

New Long Term Ownership



1776 YORKTOWN STREET | HOUSTON, TX 77056

For Lease

Positioned in the heart of Houston's premier Galleria district, **1776 Yorktown** delivers unmatched regional connectivity with immediate access to major highways and interstates, plus walkable proximity to world-class dining, hotels and entertainment. The eight-story, 179,561-square-foot office property offers quality office accommodations, 3/1,000 parking ratio and recently renovated lobby.

Rental Rate: \$16 NNN + \$0.50 bumps

Estimated 2026 OPEX: \$8.62



On site security, engineering, day porter and management



Fitness Center



Building conference center



Renovated, modern lobby

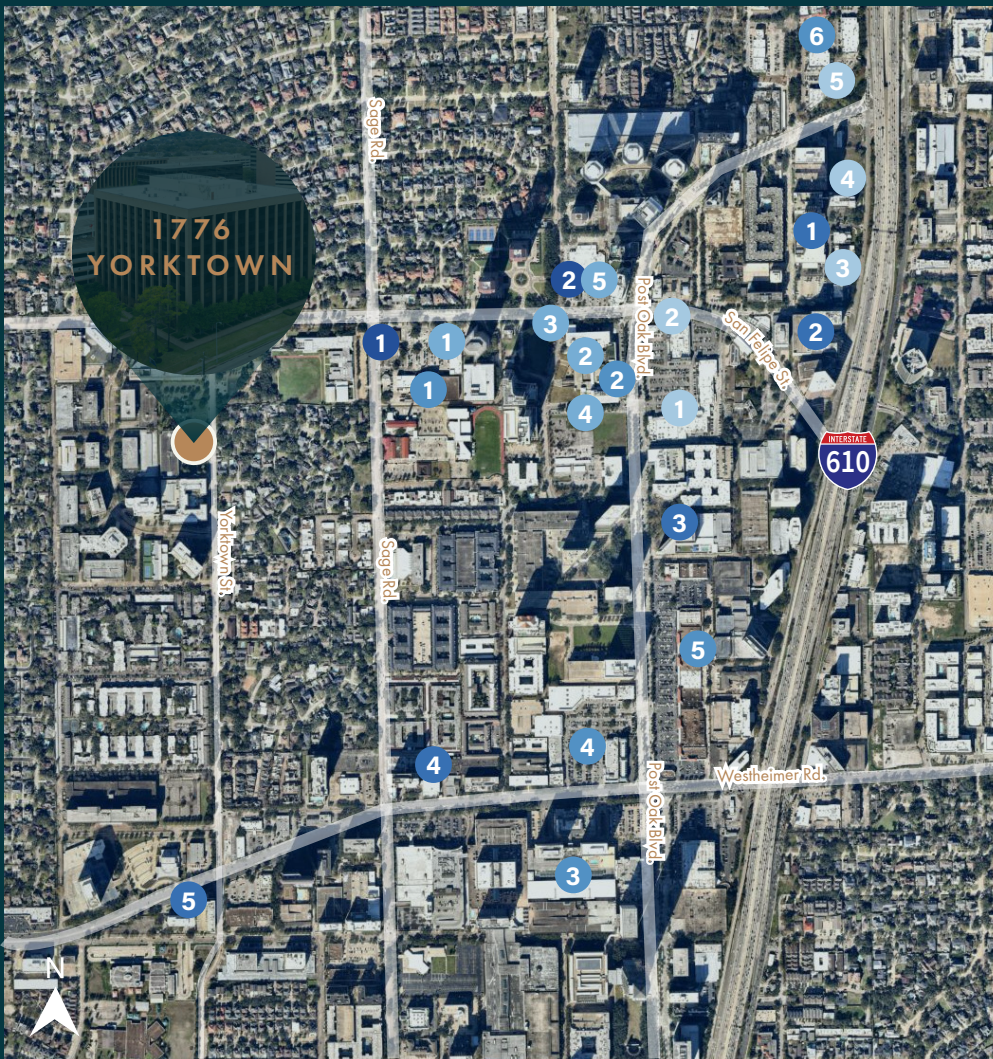


Centrally located amongst bustling Galleria retail



3/1,000 Parking
\$25 UR/\$60 Res.





FINE DINING

1. Balboa Surf Club
2. il Bracco
3. Willie G's Seafood
4. Mastro's Steakhouse
5. McCormick & Schmick's

CASUAL DINING

1. Los Tios
2. True Food Kitchen
3. The Original Ninfa's
4. North Italia
5. Original Chopshop

SHOPPING/RETAIL

1. Randalls
2. Whole Foods Market
3. The Galleria
4. Centre at Post Oak
5. Post Oak Shopping Center
6. Uptown Park

LODGING

1. The Post Oak Hotel
2. Houston Marriott West Loop
3. Hilton Houston Post Oak
4. JW Marriott Houston
5. Aloft Houston

BANKING

1. Bank of America
2. Chase Bank

Contact:

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