

POST OAK CENTRAL

# A NEW WAY TO OFFICE



SPACIOUS  
CONVENIENT  
CULTURAL HUB  
STUNNING  
ENTERTAIN  
SUSTAINABLE  
AMENITIES  
STEP OUT  
GALLERIA



The Post Oak Central complex is comprised of three office towers totaling 1.2 million square feet on a 17-acre mixed-use complex in Houston's Galleria area. There are a wide variety of entertainment options within minutes of Post Oak Central, including elegant and casual dining, department store and boutique shopping options, and the popular Galleria is just five minutes away. It's highly accessible just off Highway 610 with easy access to Highway 59 and Interstate 10.

This LEED-Gold certified complex is full of amenities that you will love including a huge state of the art fitness center, a conference center, restaurants, banking, dry cleaners, and a child care center on site.



## BUILDING PROFILE

CAMPUS SIZE	1,200,000 Rentable Square Feet (RSF)
POST OAK CENTRAL I	396,432 RSF - fully leased
POST OAK CENTRAL II	446,815 RSF
POST OAK CENTRAL III	437,001 RSF
INITIAL LEASE TERM	5 Years (minimum)
STARTING NET RENTAL RATE	\$22.50/RSF NNN
ANNUAL RENT INCREASES	\$0.50 per RSF
OPERATING EXPENSES	POC II: \$16.61/RSF (2017 Estimated) POC III: \$15.95/RSF (2017 Estimated)
CONSTRUCTION ALLOWANCE	\$25.00 per RSF <small>Conditional based on suite, term and credit of tenant.</small>
PARKING RATIO	3.5 unreserved permits per 1,000 RSF leased
CURRENT PARKING RATES	Unreserved: \$40.00/month Reserved: \$75.00/month

## AMENITIES

- ATM
- Card-Key Access
- Casual Dining
- Catering
- Child Care Center
- Collaborative Center
- Conferencing
- Dry Cleaner
- Fitness Center with Showers
- Food Trucks
- Greenspace
- LEED Gold Certified
- On-site Management
- On-site Vehicle Detailing
- Outdoor Seating
- Retail Banking
- Security Personnel
- Shoe Shine

