



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	• KRISTEN RABEL, CCIM
713.577.1615	713.577.1644
steve.rocher@cbre.com	kristen.rabel@cbre.com

CBRE

4550 POST OAK PLACE

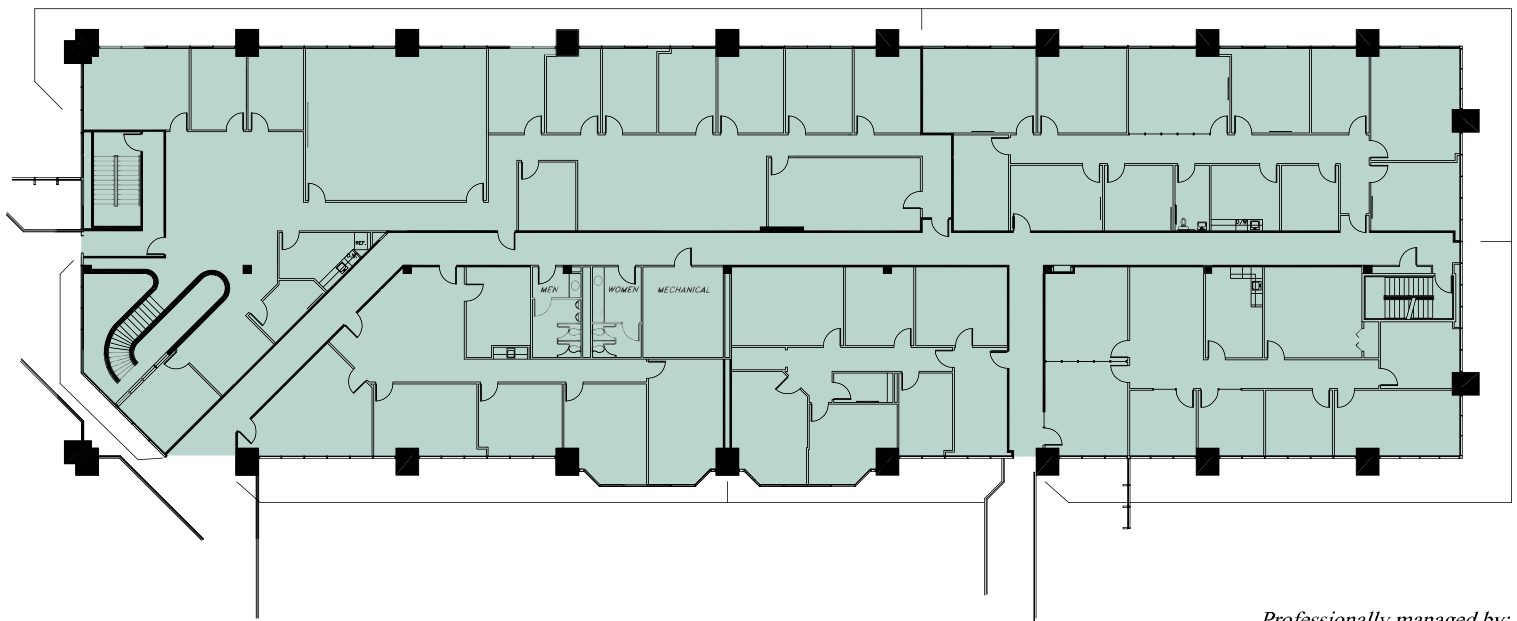
HOUSTON, TEXAS



LOCATION MAP

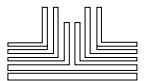


TYPICAL FLOOR PLAN



©2012 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Printed in the USA, 09.12, HOU0001704

Professionally managed by:



UNILEVER MANAGEMENT CORP.
REAL ESTATE MANAGEMENT

For leasing information, contact:

STEVE ROCHER KRISTEN RABEL, CCIM
713.577.1615 713.577.1644
steve.rocher@cbre.com kristen.rabel@cbre.com

CBRE

4550 Post Oak Place

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.4550post oakplace.com

PROPERTY MANAGEMENT

Unilev Management

Stephenie Rice
713.750.0088
stephenie.rice@unilev.com

LEASING INFORMATION

CB Richard Ellis

Kristen Rabel – 713.577.1644
kristen.rabel@cbre.com

or

Steve Rocher – 713.577.1615
steve.rocher@cbre.com

or

Parker Duffie – 713.577.1613
parker.duffie@cbre.com

CBRE

www.cbre.com/houston