



3000 POST OAK BOULEVARD

HOUSTON, TEXAS

RI MARKETPLACE AUCTION DATES:
JUNE 22ND - JUNE 24TH, 2026



Executive Summary

THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 3000 Post Oak Blvd. (the "Property").

3000 Post Oak is located in the heart of the Galleria submarket, situated along Post Oak Blvd and Hidalgo St. Just moments away from 610 West Loop, the Property presents superior access to Houston's employee base due to the Property's proximity to major thoroughfares, surrounded by high-density luxury multifamily, and an affluent residential base in Tanglewood and River Oaks. Given the current vacancy, the owner of the Property will be able to capture significant upside through the lease up of office tenants or a residential/hotel conversion.

3000 Post Oak represents a unique opportunity to acquire a value-add asset in Houston's preferred infill submarket at an extremely attractive building basis, as well as a very attractive basis to the underlying land and garage for investors interested in redevelopment.

PROPERTY SUMMARY

TOTAL NRA	433,528 SF
YEAR BUILT	1979 (Building) / 2014 (Garage)
NUMBER OF FLOORS	19
CURRENT OCCUPANCY	0%
PARKING RATIO	2,238 spaces (5.17/1000)
CURRENT USE	Office
POTENTIAL CONVERSION	Residential or Hotel

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RI MARKETPLACE AUCTION

AN ONLINE AUCTION EVENT WILL BE CONDUCTED ON REALINSIGHT
MARKETPLACE (“RI MARKETPLACE”)
IN ACCORDANCE WITH THE SALE EVENT TERMS AND CONDITIONS
([HTTPS://RIMARKETPLACE.COM/SALE-EVENT-TERMS](https://rimarketplace.com/sale-event-terms)).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RI Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RI Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RI Marketplace. For further information, please visit the FAQ, Bidder Registration (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for June 24th, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price (“Reserve Price”). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the FAQ, Bidding (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RI Marketplace website.

DATES

Auction Start Date: June 22nd, 2026

Auction End Date: June 24th, 2026

Tour Dates: Please contact Rick Goings, Marty Hogan, or Jeff Hollinden to schedule a tour.

PHOTO GALLERY





WEST FACING AERIAL

ENERGY CORRIDOR
16 MINUTES

WESTCHASE DISTRICT
13 MINUTES

BRIARGROVE
(AVERAGE HOME VALUE: \$1.2M)

WESTHEIMER RD (66,302 VPD)

3000
POST OAK
BOULEVARD

THE PLAZA AT RICHMOND
Office DEPOT **GOLF**
ULTA **TJ-maxx** **GALAXY**

RICHMONDAVE

POST OAK BOULEVARD

MEMORIAL CITY
14 MINUTES

MEMORIAL VILLAGES
(AVERAGE HOME VALUE: \$2.7M)

TANGLEWOOD
(AVERAGE HOME VALUE: \$2.7M)


THE GALLERIA
 A SIMON MALL
2M SF OF GLA
Neiman Marcus *DeFusco's* *Saks Fifth Avenue*
NORDSTROM Dillard's 30 NOBU

610 W LOOP (322,344 VPD)



EAST FACING AERIAL

HOUSTON CBD
16 MINUTES

RIVER OAKS
(AVERAGE HOME VALUE: \$2.6M)

RIVER OAKS COUNTRY CLUB

RIVER OAKS DISTRICT

Cartier Dior ST. BERNARD
EQUINOX HERMÈS
BALMAIN PARIS *Steak*
48

HIGHLAND VILLAGE

ANTHROPOLOGIE
lululemon Ω athletica J.CREW
Apple SEPHORA

AFTON OAKS
(AVERAGE HOME VALUE: \$1.4M)

3000
POST OAK
BOULEVARD


THE GALLERIA
A SIMON MALL
2M SF OF GLA

Neiman Marcus *DeFrisco's* *Saks Fifth Avenue*
NORDSTROM Dillard's 30 NOBU

TEXAS MEDICAL CENTER
18 MINUTES

GREENWAY PLAZA
6 MINUTES

WEST UNIVERSITY
(AVERAGE HOME VALUE: \$1.6M)

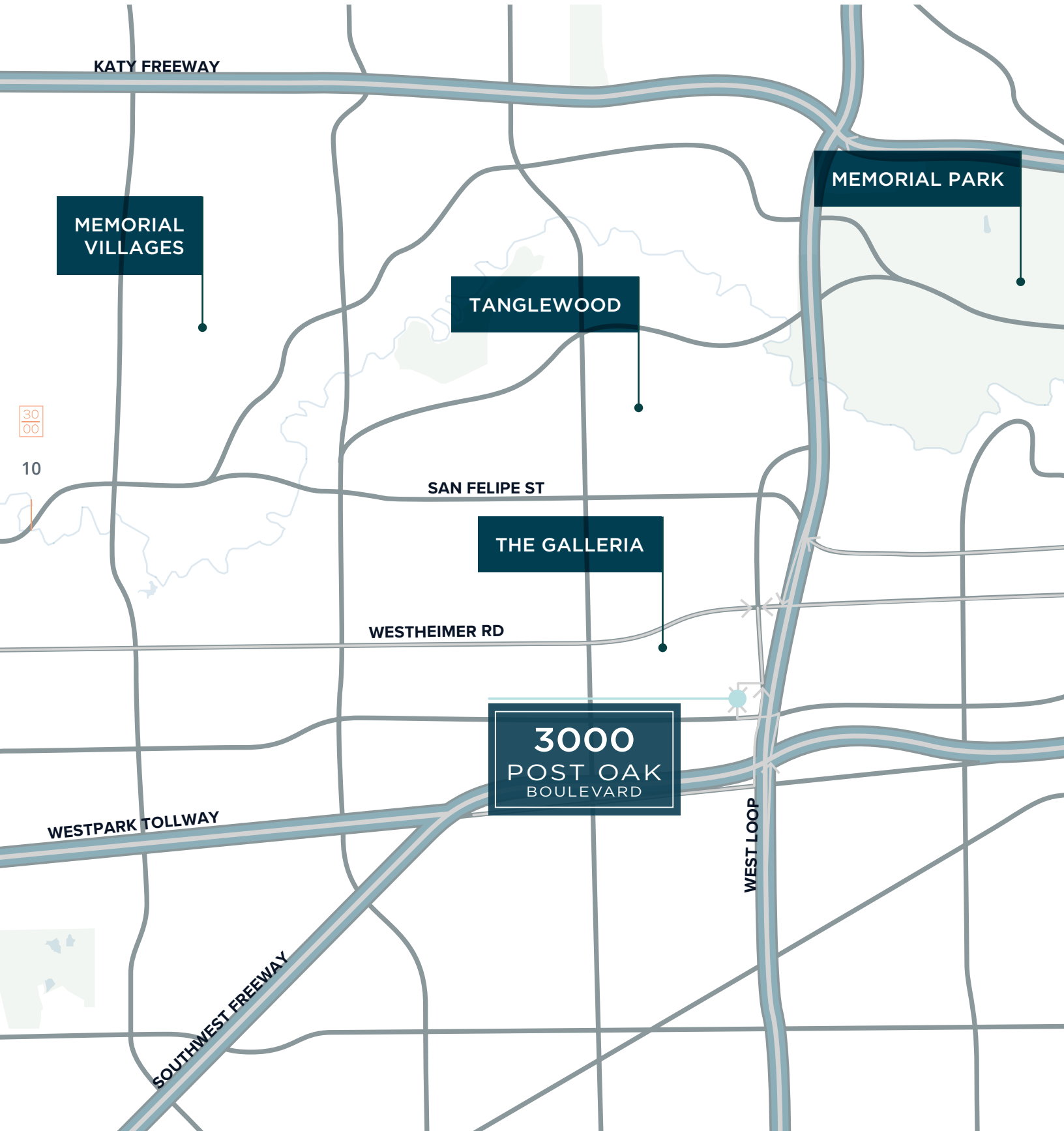
610

610 W LOOP (322,344 VPD)

69

1-69 (328,319 VPD)

HIGHLY ACCESSIBLE INFILL LOCATION





3000 Post Oak boasts incredible ingress and egress from all directions given it's immediate proximity to Houston's major roadways.

The Property boasts exceptional accessibility both from the north, via Loop 610, and from the south, via Westpark Tollway and Highway 59. The direct access to major highways connects the Property to the bulk of the work force population in West Houston as well as major decision makers in River Oaks and Tanglewood. Additionally, the Property is easily accessible throughout Houston with Westheimer acting as one of the city's primary east/west thoroughfares for inner loop and nearby West Houston neighborhoods.

Located in the heart of the Galleria and less than twenty minutes from the CBD, 3000 is centrally located among the cities largest employment hubs. Due to the urban-infill location, the property benefits from significant population density. This bullseye location in Houston's urban core represents a generational opportunity to acquire a highly-visible and accessible asset in Houston's leading submarket.

POST OAK BOULEVARD	📍 WALKING
RICHMOND	📍 0.2 MILES
610 LOOP	📍 0.2 MILES
WESTHEIMER	📍 0.5 MILES
INTERSTATE 59	📍 0.5 MILES



UNIQUE SIGNAGE OPPORTUNITY FOR ANCHOR TENANCY

Located moments away from 610 West Loop, Highway 59 and just north of Westpark Tollway, 3000 Post Oak boast incredible street and highway visibility. The Property offers favorable signage opportunities for new anchor tenancy, also presenting the owner of the Property the opportunity for an additional revenue stream.



TENANT SIGNAGE

STRATEGIC ACQUISITION & VALUE-ADD POTENTIAL

3000 Post Oak represents a premier low-basis acquisition in the Galleria submarket, benefiting from the consistent upkeep of its long-term, institutional-grade tenant. This professional history provides a clean foundation for a value-add strategy, allowing an investor to reposition the asset at a total cost significantly below the price of new construction.

The property's value is anchored by a 2,238 space parking garage (5.17/1,000) and the large block of contiguous office space. In the dense Galleria area, the ability to offer over 425,000 square feet of connected floorplates is a major competitive advantage for large-scale users. This combination of high-density parking and available volume at a low entry price creates an unmatched opportunity for aggressive leasing or creative redevelopment.

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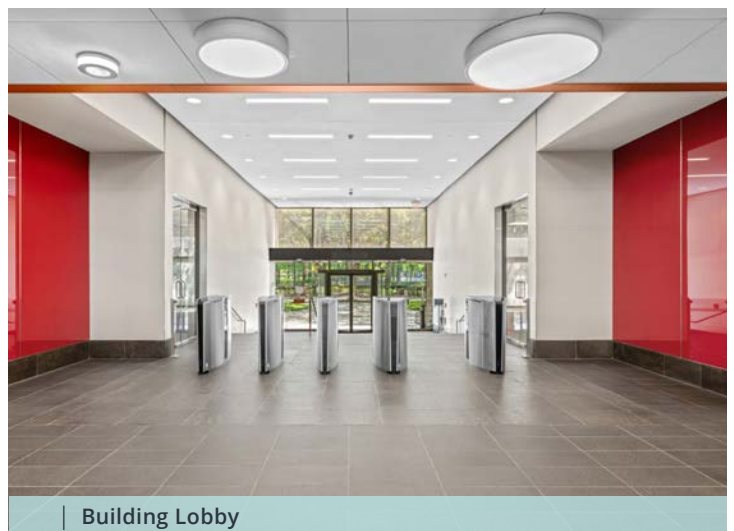
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| Building Exterior



| Building Interior



| Building Lobby



| Garage (5.17/1,000 SF Parking Ratio)



| Lobby

BEST PARKED OFFICE IN THE GALLERIA (5.17/1,000)

The property features a premier parking component consisting of a 10-level garage completed in 2014. Originally built specifically to meet the high-density requirements of Bechtel, whose long-term lease of the entire building expired in July 2024, the pre-cast concrete facility provides 2,238 spaces. This yields a superior parking ratio of 5.17 per 1,000 square feet, an elite outlier in the dense Galleria submarket where such high-capacity parking is a rare and critical commodity for attracting large-scale users.

The garage is engineered for maximum operational efficiency, featuring four controlled entry and exit points to optimize traffic flow during peak hours. Tenants benefit from a dedicated ground-floor canopy connector link, providing a weather-protected pedestrian transition directly from the garage into the main building lobby. Additionally, the site offers surface-level visitor parking and is illuminated by high-efficiency, pole-mounted LED fixtures on the top deck, ensuring a secure and modern environment.





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PROPERTY DESCRIPTION

LOCATION: 3000 Post Oak Boulevard Houston, TX 77056

YEAR BUILT / RENOVATED: 1979 / 2014

FLOORS: 19 Stories

NET RENTABLE AREA: 433,528

SITE: ±4.65 Acres

AVERAGE FLOOR PLATES: ±22,800 SF

FOUNDATION & STRUCTURE:

The building's structural integrity is anchored by a frame of reinforced cast-in-place concrete columns and beams, utilizing a fire-resistant steel frame design. This conventional cast-in-place system supports the 19-story tower without the use of load-bearing walls, offering maximum flexibility for the property's massive contiguous floor plates. The roof is similarly engineered with a reinforced cast-in-place concrete deck, ensuring a durable and robust building envelope.

BUILDING EXTERIOR:

The exterior cladding consists of a curtain wall system featuring alternating bands of tinted bronze vision glass and bronze spandrel glass set in a bronze steel frame. Entry points and architectural overhangs feature painted concrete soffits, providing a clean and uniform finish. To ensure long-term performance and efficiency, a complete wet seal of the entire curtain wall was finalized in late 2013. The ground-level experience is further enhanced by new exterior canopies with integrated lighting at both the east and west lobby entrances, offering a high-quality "shell" for a value-add program in the prestigious Galleria district.

ROOFING SYSTEM:

The roofing system consists of a modified bitumen membrane with a granule-covered cap sheet supported by a cast-in-place concrete roof deck. The building features three distinct low-sloped roof areas, one above level 19 and two above level 17, all of which are pitched to interior drains connected to the property's storm sewer system. The system includes necessary penetrations for bathroom exhaust vents, mechanical and electrical equipment, and a roof hatch for maintenance access.

ELEVATORS:

The property is equipped with 10 elevators that were modernized in 2007 and 2008, with additional cab renovations completed in 2008. The system includes five low-rise elevators serving the lobby and floors 2 through 11, five high-rise elevators serving the lobby and floors 11 through 17, and an exclusive shuttle elevator for floors 17 through 19.

FIRE & LIFE SAFETY:

The building features comprehensive life safety systems, including a wet-pipe fire sprinkler system that covers 100% of all floors. The property is equipped with an emergency distribution panel served by a 650-kw diesel-driven standby generator, providing 100% emergency power for critical functions like the fire alarm system, stairwell pressurization, and egress lighting. Two enclosed stair towers provide rated exit paths from the upper floors, while a 1,000-gpm electrical fire pump ensures reliable water pressure for the entire structure.



3000 POST OAK

PROPERTY DESCRIPTION

ELECTRICAL SYSTEMS:

Two incoming circuits are fed by CenterPoint Energy, rated as 4,000-Amp, three-phase, four-wire 277/480 mains and feed the main distribution panels located in the basement central plant. Two electrical risers rated at 1,800 and 2,000 amps feed the building.

The building's Detroit Diesel generator is located on the southern perimeter of the visitor parking surface lot and is rated at 650 kW. It has 660-gallon diesel fuel tank and supplies emergency power to life safety systems, emergency lighting, one elevator in each bank and the domestic water pumps. The unit can run for approximately 15 hours on a full tank of fuel.

The garage's 450 kW Cummins Plains generator is located on top level of the garage and is fed by natural gas. It was installed in 2014 and supplies emergency power to life safety systems, emergency lighting, garage gates and one elevator.

HVAC:

The building is cooled by a closed-loop, chilled water system consisting of 3 chillers, one two-cell cooling tower and 38 air handling units. The chillers are located in the basement central plant and have a cooling capacity of 250, 550 and 750 tons. The smaller units are York Centrifugal Magnetic Drive chillers and the 750-ton unit is a Trane Centrifugal chiller (with standard bearings). The York units were installed in 2015 and the Trane unit was installed in 2012 and rebuilt in 2015.

The Evapco stainless-steel cooling tower is located on the top level of the parking garage and was installed in conjunction with the construction of the parking garage in 2014. It is rated at 2,540 tons.

Air distribution is accomplished with a Texas multizone configuration typically consisting of 17 zones and two 15,000 CFM air handlers per floor.

Heating is provided by 4 RBX vertical natural gas boilers, each rated at 2MM BTU's. The boilers are located on the 1st level of the parking garage and were installed in conjunction with the 2014 construction of the parking garage.

PLUMBING SYSTEMS:

The domestic water system is comprised of a 5,500-gallon house tank, two 20 HP Grundfos pumps rated at 310 GPM and two vertical risers. Due to the high male population of the building, the typical floor has two men's restrooms and one women's restroom.

EXTERIOR LIGHTING:

The Property features exterior lighting provided by pole mounted LED fixtures on the top level of the parking garage. Additional lighting is provided on the side of the garage and office building, both consisting of LED fixtures. Ground mounted lights and decorative bollards are located along pedestrian walkways.

LANDSCAPING & GROUNDS:

The Property has moderately dense, established landscaping around the building, including grass, mature trees, decorative gravel, and shrubbery. There is a sprinkler irrigation system serving the landscaped areas of the Property. On the Northeast side of the building, there is a decorative fountain with a pleasant outdoor seating area for tenant and visitor use. On the South side of the building there is a large destination park featuring lakes, green space, and a walking trail.

UTILITIES:

Water & sewer: City of Houston

Electrical: CenterPoint

Gas: CenterPoint

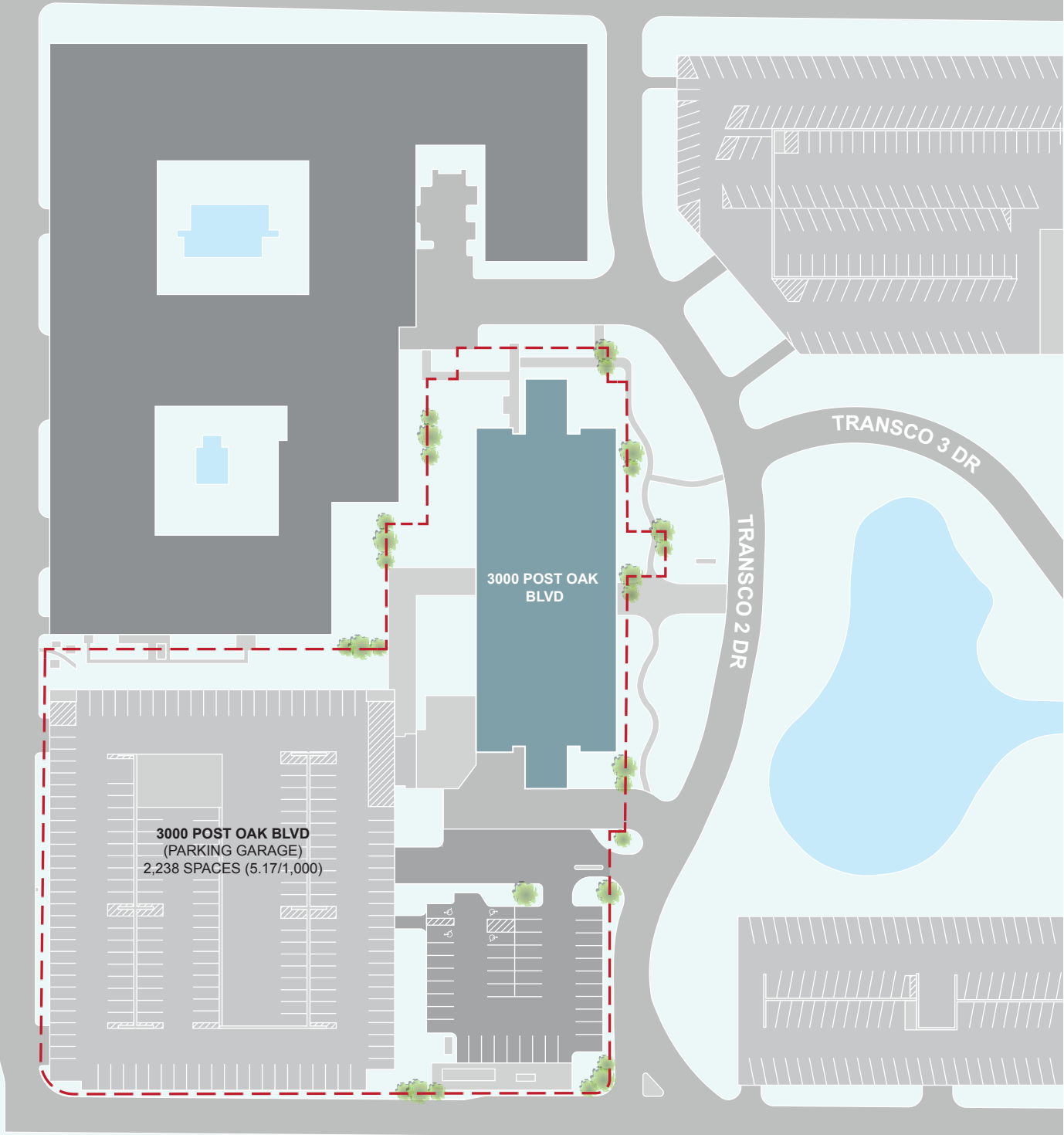


SITE PLAN

HIDALGO ST

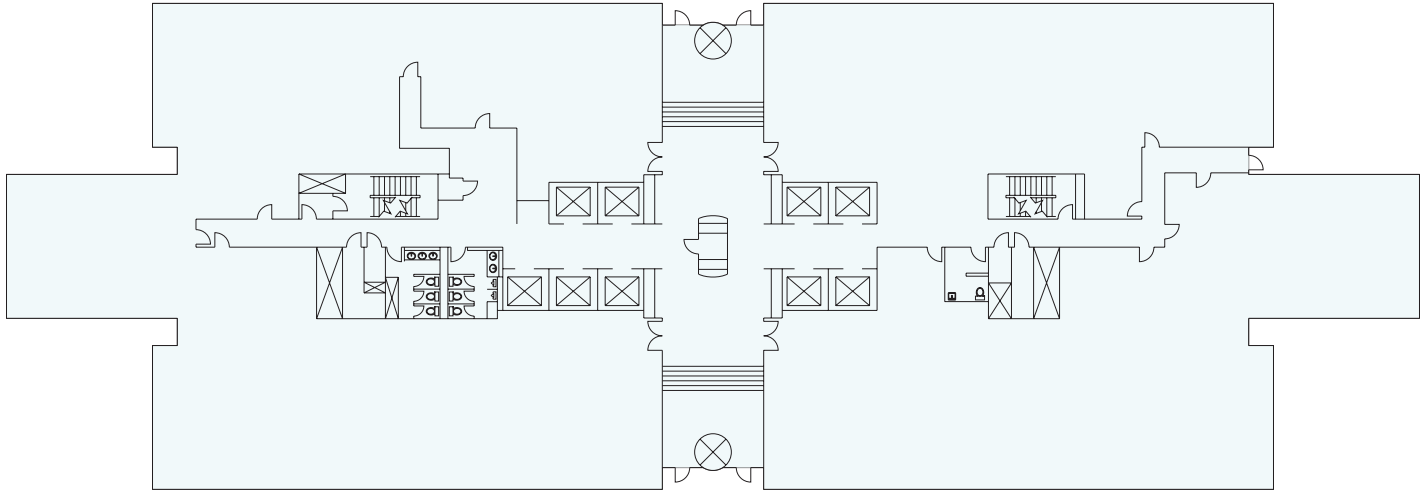
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REPRESENTATIVE FLOOR PLANS

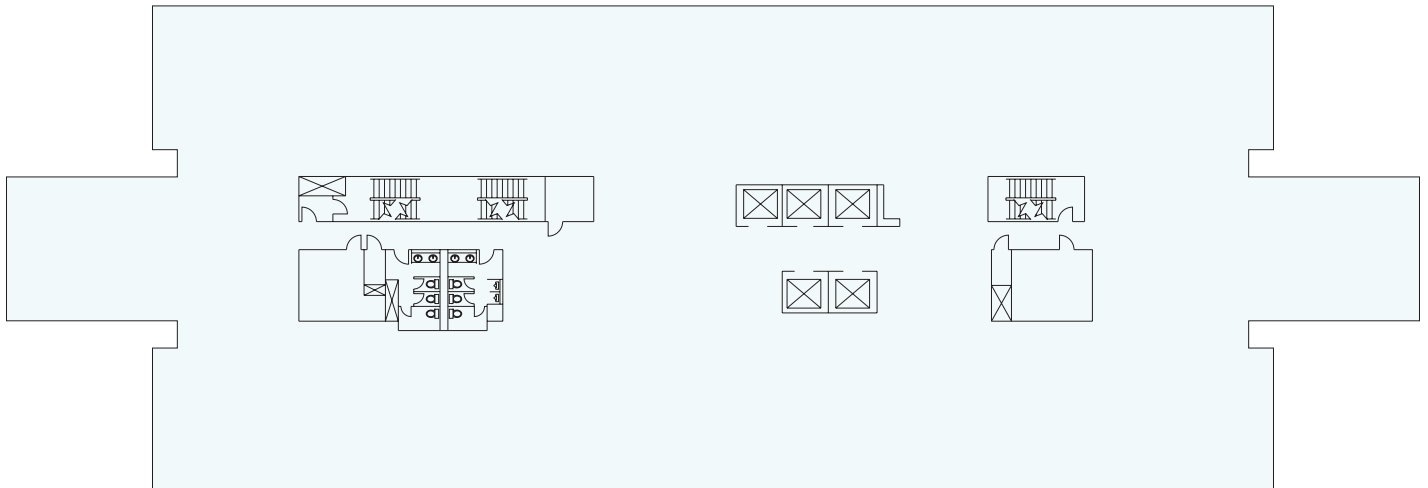
FLOOR 1 (LOBBY)



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FLOOR 17



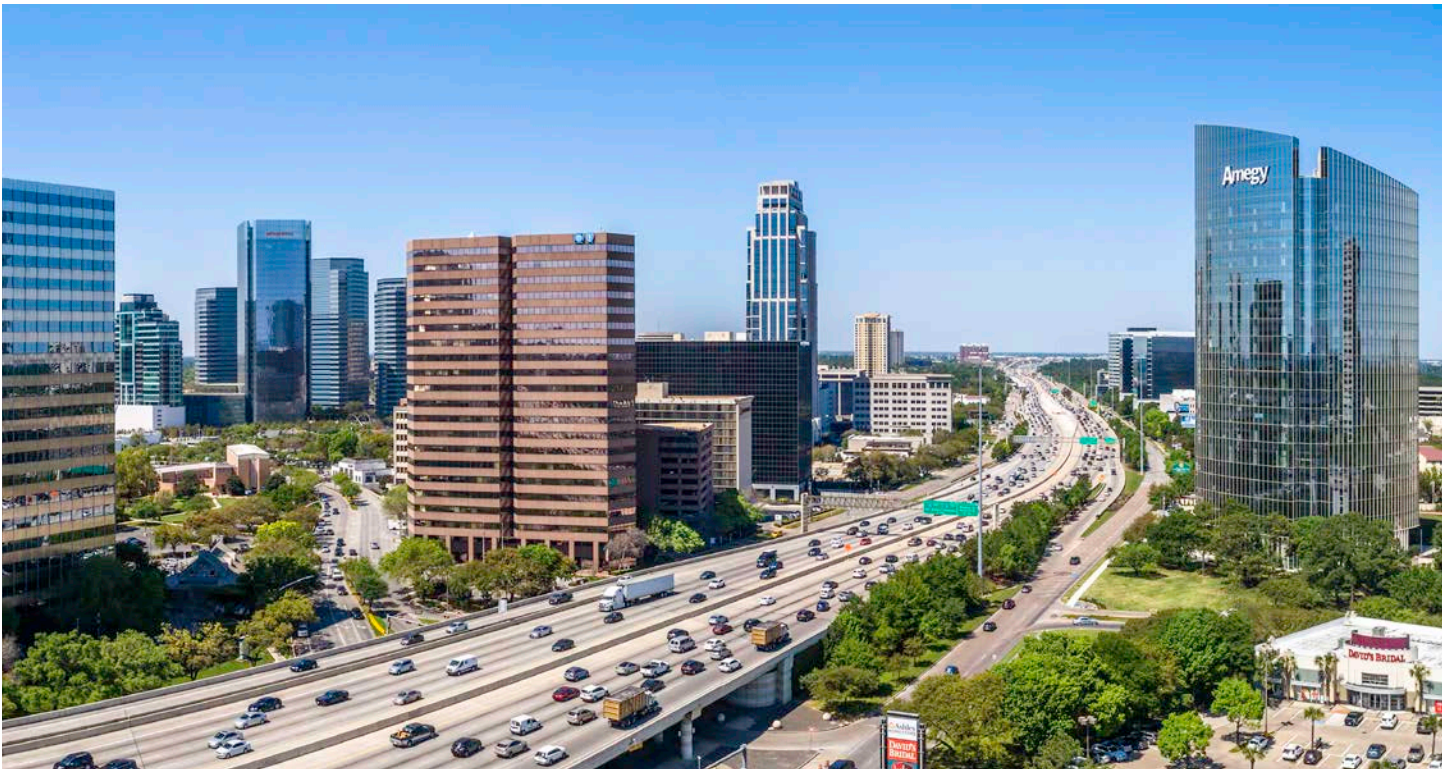
IN THE HEART OF HOUSTON

The Galleria is the ultimate urban lifestyle that showcases the best of Houston on a grand scale. It is one of Houston's key economic engines and has evolved from near rural conditions in the 1960's into one of the nation's premier mixed-use urban centers. Centrally located and spanning approximately 500 acres, the Galleria/Uptown District is approximately ten miles west of downtown Houston. Anchored by Post Oak Boulevard, alongside Memorial Park, and flanked by the world-famous Galleria. The District is home to over 30 million square feet of commercial office space, six million square feet of retail space, 8,400 hotel rooms, more than 100 restaurants, and a booming residential market. More than 200,000 international business professionals, fashionistas, city dwellers and tourists from around the globe converge in the area daily. Defined by its unique blending of prestigious business and residential addresses with the best in shopping, dining, and entertainment, the Galleria/Uptown District is one of the world's leading urban districts and hosts more than 30 million visitors annually.

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OFFICE

- | 15th largest business district in the US
- | 30.6M sf of Commercial office space
- | 2,000+ companies
- | 83,000 employees

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RETAIL

- | #1 by leaseable space & sales volume in the city
- | 6.3M sf available to lease
- | 2.4M sf of 400+ restaurants and stores
- | #4 largest retail complex in the country
- | \$3.6B+ in annual retail sales

HOTELS / TOURISM

- | 30M+ visitors from all over the world every year
- | #1 hotel district in Houston
- | 39 hotels and 8,400 rooms

RESIDENTIAL

- | 180K+ residents in a three-mile radius
- | \$1M average home values in surrounding neighborhoods
- | Tanglewood
- | Afton Oaks
- | River Oaks
- | Per Capita Income is higher than Beverly Hills, Buckhead and University Parks

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05/2026