



4550 POST OAK PLACE

HOUSTON, TEXAS



BUILDING AMENITIES:

- Recently renovated exteriors and interiors
- Ideally located in prestigious Post Oak Park, near the Galleria, Williams Tower, Greenway Plaza, and minutes from the Texas Medical Center and Downtown Houston
- Lush, three-story atrium building featuring a glass-enclosed lobby
- Ample surface parking at building entrance, plus controlled access to covered parking garage
- Three centrally located elevators serve garage and all floors of building
- Unilev Management professional property management and engineering, ensuring prompt response to tenant needs
- After-hours, monitored, security-card access providing maximum tenant safety
- Other amenities include overnight drop box and deli

For leasing information, contact:

☐ **STEVE ROCHER**

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CBRE

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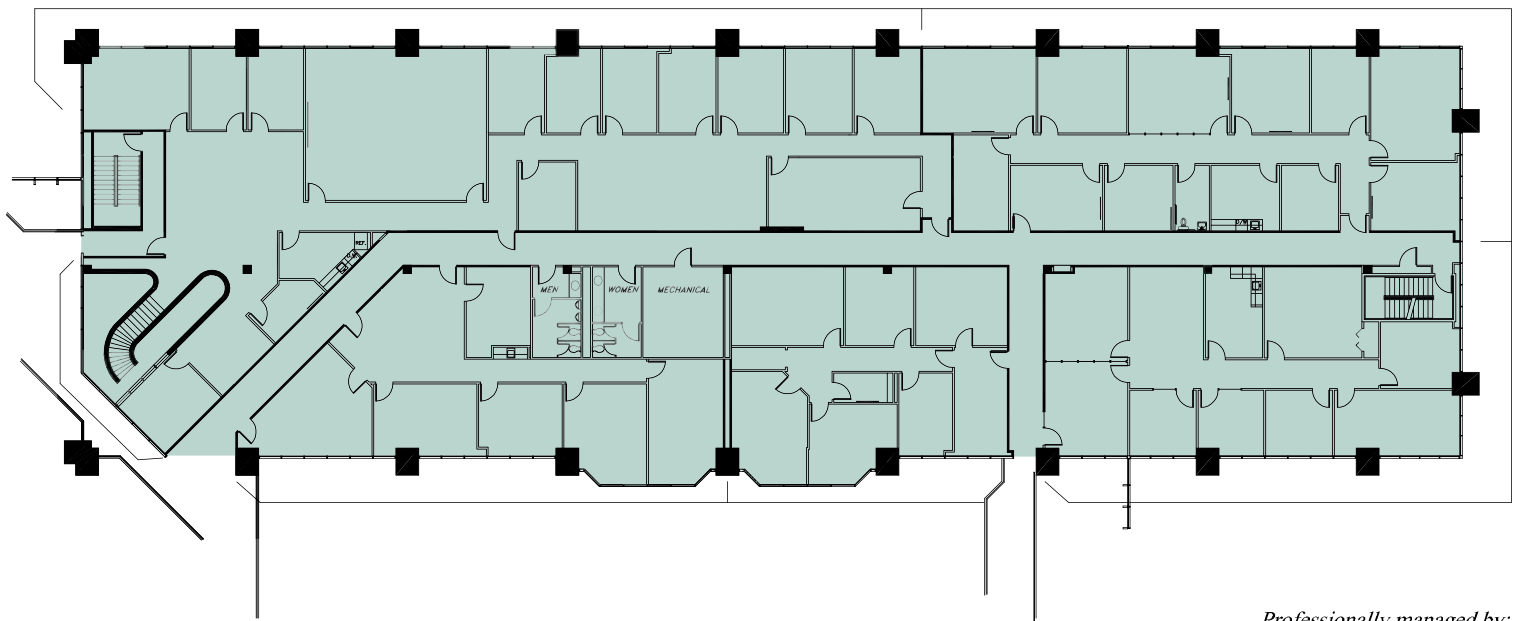
HOUSTON, TEXAS



LOCATION MAP

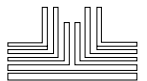


TYPICAL FLOOR PLAN



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Professionally managed by:



UNILEVER MANAGEMENT CORP.
REAL ESTATE MANAGEMENT

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Building Owner:	R 4550, L.T.D. and D 4550, L.T.D.
Building Size:	136,304 RSF
Year Completed:	1976
Starting Net Rental Rate	\$15.00/RSF \$13.00/RSF – Atrium
Add-on Factor:	18.00%
Operating Expenses:	2020 estimated expenses: \$11.20/RSF
Direct Space Available:	48,343 RSF
Contiguous Space:	10,573 RSF – 1 st Floor
% Leased	64.5%
Parking:	3.5/1,000 RSF; Unreserved Negotiable, Covered Reserved \$50.00
Building Security:	Security Guard Mon. – Fri. 8:00 a.m. – 6:00 p.m.; Sat. 8:00 a.m. – 12:00 p.m., Card Key Access



Leasing Information

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