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\$1.00 PSF Broker Bonus



San Felipe Plaza



Contact us:

Darren Gowell

Vice President | Houston
+1 713 830 2108
darren.gowell@colliers.com

Jay Kyle

Principal & Director | Houston
+1 713 830 2138
jay.kyle@colliers.com

4,408 SF → \$19.00 NNN
FOR SUBLEASE | FULL FLOOR OPPORTUNITY
4,408 - 19,985 SF (Will Divide)

5847 San Felipe Street | Suite 4500

The second-tallest building outside of downtown Houston, San Felipe Plaza's polished facade and stair-stepped setbacks are a landmark. This iconic building provides stunning views and unmatched location with easy access to the city's major business centers, as well as desirable Tanglewood, Briargrove, and Memorial neighborhoods. Easily accessible from Interstate I-10, the West loop (610), and US Highway 59, San Felipe Plaza offers locational convenience without congestion. Many first-class hotels, restaurants, and retail locations are within minutes of San Felipe Plaza. Furniture is available.

Colliers International | Houston
1233 West Loop South | Suite 900
Houston, TX 77027
P +1 713 222 2111



Accelerating success.



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Suite 4500

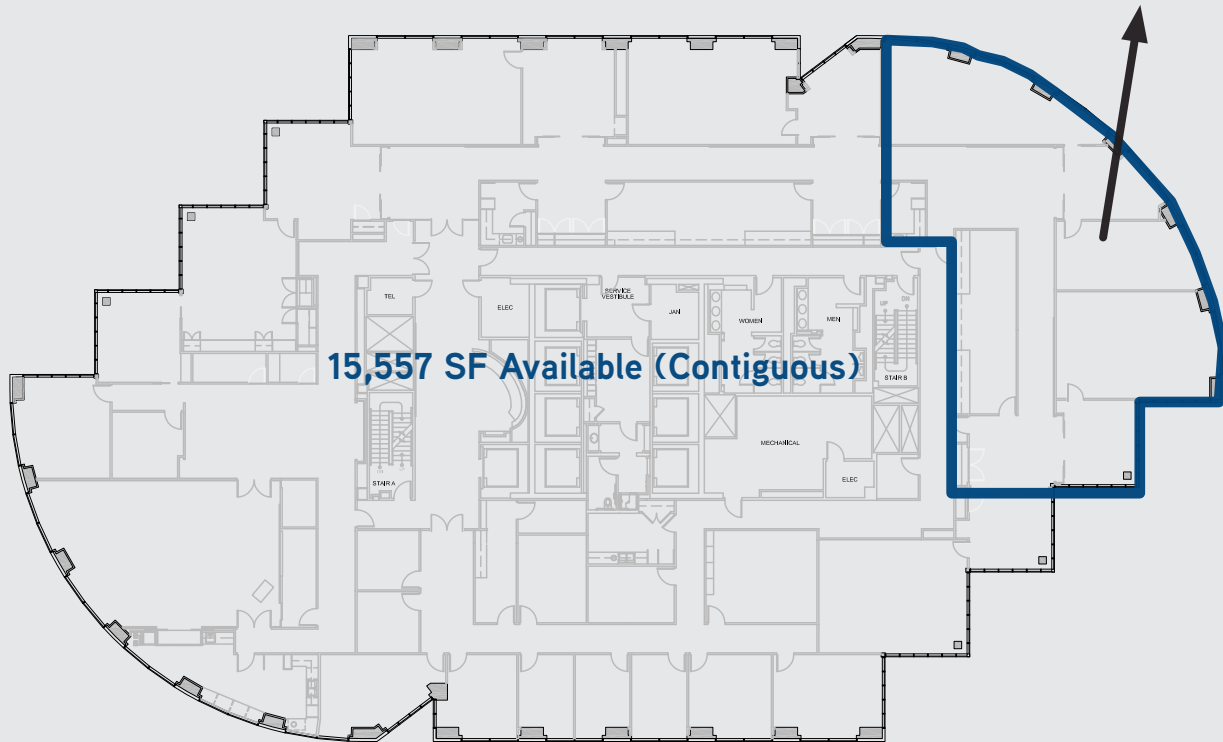
SF	19,985 SF (4,408 and 15,557 SF Contiguous)
Net Rent	4,408 SF (\$19.00 NNN) 15,557 SF (Call for Rates)
Opex	\$16.74
Term	12-31-24
Occupancy Timeline	30-60 Days
TI Allowance	As Is
Furniture:	Furniture Available
Security	24/7 Security
HVAC	Energy Efficient Windows Lighting & HVAC
Amenities	<ul style="list-style-type: none"> Conference & Collaborative Center Lobby Banking Facility Starbucks Kiosk Casual Dining Fitness Center Barber/Salon Car Wash Shoe Shine & Dry Cleaning Overnight Courier Drop Box and Courier Office



FULL FLOOR OPPORTUNITY | 4,408 - 19,985 SF

4,408 SF Available (Contiguous)

\$1.00 PSF Broker Bonus



15,557 SF Available (Contiguous)

SAN FELIPE PLAZA 5847 San Felipe

ZIEGLER COOPER COMPUTERIZED ARCHITECTURAL DOCUMENTATION

Floor 45

DATE: 11 APRIL 18

JOB # 50392.28



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CONFERENCE CENTER



FITNESS CENTER



UPDATED SPACES



CASUAL DINING



ABUNDANCE OF NEARBY PARKING



Links:
Access Parking Map: <http://www.pky.com/property-info-san-felipe/access-maps>

With unmatched amenities, the Galleria submarket is a compelling location for tenants



Class A
Building



650'
Building Height



Lighting
Energy Efficient



Stunning Lobby
Granite, Marble and
Wood Finishes



1,027,963 SF
Building

THE LOCATION

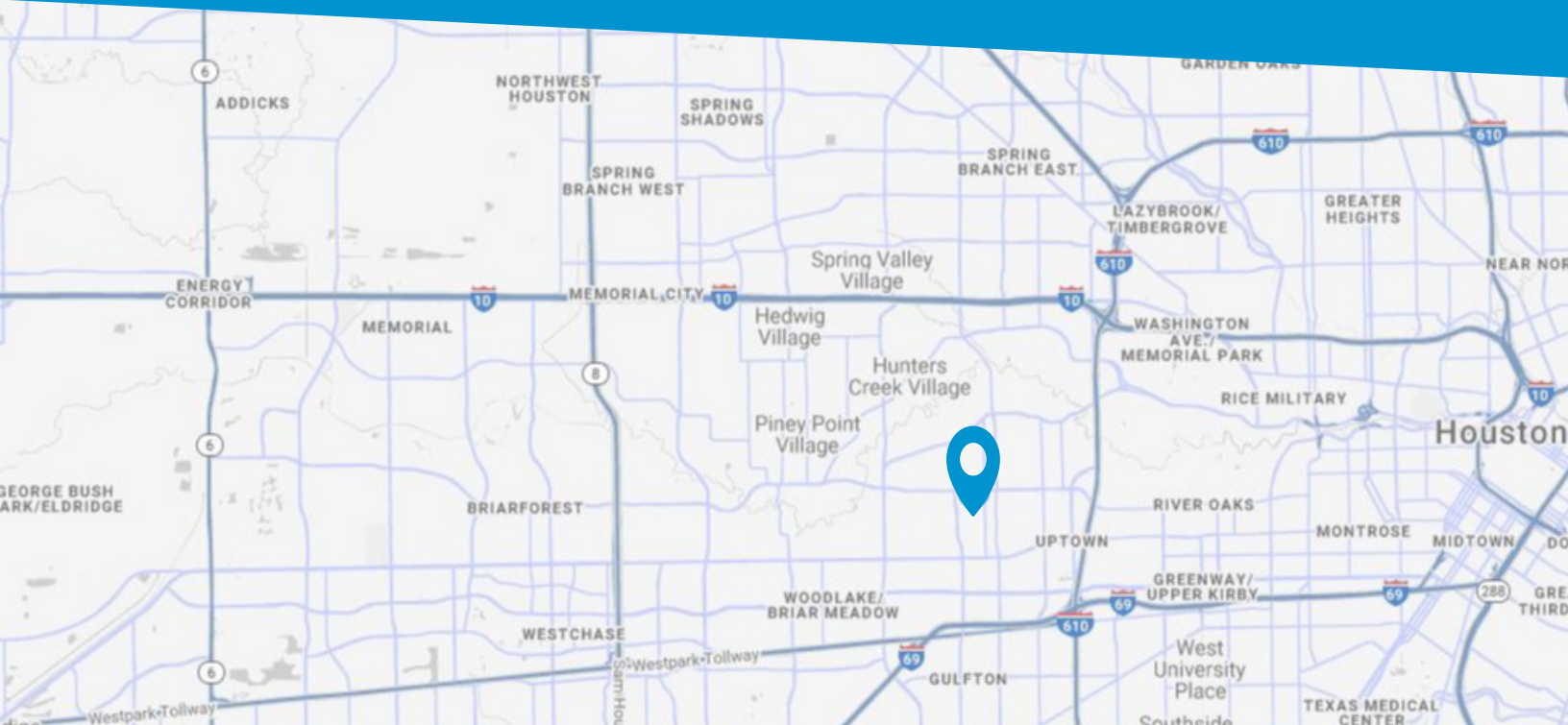
Building tenants and visitors also enjoy convenient access to numerous restaurants, retail establishments, news stands, postal service centers and other office buildings within the Galleria area.

THE AREA

The San Felipe/Voss submarket is located just west of the Galleria/West Loop market. This submarket contains 33 Class A and B office buildings with a total 4.87 million square feet, including its signature property San Felipe Plaza.

THE REGION

Houston Region - The Galleria submarket has been performing exceedingly well in 2018 compared to other office markets.



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

houston.info@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

Jay Kyle

Sales Agent/Associate's Name

480101

License No.

jay.kyle@colliers.com

Email

(713) 222-2111

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501