



SPACIOUS
 CONVENIENT
 CULTURAL HUB
 STUNNING
 ENTERTAIN
 SUSTAINABLE
 AMENITIES
 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.



BUILDING PROFILE

CAMPUS SIZE	1.2 Million Rentable Square Feet (RSF)
POST OAK CENTRAL I	398,386 RSF
POST OAK CENTRAL II	405,480 RSF
POST OAK CENTRAL III	419,967 RSF
INITIAL LEASE TERM	5 Years (minimum)
QUOTED RATE	\$31.00 - \$32.00 RSF/NNN
ANNUAL RENT INCREASES	3%
OPERATING EXPENSES	POC I: \$15.83/RSF (2024 Estimated) POC II: \$16.02/RSF (2024 Estimated) POC III: \$14.63/RSF (2024 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
- Casual Dining
- Catering
- Child Care Center
- Collaborative Center
- Conferencing
- Dry Cleaner
- TruFusion - Fitness
- Food Trucks
- Greenspace
- LEED Gold Certified
- Needlepoint Bipolar Ionization
- On-Site Management
- On-Site Vehicle Detailing
- Outdoor Seating & Meeting Areas
- Retail Banking
- Security Personnel
- Shoe Shine
- Touchless Entry
- UVC Sanitizers in High Traffic Areas
- WiredScore

