT

\$21.00 /SF/yr

Modified Gross · \$4,025/mo on 2,300 SF

LoopNet listing 31785056 · last updated 31 Aug 2026.
Term 1–3 years as advertised.