

GALLERIA, HOUSTON



# 3009 Post Oak Blvd

68,209 SF CLASS A OFFICE AVAILABLE

**CBRE**

# Building Details



3009 Post Oak Blvd, in the heart of the Galleria offers unobstructed views of River Oaks, Downtown, and the Waterwall in a modern office setting. Constructed in 2013, tenants will appreciate the efficient floor plans, floor to ceiling windows with amazing views and endless walkable amenities.



**CONFERENCE CENTER**  
with common area WiFi



**24/7 SECURITY**  
and card key access



**WALKABLE AMENITIES**  
along Post Oak Blvd



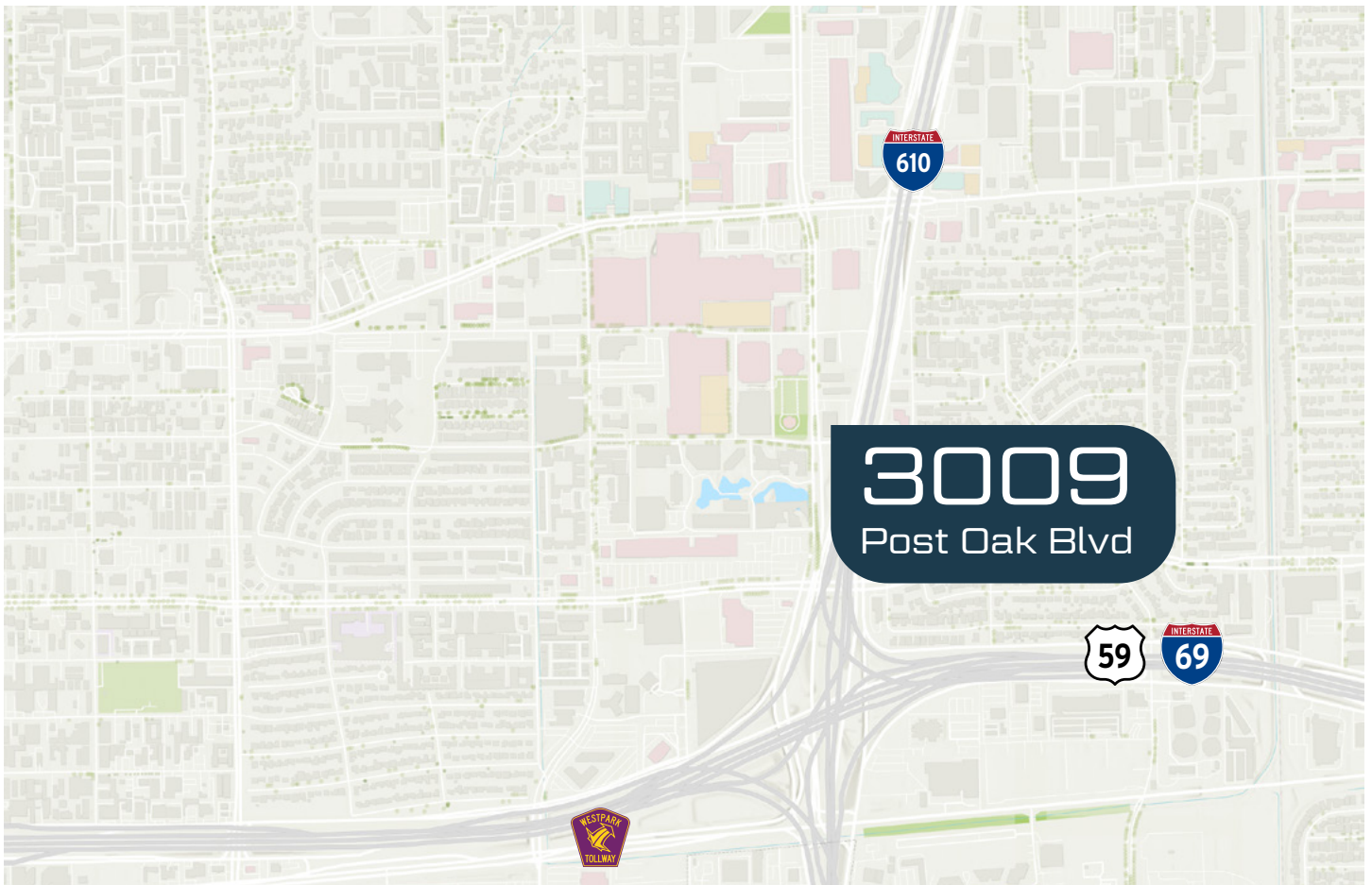
**DINING OPTIONS**  
Multi-station food court  
and coffee bar

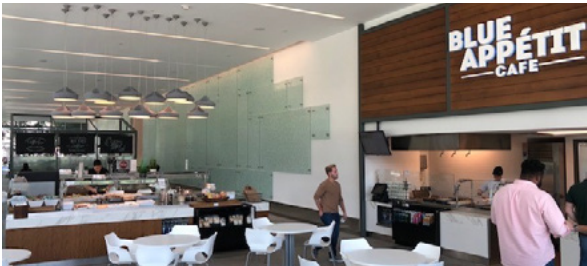


**30' X 45' BAYS**  
Up to 8 column-free  
corner offices/floor



**FLOOR-TO-CEILING GLASS**  
9'6" ceiling height





AVAILABILITIES

**68,209 RSF**

Total Available

Floor 9 7,737 RSF

Floor 10 25,495 RSF

Floor 11 25,495 RSF

Floor 12 9,482 RSF

**\$21.36/RSF**

2024 OPEX

**NEGOTIABLE**

Rate

**NEGOTIABLE**

TI Allowance

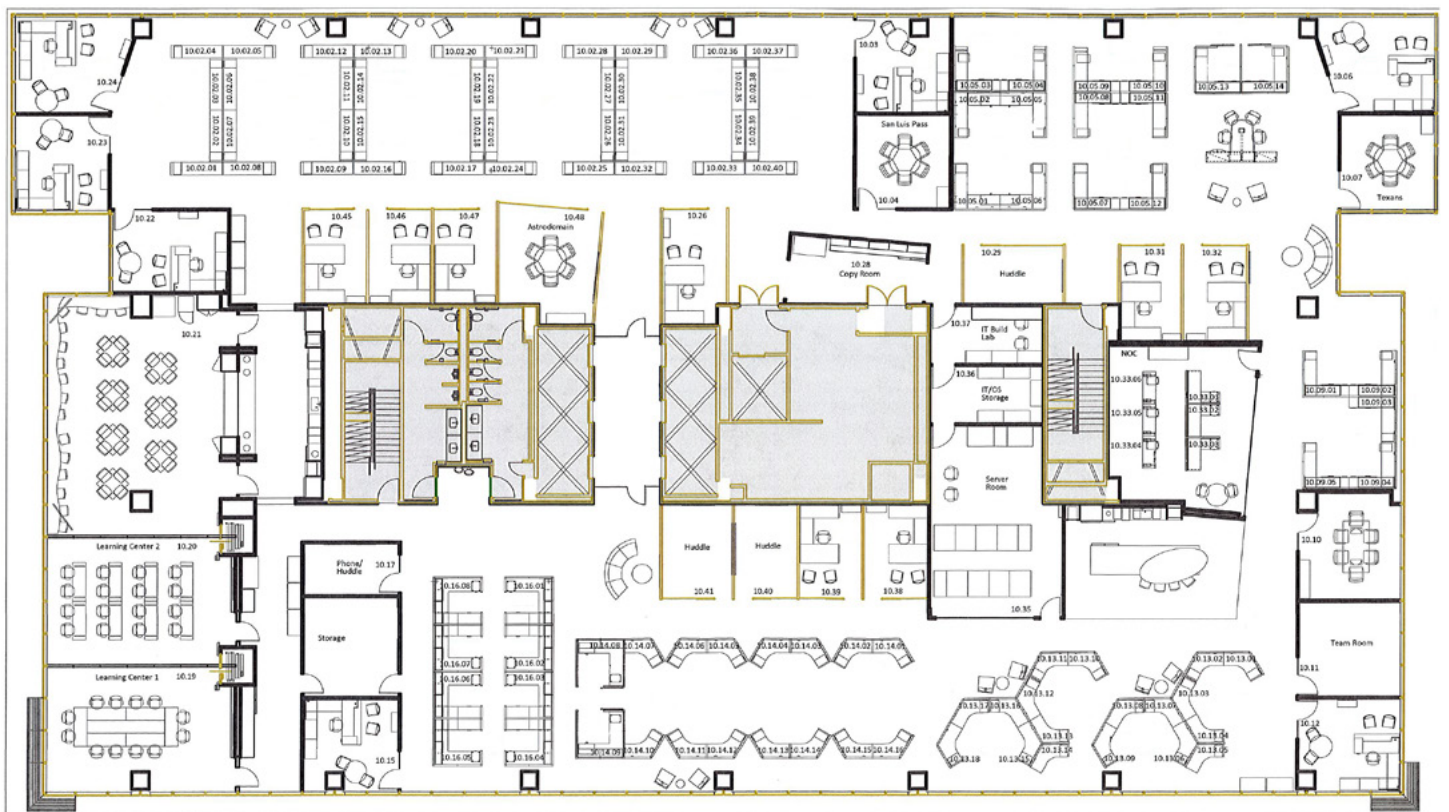
- Parking: 3.4 spaces/1000 RSF  
 Unreserved: \$70.00/mo.  
 Reserved: \$125.00/mo.

**FLOOR 9 7,737 RSF**



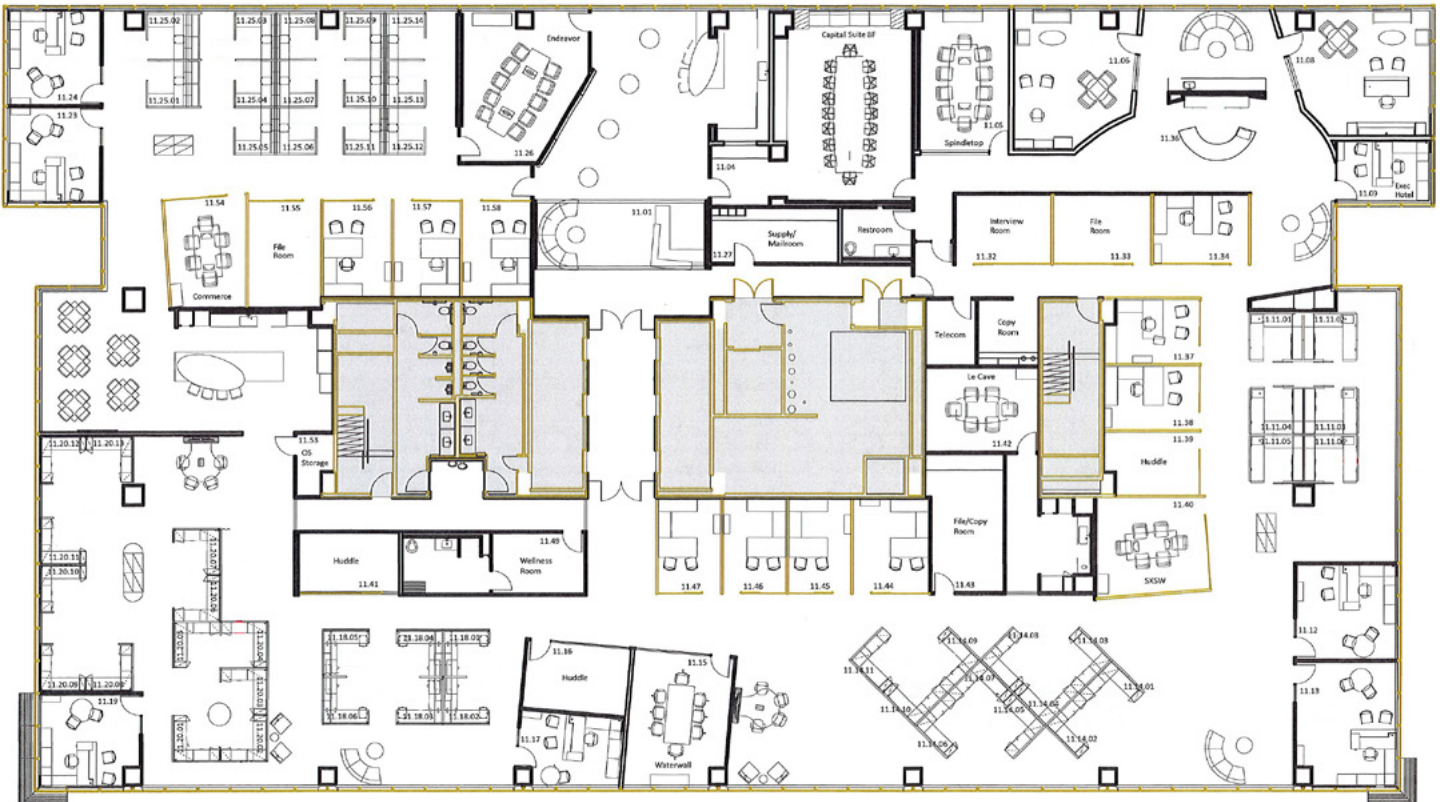
**FLOOR 10 25,495 RSF**

*FULL FLOOR*

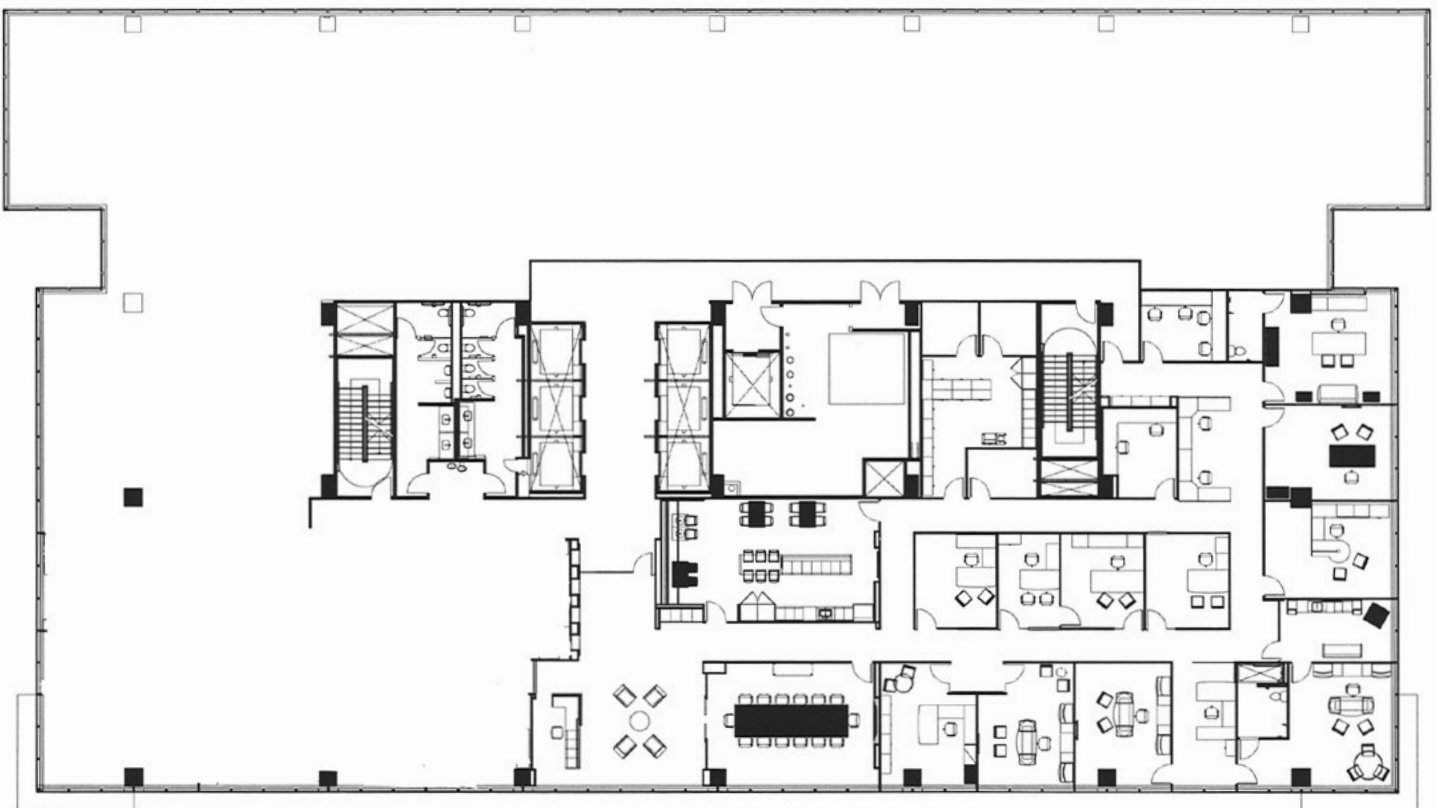


**FLOOR 11 25,495 RSF**

**FULL FLOOR**



**FLOOR 12 9,482 RSF**



# 3009

## Post Oak Blvd

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### For More Information, Contact:

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