



# FOR LEASE 3009 POST OAK BOULEVARD GALLERIA | HOUSTON, TX

**Available Space:**

- Floor 13: 2,302 RSF
- Floor 12: 8,929 RSF
- Floor 9: 10,584 RSF
- Floor 9: 9,689 RSF
- TOTAL: 31,504 RSF**

- Elevator Lobby Exposure
- Unobstructed views of Greenway, Downtown, and the Waterwall

<b>Building Size</b>	303,008 RSF 20 floors
<b>Year Built</b>	2013
<b>Add-on Factors</b>	Single-tenant: 9.53% Multi-tenant: 17.30%
<b>Largest Contiguous</b>	20,273 RSF
<b>Net Rental Rate</b>	Negotiable
<b>2021 Est. Op Ex</b>	\$20.46/RSF
<b>Improvement Allowance</b>	Negotiable
<b>Parking</b>	3.4 spaces/1000 RSF leased Unreserved: \$70.00/mo. Reserved: \$125.00/mo.
<b>Location</b>	NE Corner of Post Oak Blvd and Hidalgo, Fronting West Loop
<b>Access</b>	6 points of ingress and egress from Westpark, Hwy 59 and 610
<b>Building Hours</b>	Mon-Fri: 7:00 a.m.-6:00 p.m. Sat: 8:00-1:00 p.m.
<b>Sustainability</b>	LEED Platinum
<b>Amenities</b>	Conference center, Wi-Fi, 24/7 security, card key access, generator for building safety and tenant use, on-site car detailing, monument signage available
<b>Typical Floor Plan</b>	25,208 SF 9'6" ceiling height Floor-to-ceiling glass Up to 8 column-free corner offices/floor 30' x 45' bays for optimal planning



For further details, contact the leasing team.

**RICH PANCIOLI**  
+1 713 881 0987  
rich.pancioli@cbre.com

**JON LEE**  
+1 713 881 0969  
jon.lee@cbre.com





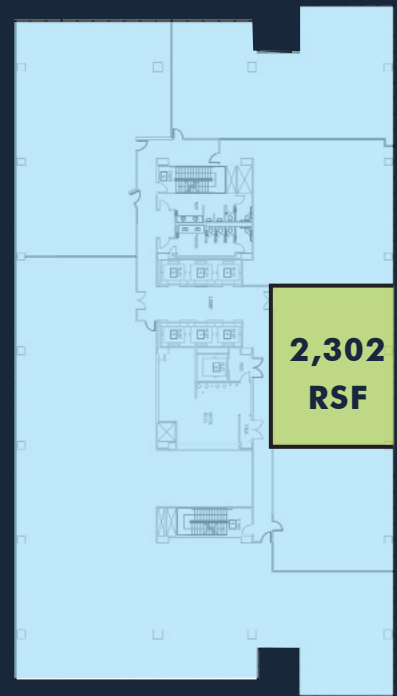
# FOR LEASE 3009 POST OAK BOULEVARD GALLERIA | HOUSTON, TX



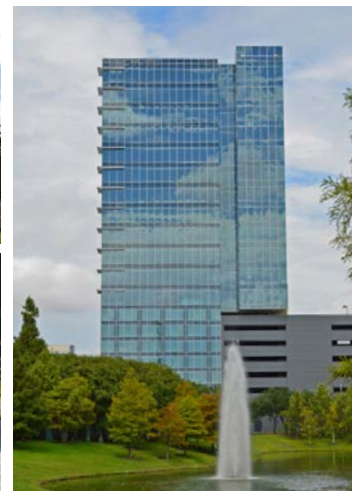
FLOOR 9 - 20,273 RSF



FLOOR 12 - 8,929 RSF



FLOOR 13 - 2,302 RSF



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

