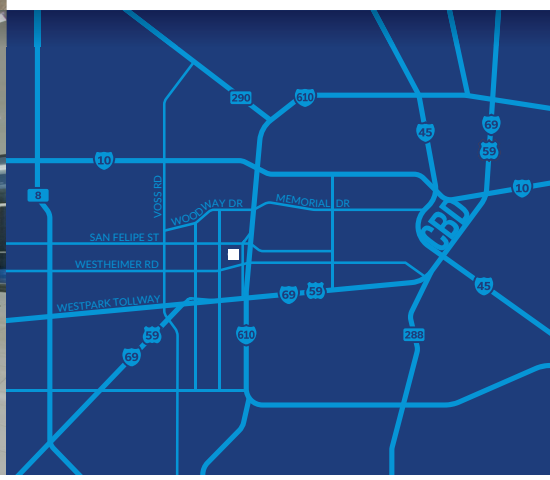
POST OAK CENTRAL

A NEW WAY TO OFFICE

SPACIOUS
CONVENIENT
CULTURAL HUB
STUNNING
AMENITIES
ENTERTAIN
SUSTAINABLE
STEP OUT
GALLERIA



The Post Oak Central complex is comprised of three office towers totaling 1.2 million square feet on a 17-acre mixed-use complex in Houston's Galleria area. There are a wide variety of entertainment options within minutes of Post Oak Central, including elegant and casual dining, department store and boutique shopping options, and the popular Galleria is just five minutes away. It's highly accessible just off Highway 610 with easy access to Highway 59 and Interstate 10.

This LEED-Gold certified complex is full of amenities that you will love including a huge state of the art fitness center, a conference center, restaurants, banking, dry cleaners, and a child care center on site.

Owned & Operated by PARKWAY **832.308.6055 | pky.com**

POST OAK CENTRAL

2000, 1980, 1990 Post Oak Boulevard, Houston, TX 77056

BUILDING PROFILE

CAMPUS SIZE	1.2 Million Rentable Square Feet (RSF)
POST OAK CENTRAL I	368,266 RSF - fully leased
POST OAK CENTRAL II	405,480 RSF
POST OAK CENTRAL III	419,967 RSF
INITIAL LEASE TERM	5 Years (minimum)
STARTING NET RENTAL RATE	POC II & III: $23.50/RSF NNN
ANNUAL RENT INCREASES	2.5%
OPERATING EXPENSES	POC II: $15.42/RSF (2019 Estimated) POC III: $15.46/RSF (2019 Estimated)
PARKING RATIO	3.5 unreserved permits per 1,000 RSF leased
CURRENT PARKING RATES	Unreserved: $65.00/month Reserved: $120.00/month

AMENITIES

- ATM
- Card-Key Access
- Casual Dining
- Catering
- Child Care Center
- Collaborative Center
- Conferencing
- Dry Cleaner
- Fitness Center with Locker Rooms
- Food Trucks
- Greenspace
- LEED Gold Certified
- On-site Management
- On-site Vehicle Detailing
- Outdoor Seating
- Retail Banking
- Security Personnel
- Shoe Shine