

44 11 SAN FELIPE

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4411 SAN FELIPE

4411 San Felipe offers a sought after address in the heart of the Galleria and River Oaks District. With ample parking and valet, 4411 San Felipe is the ideal location for any business that wants it all.

ADDRESS

4411 San Felipe
Houston, Texas 77027

BUILDING TYPE

Mixed use
Class A Office Space and Retail

BUILDING SIZE:

92,340 SF

BUILDING HEIGHT:

7 Levels

RETAIL

16,950 SF

CLASS A OFFICE:

79,035 SF

TYPICAL OFFICE FLOORPLATE:

26,360 SF

SIGNAGE:

Building Signage Opportunity

BUILDING DELIVERY:

3rd Quarter 2021

PROPERTY FEATURES

- Views of Downtown Houston
- Situated on San Felipe with easy access to I-610
- Immediate access to I-610 both northbound and southbound
- Signage opportunity with visibility from San Felipe and I-610
- Provides “park and stay” work environment
- Walking distance to River Oaks District and minutes from Galleria and Uptown Park
- Beautiful terrace for office tenants
- Ground level retail on San Felipe for maximum convenience

VALET PARKING

PARKING:

3 Levels of Parking

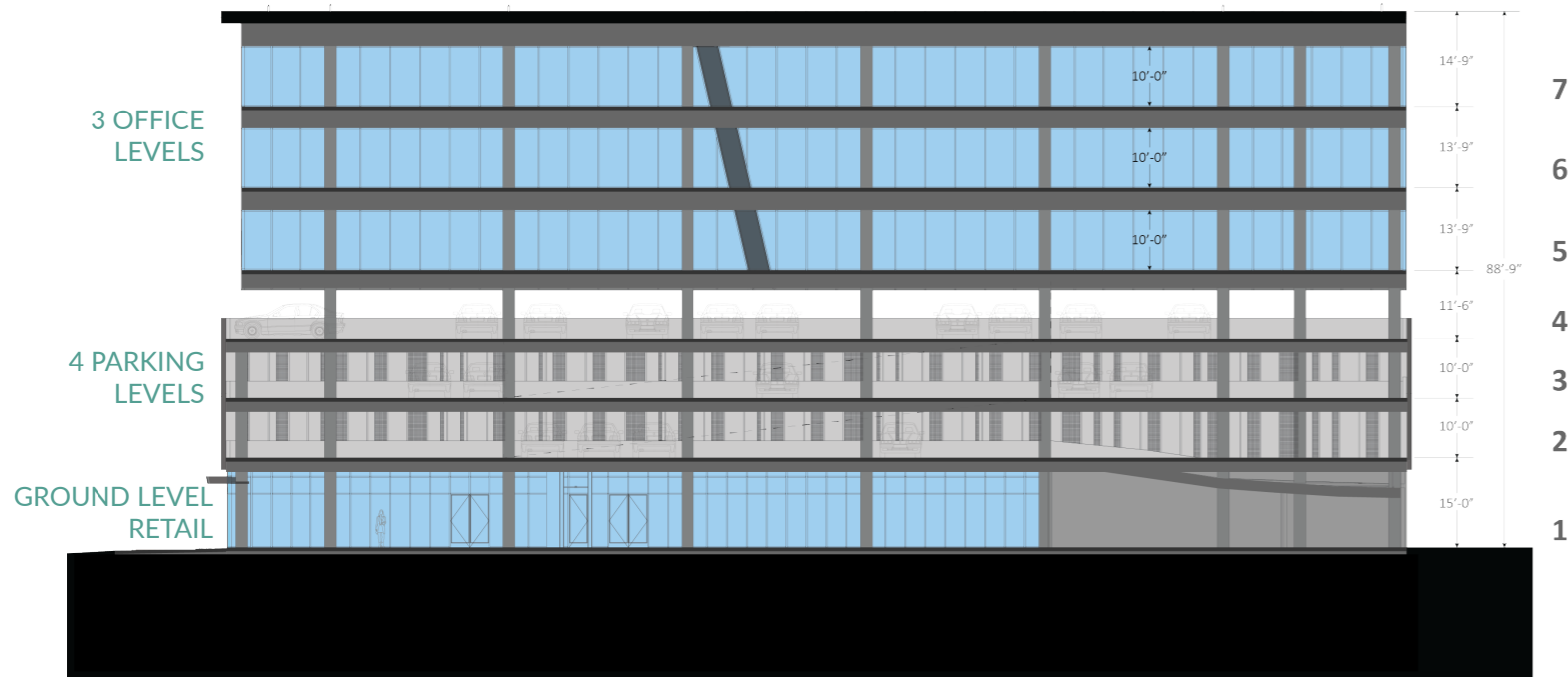
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RIVER OAKS DISTRICT

BUILDING SECTION



A Premier Office Building with a Prestigious Address In the Heart of the River Oaks District

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 |
| TOULOUSE CAFE | 2 MIN |
| TRUE FOOD KITCHEN | 2 MIN |
| WHOLE FOODS | 6 MIN |

HOTELS

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

SHOPPING

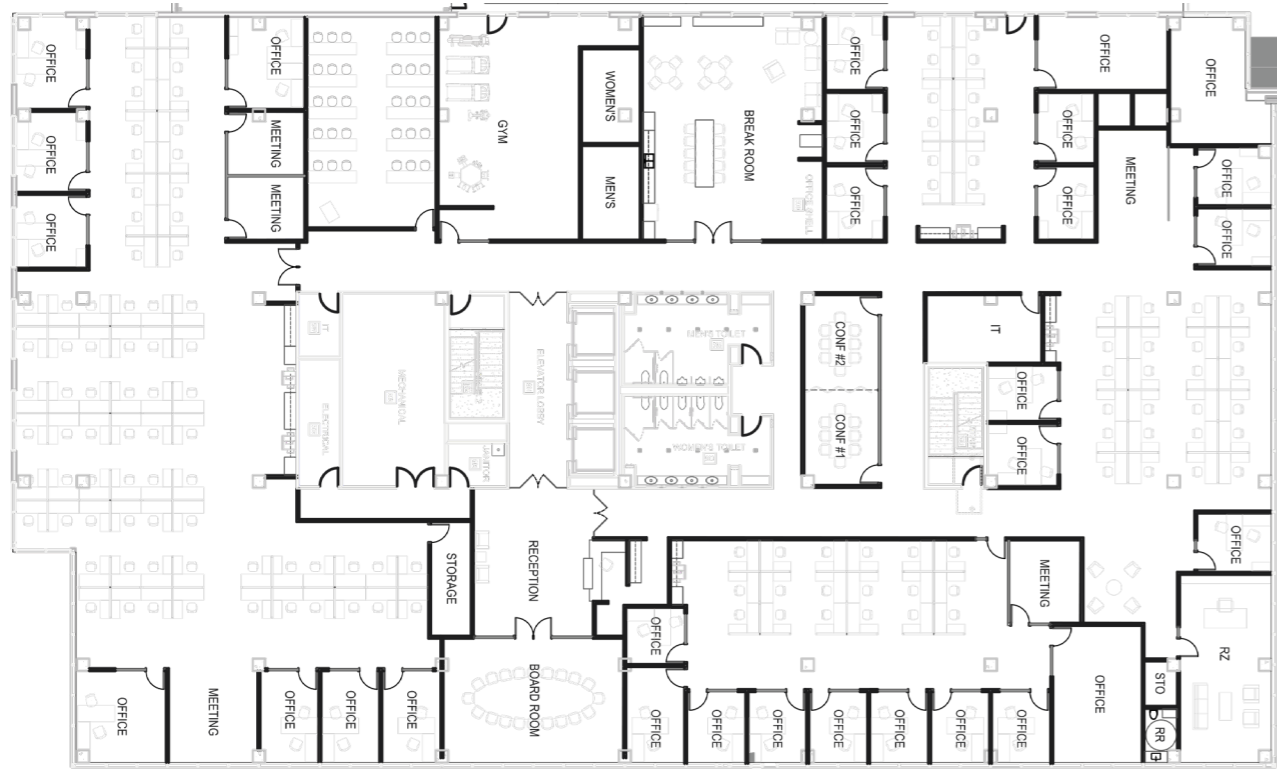
| | |
|------------------------------|-------|
| TARGET | 1 MIN |
| RIVER OAKS SHOPPING DISTRICT | 2 MIN |
| HOUSTON GALLERIA | 5 MIN |
| CENTRE AT POST OAK | 4 MIN |
| BLVD PLACE | 3 MIN |
| UPTOWN PARK | 4 MIN |
| HIGHLAND VILLAGE | 4 MIN |



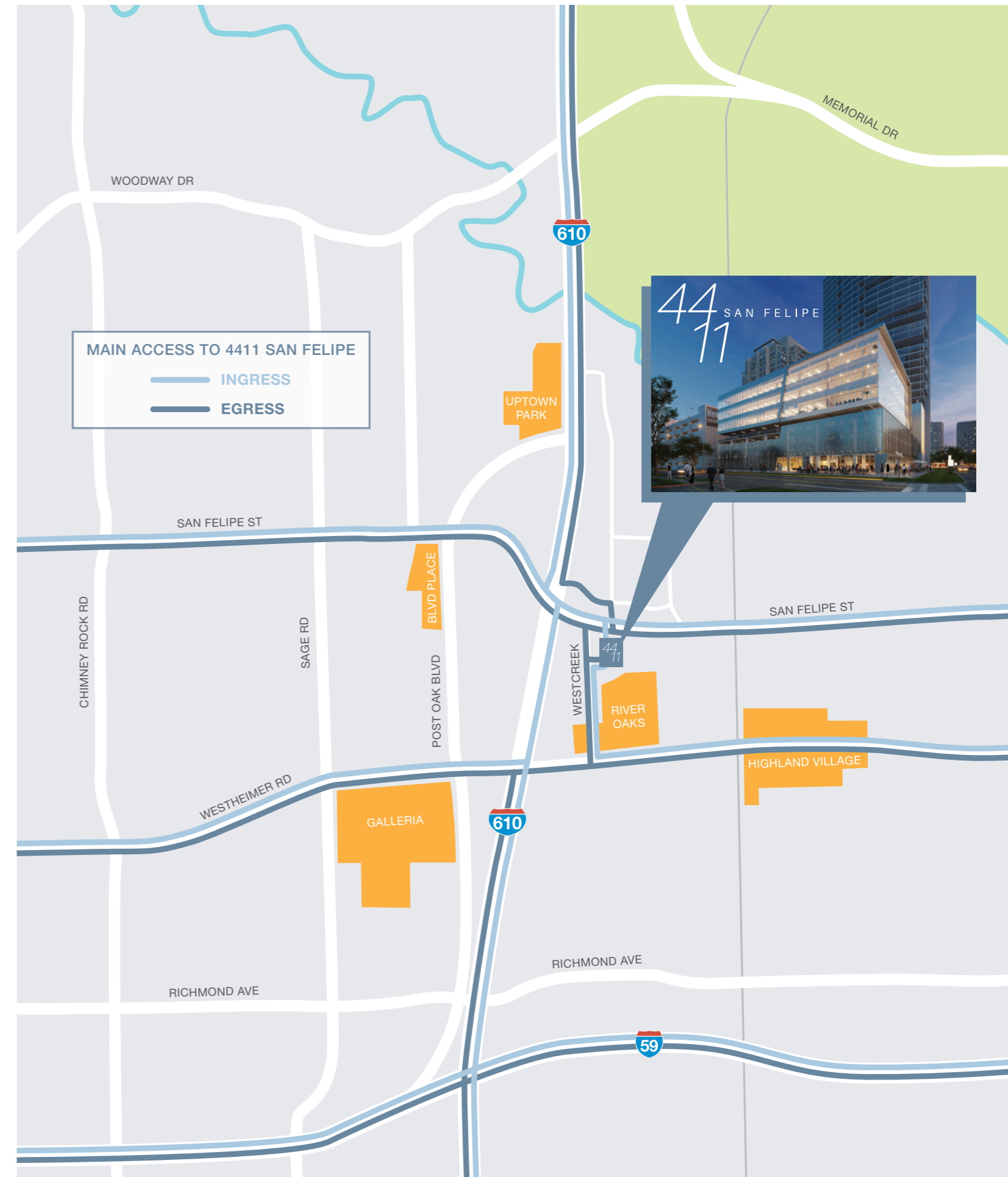
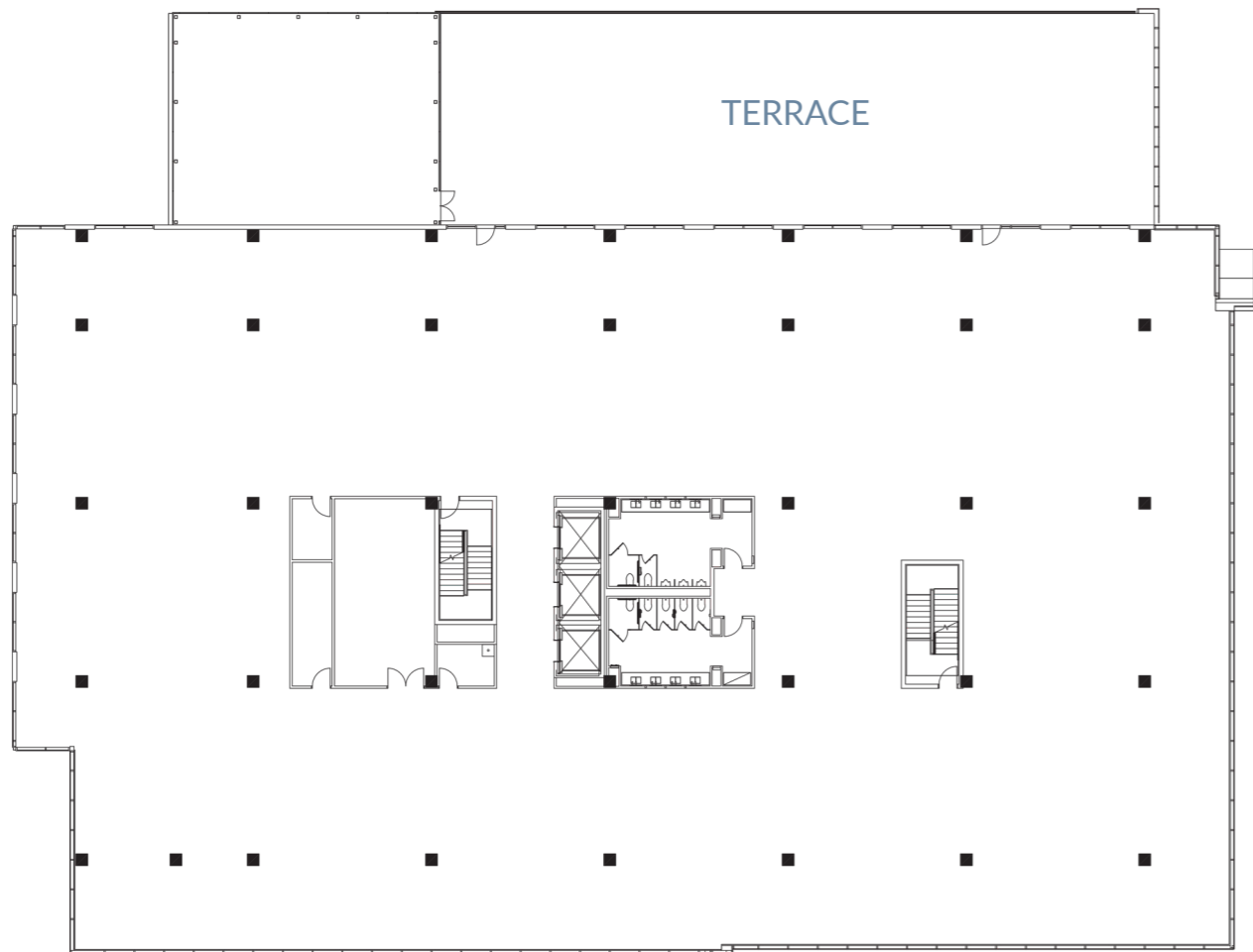
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Notwithstanding any other information (including, without limitation, any marketing, sales, advertising, brochures, or similar information), all prices, building design, architectural renderings, plans, amenities, features and specifications or any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

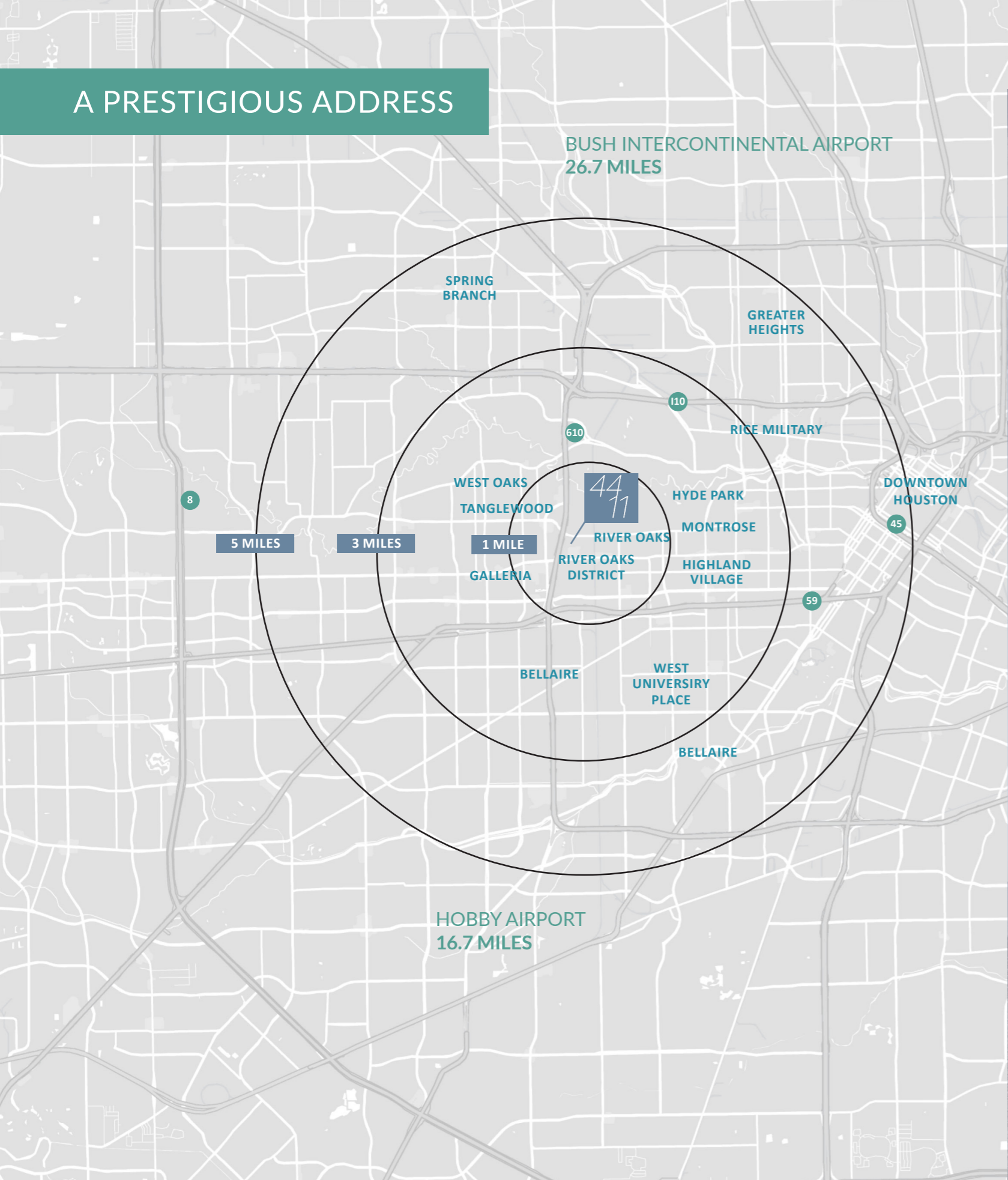
TYPICAL OFFICE LAYOUT



LEVEL 5 WITH TERRACE



A PRESTIGIOUS ADDRESS





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UNOBSTRUCTED VIEWS OF DOWNTOWN



44
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FIFTH FLOOR TERRACE

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NAI Partners

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ANOTHER LANDMARK DEVELOPMENT BY
DC PARTNERS