



GALLERIA OFFICE TOWER

For Sublease

Galleria Tower I | 2700 Post Oak Blvd

6,386-8,860 RSF Class A office sublease space available



Jones Lang LaSalle Brokerage, Inc.

Building overview

Galleria Tower I | 2700 Post Oak Blvd, Houston, TX, 77056

Premises

Suite 2450: 6,386-8,860 RSF

Sublease Term

Through December 31, 2029
(Shorter term potentially available)

Rental Rates

\$21.00/RSF NNN

Operating Expenses

\$13.40/RSF (2020 estimate)

Availability

Immediate

T.I. Allowance

Space offered "As Is"

Furniture

Existing furniture available/negotiable

Parking

3/1,000 parking ratio
Covered spaces: \$50.00/mo
Reserved spaces: \$85.00/mo
Valet parking offered

Building Features

- 493,456 SF total building size
- 4-star, Class A office building
- Energy Star
- Building renovated in 2015
- Property management and building security
- On-site valet parking
- On-site banking, day care, fitness center, restaurant & food service
- The Galleria features 2.4 million square feet of retail and dining space all within walking distance
- Walking distance to to 2.8 acre Gerald D. Hines Waterwall Park at Williams Tower

Space Features

- Premises in Plug n' Play condition
- Space divisible
- Newly built-out
- Unobstructed panoramic views in all directions
- 100 MB internet connection in-place with Comcast

Contacts



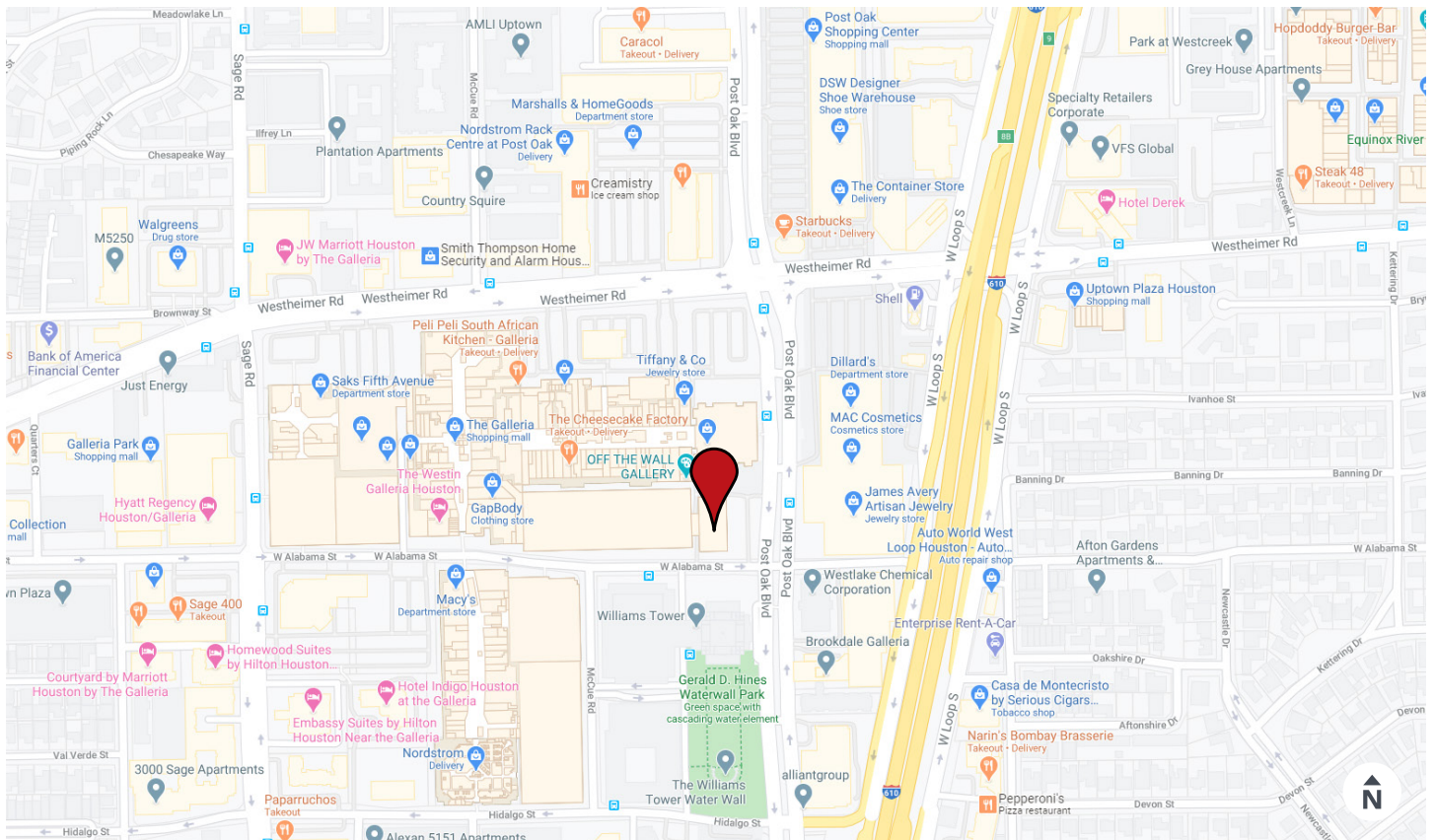
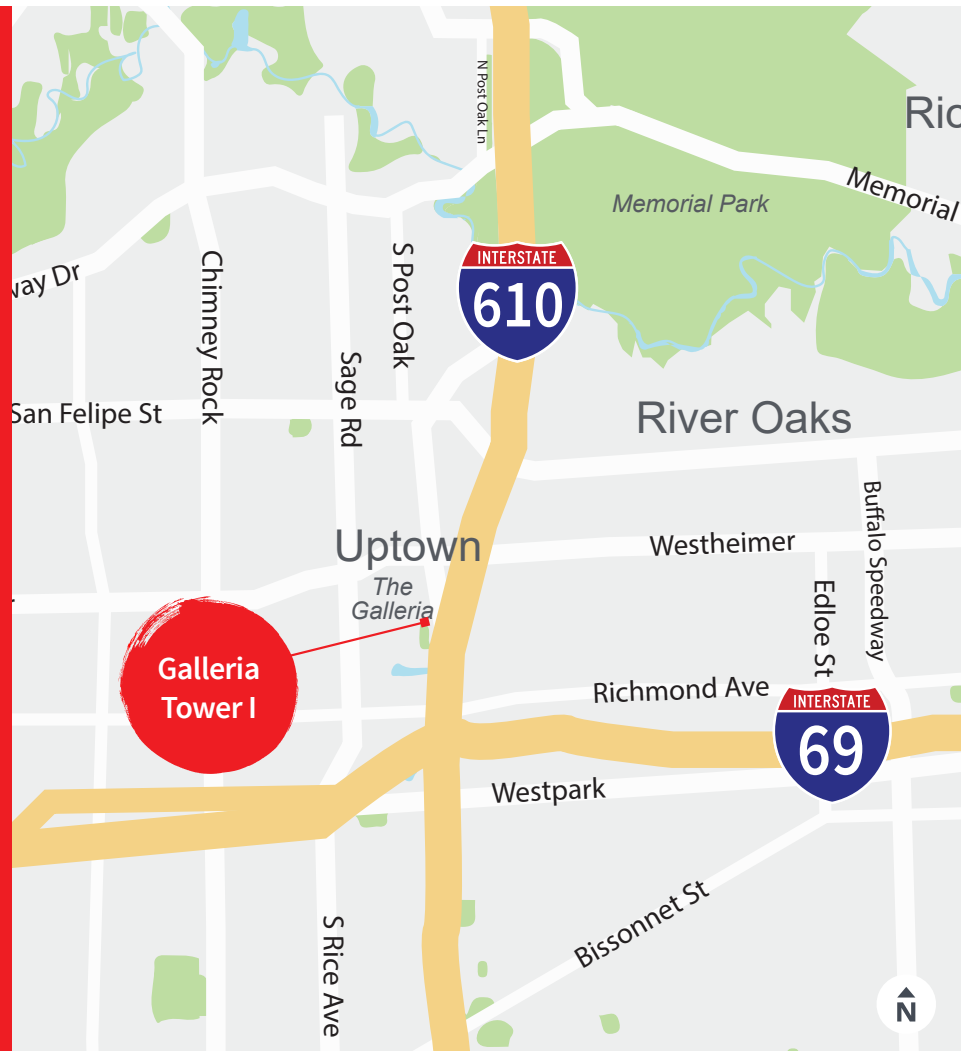
Chad Baker
+1 713 443 5264
chad.baker@am.jll.com

Matt Sanderson
+1 832 517 8511
matt.sanderson@am.jll.com

Amanda Sanderson
+1 817 455 8774
amanda.sanderson@am.jll.com

Map

- Less than 5 minutes to:
 - The Galleria
 - I-610 Freeway
 - The Plaza on Richmond
 - River Oaks District
- Less than 10 minutes to:
 - I-10 Freeway
 - I-59/69 Freeway
 - Memorial Park
- 14 min to Downtown Houston
- 17 min to George R Brown Convention Center
- 31 min to Hobby Airport
- 32 min to George Bush Intercontinental Airport



Space photos



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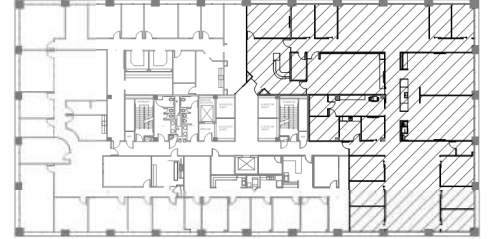


Floor Plans

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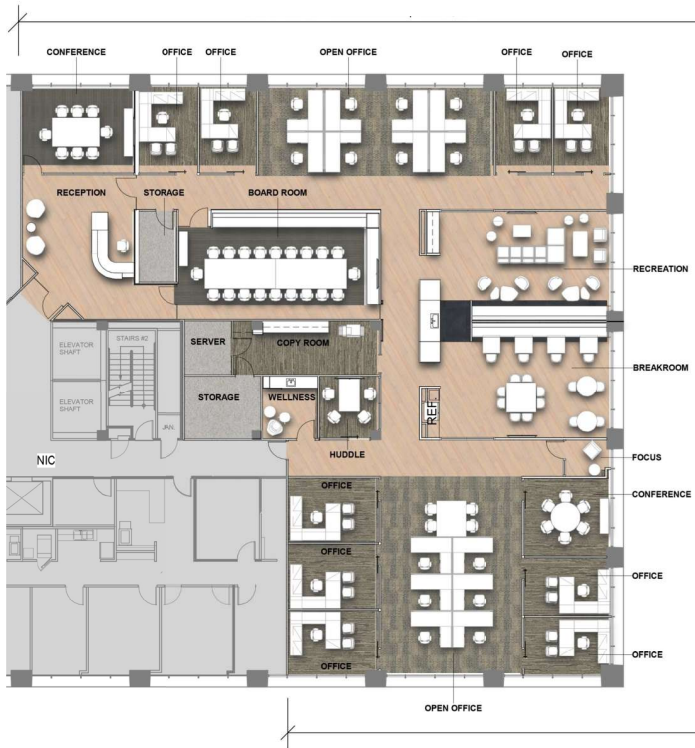
Premises

Full suite: 8,860 RSF

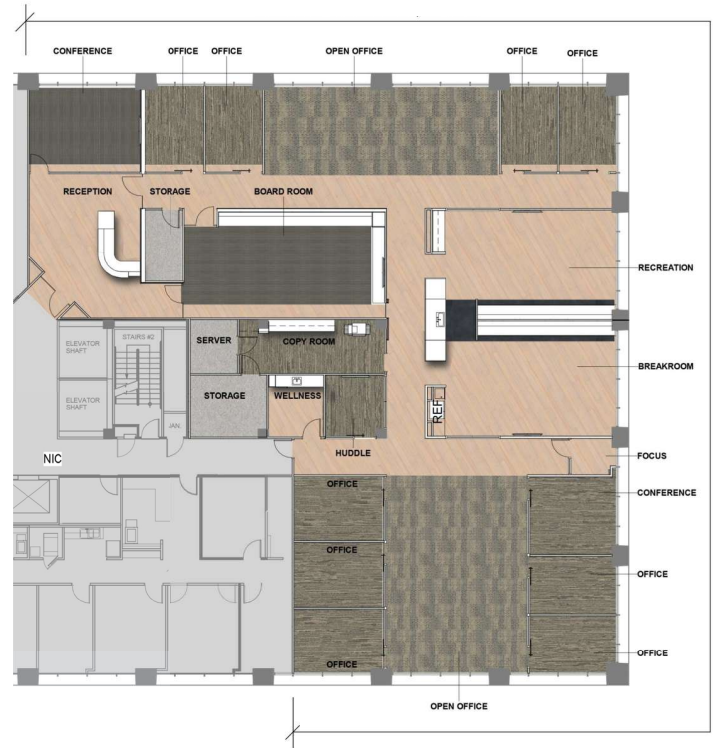


LOCATION PLAN

WITH FURNITURE



WITHOUT FURNITURE



Chad Baker
+1 713 443 5264
chad.baker@am.jll.com

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+1 832 517 8511
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amanda.sanderson@am.jll.com

JLL Houston | 1400 Post Oak Blvd, Suite 1400 | Houston, TX 77056 | 713 888 4000

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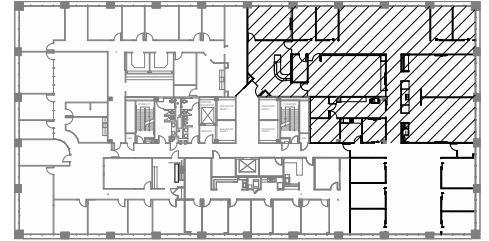


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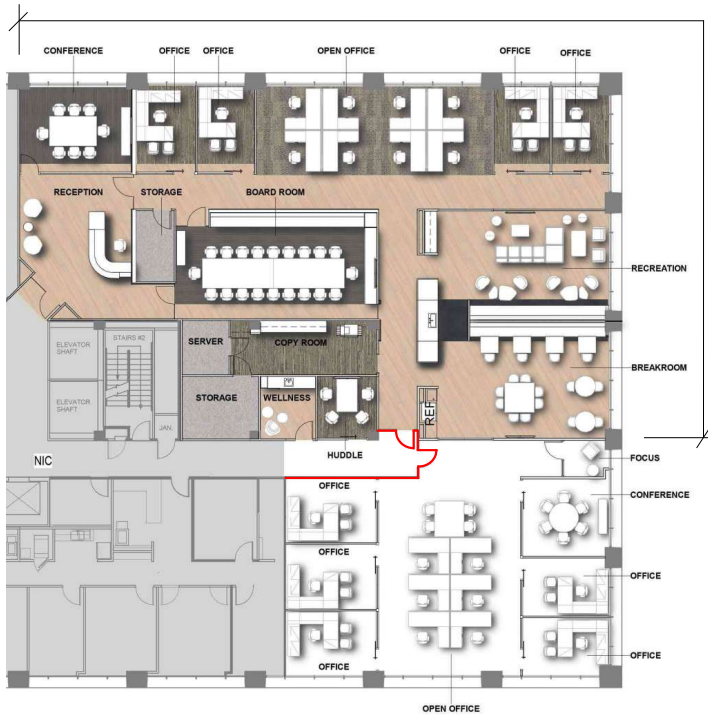
Premises

Partial suite: 6,386 RSF

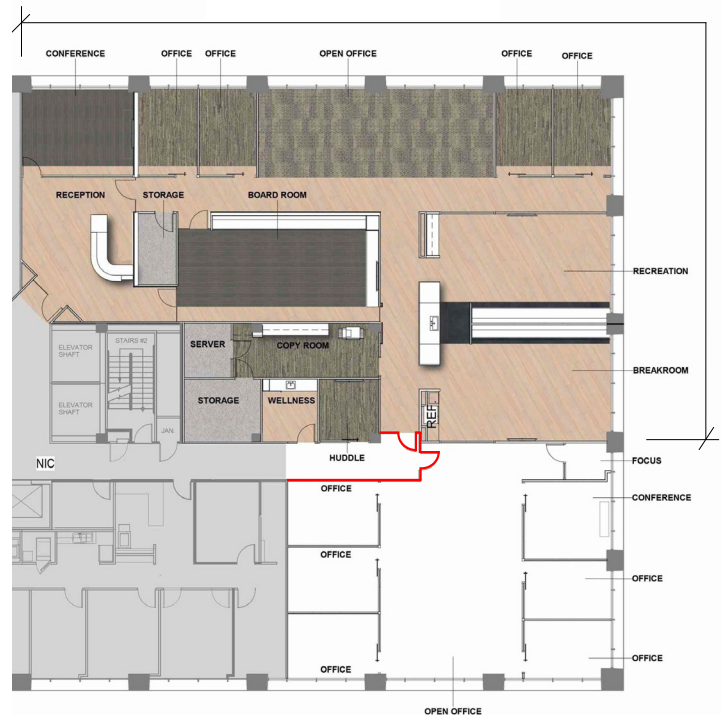


LOCATION PLAN

WITH FURNITURE



WITHOUT FURNITURE



— INDICATES PROPOSED SUITE DIVISIONS

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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.

Jones Lang LaSalle Brokerage, Inc. <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	591725 <small>License No.</small>	renda.hampton@am.jll.com <small>Email</small>	214.438.6100 <small>Phone</small>
Bradley Stone Selner <small>Designated Broker of Firm</small>	399206 <small>License No.</small>	brad.selner@am.jll.com <small>Email</small>	214.438.6100 <small>Phone</small>
Dan Bellow <small>Licensed Supervisor of Sales Agent/ Associate</small>	183794 <small>License No.</small>	dan.bellow@am.jll.com <small>Email</small>	713.888.4000 <small>Phone</small>
Chad Baker <small>Sales Agent/Associate's Name</small>	468794 <small>License No.</small>	chad.baker@am.jll.com <small>Email</small>	713.888.4000 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date