



# 4550 POST OAK PLACE

HOUSTON, TEXAS



## BUILDING AMENITIES:

- Recently renovated exteriors and interiors
- Ideally located in prestigious Post Oak Park, near the Galleria, Williams Tower, Greenway Plaza, and minutes from the Texas Medical Center and Downtown Houston
- Lush, three-story atrium building featuring a glass-enclosed lobby
- Ample surface parking at building entrance, plus controlled access to covered parking garage
- Three centrally located elevators serve garage and all floors of building
- Unilev Management professional property management and engineering, ensuring prompt response to tenant needs
- After-hours, monitored, security-card access providing maximum tenant safety
- Other amenities include overnight drop box and deli

### For leasing information, contact:

∴ **STEVE ROCHER**      ∴ **KRISTEN RABEL, CCIM**  
713.577.1615              713.577.1644  
steve.rocher@cbre.com      kristen.rabel@cbre.com

**CBRE**

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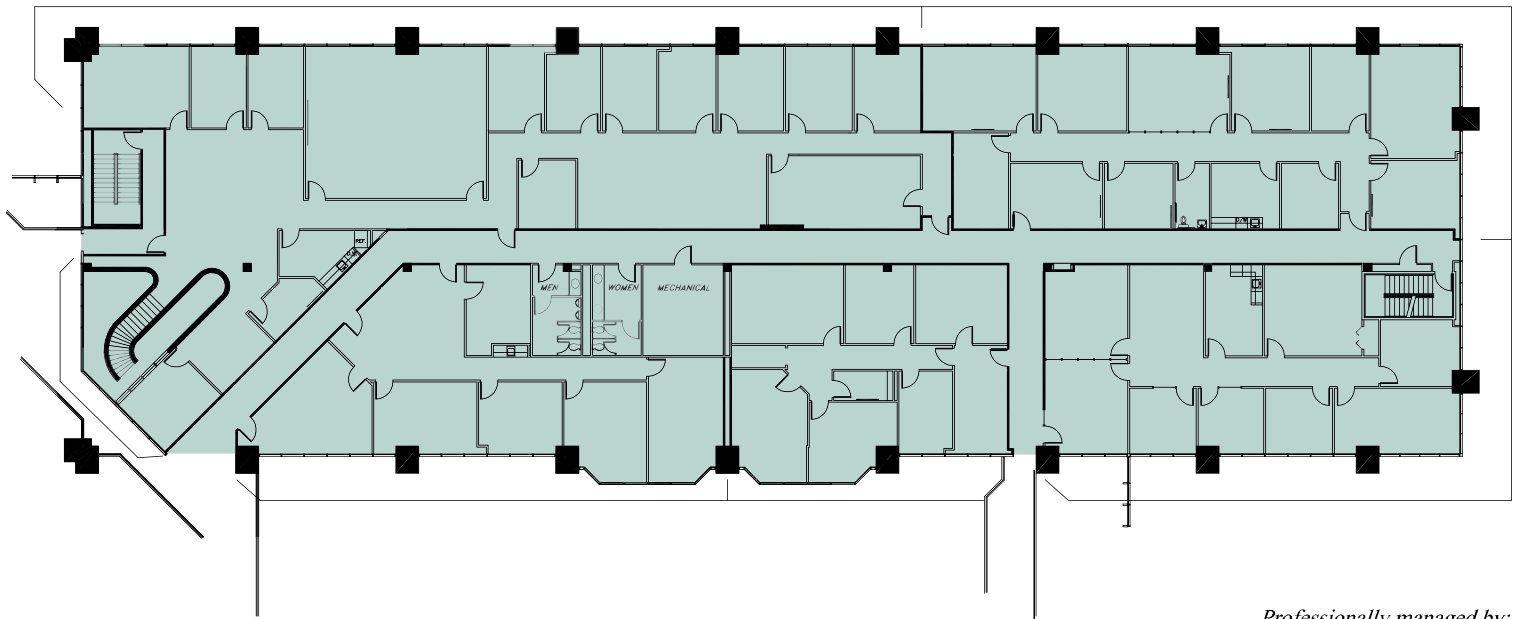
HOUSTON, TEXAS



LOCATION MAP

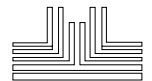


TYPICAL FLOOR PLAN



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Professionally managed by:



UNILEVER MANAGEMENT CORP.  
REAL ESTATE MANAGEMENT

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<b>Building Owner:</b>	R 4550, L.T.D. and D 4550, L.T.D
<b>Building Size:</b>	136,304 RSF
<b>Year Completed:</b>	1976
<b>Starting Net Rental Rate</b>	\$15.00/RSF \$13.00/RSF – Atrium
<b>Add-on Factor:</b>	18.00%
<b>Operating Expenses:</b>	2018 estimated expenses: \$10.20/RSF
<b>Direct Space Available:</b>	30,107 RSF
<b>Contiguous Space:</b>	5,437 SF – 1 <sup>st</sup> Floor
<b>% Leased</b>	78%
<b>Parking:</b>	3.5/1,000 RSF; Unreserved Negotiable, Covered Reserved \$50.00
<b>Building Security:</b>	On-site Security Guard 24/7, Card Key Access



## Leasing Information

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