

A tall, modern office building with a grid-like facade of windows, set against a blue sky with scattered white clouds. The building is the central focus of the advertisement.

2700

POST OAK BLVD.
HOUSTON, TX 77056

HOSPITALITY-STYLE OFFICE FOR MID-SIZE & LARGE TENANTS

BUILDING FEATURES & AMENITIES

- 1

24-story, 490k sq. ft. tower
- 2

Easy access off Post Oak Blvd
- 3

Multiple points of ingress/egress
- 4

Walking distance to nearby residential
- 5

Recently renovated lobby
- 6

24/7 security
- 7


7+ valet options
- 8


Two, high-quality hotels located within The Galleria
- 9


Thousands of hotel rooms with large meeting rooms within 5 miles
- 10


Full-service U.S. Post Office located in The Galleria


EXCLUSIVE WEWORK AMENITIES


- 


Enhanced cleaning services
- 


Wellness room
- 

Touch-free dispensers
- 

Event space
- 

Enhanced HVAC standards
- 

Conference rooms
- 

5/1000 Parking ratio
- 

Mother's room

MOST ENERGY-EFFICIENT
AND ENVIRONMENTALLY
FRIENDLY
OFFICE SPACE
IN UPTOWN HOUSTON

FLEXIBLE LAYOUTS



PRIVATE OPTIONS FOR SMALL, MID-SIZE, OR LARGE TENANTS



TERMS

- 1-10 year terms
- Small, medium and large blocks of space
- Furniture, cabling, & internet included
- Move-in ready
- 10% Broker commissions of net fees on all new, renewed and expansion deals
- Negotiable deal terms



RECEPTION

**CONNECTED.
MODERN.
CONVENIENT.**



COMMON WORKING AREAS



STOCKED KITCHENS

Galleria Tower I offers tenants access to first class amenities. High-end offices designed for convenience and productivity make it easy to get work done.

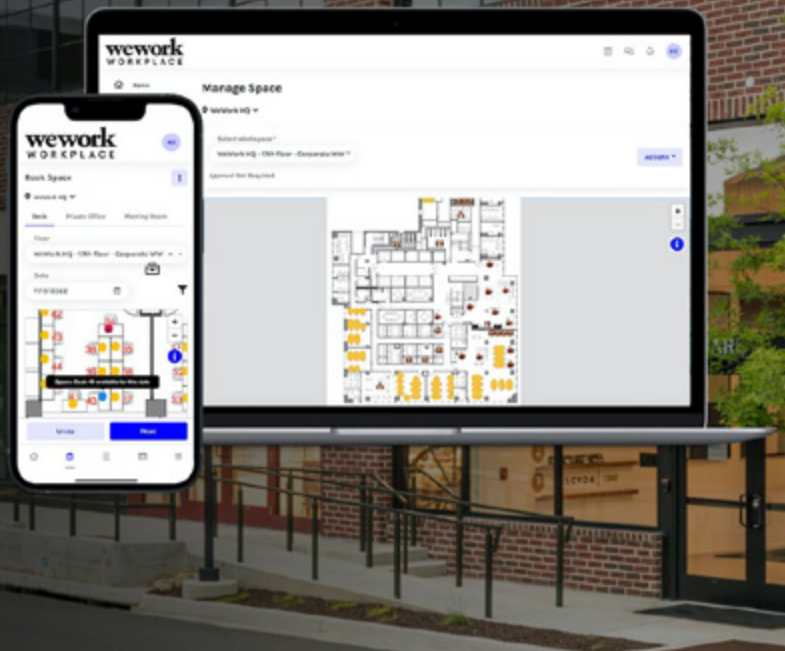


PROFESSIONAL & SOCIAL EVENTS

Stand out in the heart of Uptown District in Houston, Texas.

The Galleria is an upscale mixed-use development with access to great restaurants, green space, hotels, and residences all nearby.





A ONE-STOP SHOP SOLUTION.

MEET WEWORK WORKPLACE

One app allows you to book space across all of your offices, 500+ WeWork locations, or both. A seating allocation solution makes your offices bookable, allowing more employees to access each space.

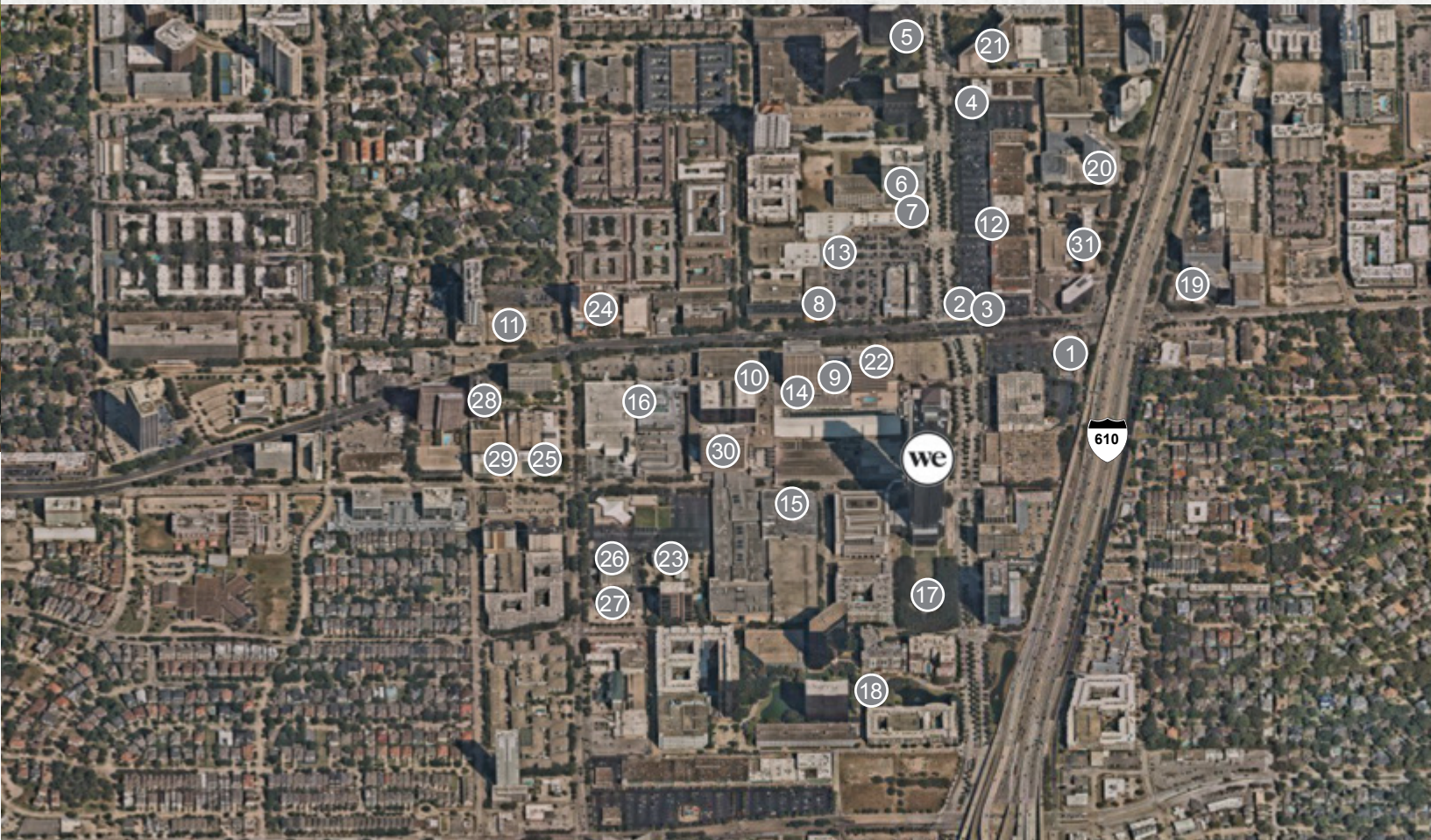
ENHANCE YOUR EMPLOYEE EXPERIENCE WITH INTENTIONAL COLLABORATION

Support in-person connection with interactive floor maps and team bookings. Enjoy built-in features like overflow booking capabilities, visitor management, and calendar integration.

INFORM REAL ESTATE DECISIONS WITH CONFIDENCE USING UTILIZATION DATA AND TRENDS

Monitor space usage across your offices, both leased and coworking. Analyze trends over time, and implement a hybrid strategy that works for your company and your team.

AMENITIES MAP



DINING

- 1. Velvet Taco
- 2. Starbucks
- 3. Jamba Juice
- 4. Maggiano's Little Italy
- 5. The Annie Cafe & Bar
- 6. Caracol Restaurant
- 7. Moxies Houston Restaurant
- 8. Grand Lux Cafe
- 9. The Cheesecake Factory
- 10. Del Frisco's Double Eagle Steakhouse
- 11. Truluck's

SHOPPING

- 12. Post Oak Shopping Center

- 13. Centre at Post Oak

- 14. The Galleria Shopping Mall
- 15. The Galleria
- 16. The Galleria

GREEN SPACE

- 17. Gerald D. Hines Waterwall
- 18. The Lakes on Post Oak

HOTELS

- 19. Hotel Derek
- 20. The Royal Sonesta
- 21. Hilton Houston Post Oak by the Galleria
- 22. The Westin Oaks at the Galleria

- 23. Hotel Indigo Houston at the Galleria

- 24. JW Marriott-Houston by The Galleria

- 25. Hyatt Regency Houston
- 26. Embassy Suites by Hilton
- 27. Sonesta ES Suites Houston Galleria

- 28. DoubleTree by Hilton Hotel & Suites Houston
- 29. Hyatt Place Houston/Galleria

- 30. The Westin Galleria
- 31. The Chifley Houston



we work



JARED ATABUATSI
jared.atabuatsi@jll.com
713 425 1833





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date