



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
713.577.1615
steve.rocher@cbre.com

• KRISTEN RABEL, CCIM
713.577.1644
kristen.rabel@cbre.com

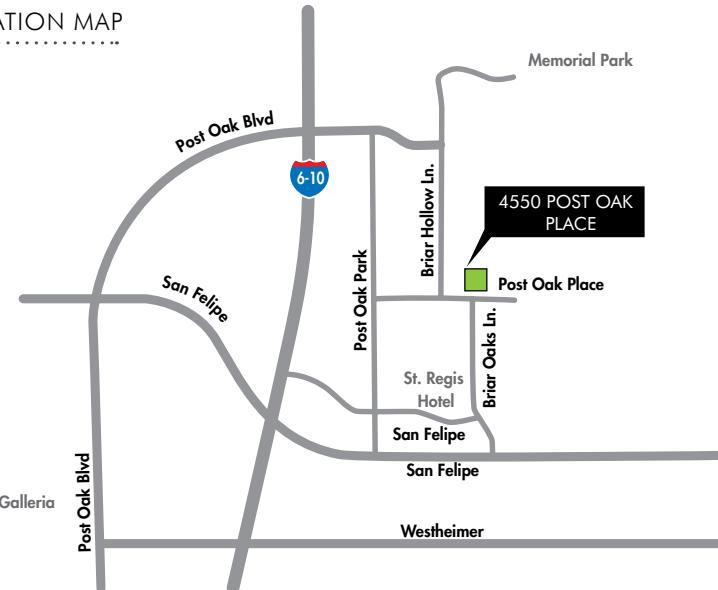
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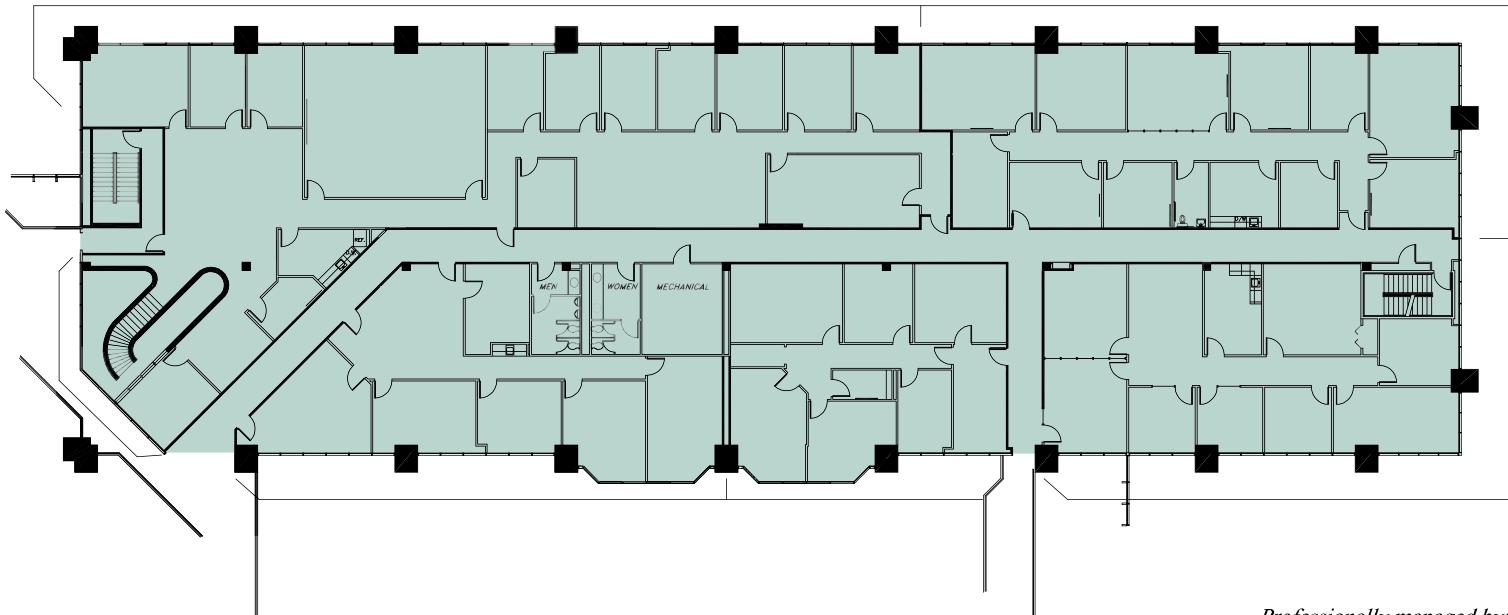
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LOCATION MAP

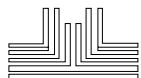


TYPICAL FLOOR PLAN



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Professionally managed by:



UNILEV MANAGEMENT CORP.
REAL ESTATE MANAGEMENT

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BUILDING PROFILE



Building Size:	136,304 RSF
Floors:	3
Year Completed:	1976
Starting Net Rental Rate:	\$15.00/RSF \$13.00/RSF - Atrium
Add-on Factor:	18.00%
Operating Expense:	\$9.50/RSF Projected 2014
Direct Space Available:	17,242 RSF
Contiguous Space Available:	2,981 SF – 3 rd Floor
Percent Occupied:	87.5%
Parking:	3.5/1000, Free surface; Covered Reserved \$50
Building Security:	M-F 8:00 a.m. to 6:00 p.m.; 8:00 a.m. to 12:00 p.m. Saturday
Building Web site	www.4550postoakplace.com

PROPERTY MANAGEMENT

Unilev Management

Stephenie Rice
713.750.0088
stephenie.rice@unilev.com

LEASING INFORMATION

CB Richard Ellis

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