

# 44 11 SAN FELIPE



Restaurant

P PARKING

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# 4411 SAN FELIPE

## PROPERTY FEATURES

### ADDRESS

4411 San Felipe,  
Houston, Texas 77057

### BUILDING TYPE

Mixed-Use  
Class A Office Space and Retail

### BUILDING SIZE:

92,340 SF

### BUILDING HEIGHT:

7 Levels

### RETAIL

15,151 SF

### CLASS A OFFICE:

77,189 SF

### TYPICAL OFFICE FLOORPLATE:

25,716 SF

### SIGNAGE:

Building Signage Opportunity

- Situated on San Felipe with easy access to I-610
- Walking distance to River Oaks District
- Signage opportunity with visibility from San Felipe and I-610
- Provides "park and stay" work environment
- Minutes from Galleria and Uptown Park
- Beautiful terrace for office tenants
- Sophisticated, modern Architecture by HOK
- EV Charging Station

### PARKING:

3 Levels of Parking, 119 Spaces for Restaurant, 32 for Retail

### BUILDING DELIVERY:

4th Quarter 2019



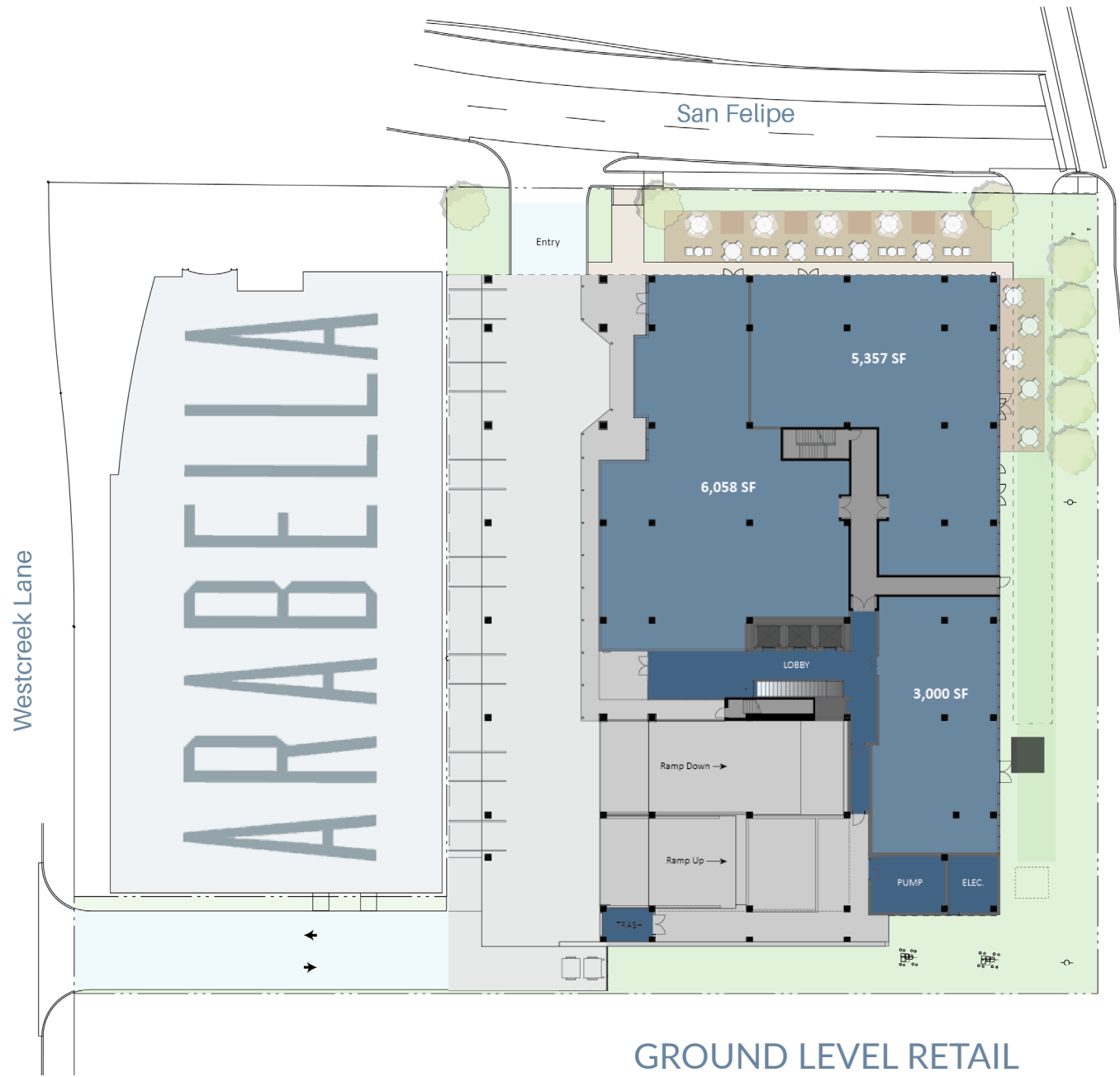
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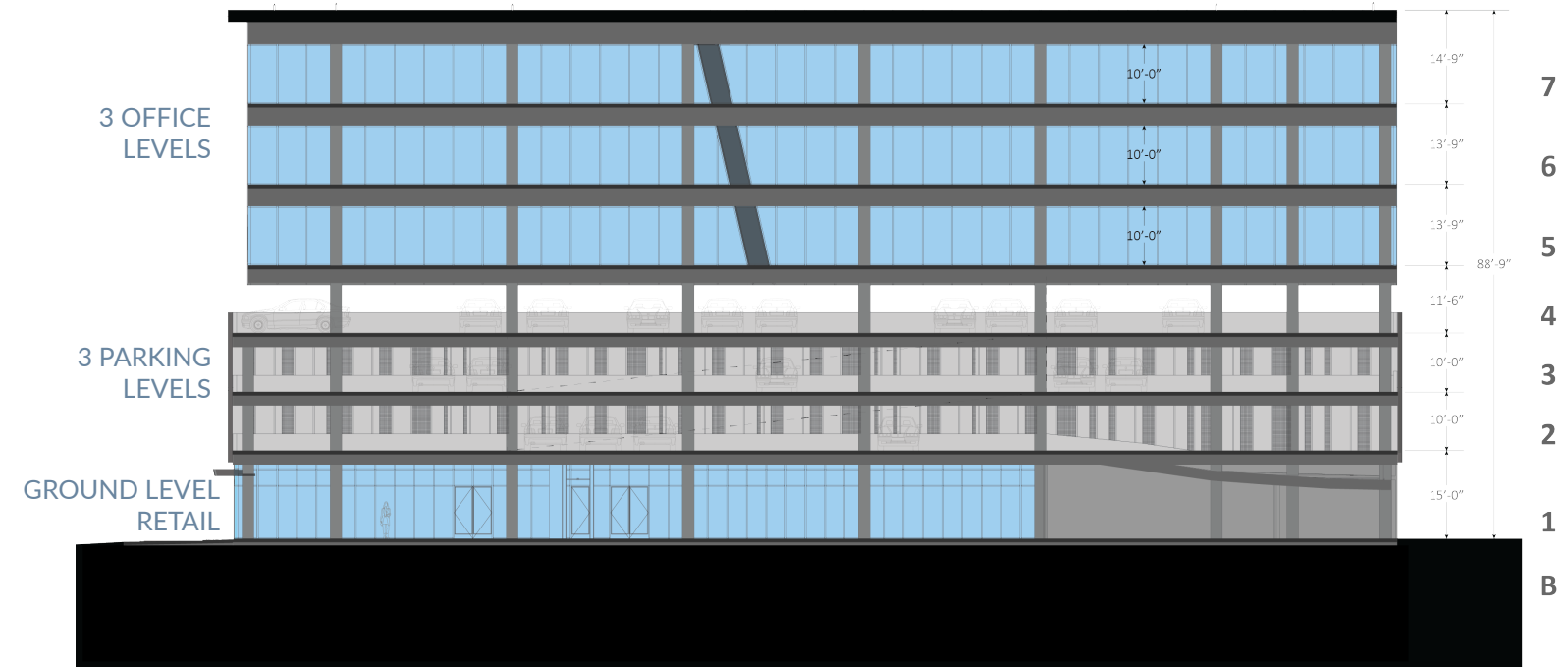


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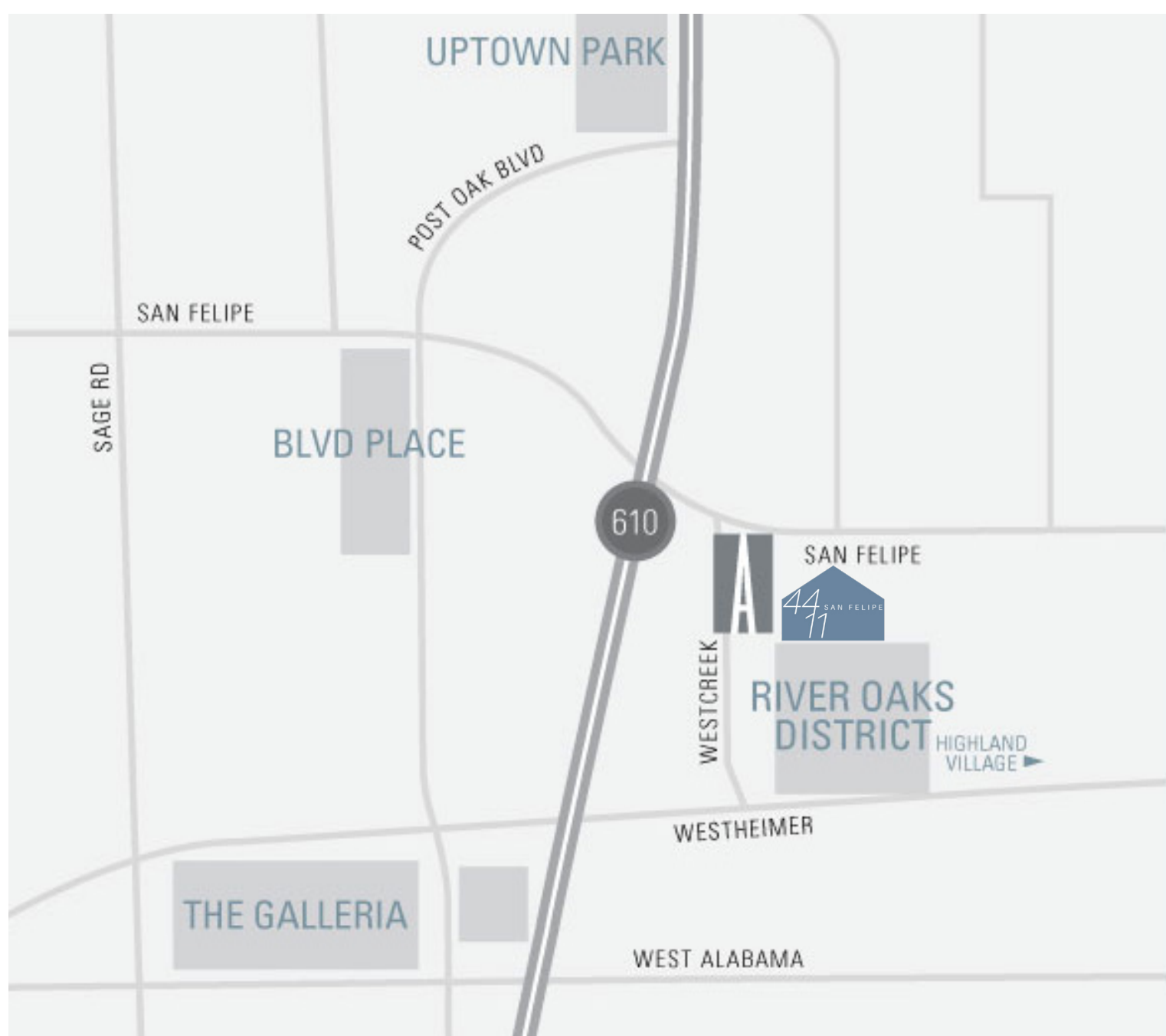


## BUILDING SECTION



# 44 SAN FELIPE

Notwithstanding any other information (including, without limitation, any marketing, sales, advertising, brochures, or similar information), all prices, building design, architectural renderings, plans, amenities, features and specifications or any and all improvements to any part of the building or property are subject to change or cancellation without notice.



## A Premier Building with a Prestigious Address + a Dynamic Work Experience

### COFFEE & JUICE

STARBUCKS	1 MIN
PJ'S COFFEE	2 MIN
EDO'S COFFEE ON THE PARK	2 MIN
EARTH CRAFT JUICERY	3 MIN

### RESTAURANTS

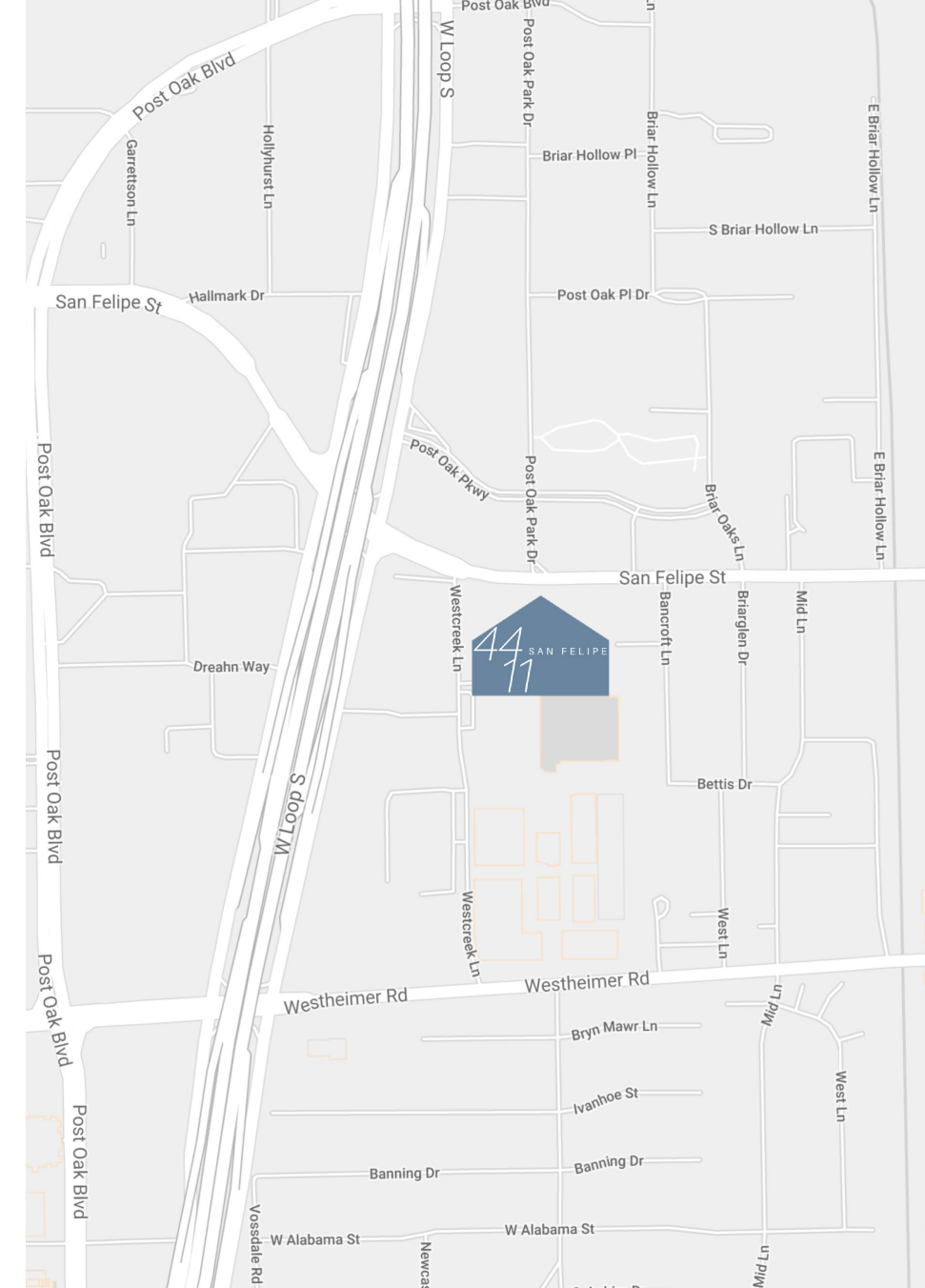
LIBERTY KITCHEN & OYSTERETTE	1 MIN
THE REMINGTON	1 MIN
HOPDODDY BURGER	2 MIN
LE COLONIAL	2 MIN

### HOTELS

THE ST. REGIS HOUSTON	1 MIN
HOUSTON MARRIOTT	2 MIN
THE POST OAK HOTEL	4 MIN
HOTEL DEREK	5 MIN

### SHOPPING

TARGET	1 MIN
RIVER OAKS SHOPPING DISTRICT	2 MIN
HOUSTON GALLERIA	5 MIN
CENTRE AT POST OAK	4 MIN



## 77027 DETAILED PROFILE

ESTIMATED ZIP CODE POPULATION: 15,720

HOUSES AND CONDOS: 10,816

POPULATION DENSITY: 5,491 PEOPLE PER SQUARE MILE

HIGH SCHOOL OR HIGHER: 100.3%

BACHELOR'S DEGREE OR HIGHER: 78.9%

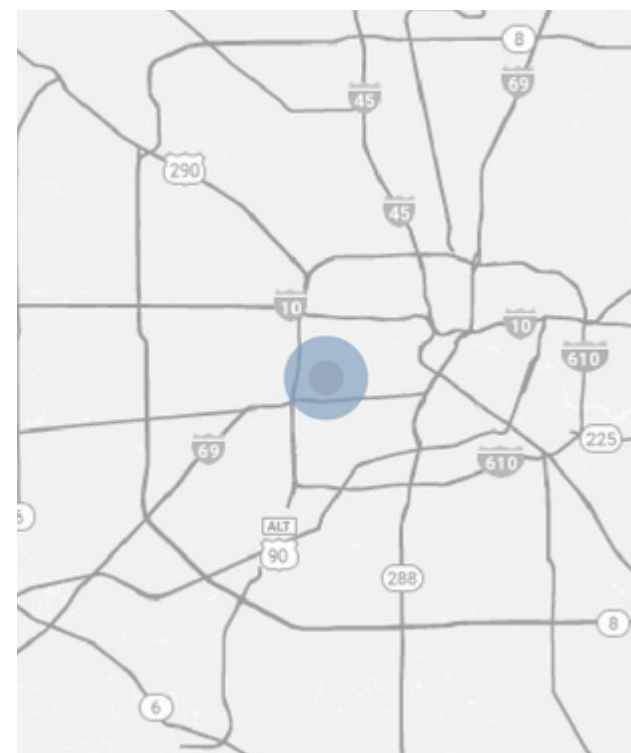
GRADUATE OR PROFESSIONAL DEGREE: 33.8%

MEDIAN HOUSE VALUE SIGNIFICANTLY ABOVE STATE AVERAGE.

ESTIMATED MEDIAN HOUSE/CONDO VALUE IN 2016: \$698,798

MEDIAN RESIDENT AGE: 35.3 YEARS

ESTIMATED MEDIAN HOUSEHOLD INCOME IN 2016: \$92,141



## BY THE NUMBERS

74 WALK SCORE

64 BIKE SCORE

48 TRANSIT SCORE

48 CONNECTIVITY



44 SAN FELIPE  
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ANOTHER LANDMARK DEVELOPMENT BY

DC PARTNERS