

GALLERIA, HOUSTON



3009 Post Oak Blvd

31,735 SF CLASS A OFFICE AVAILABLE

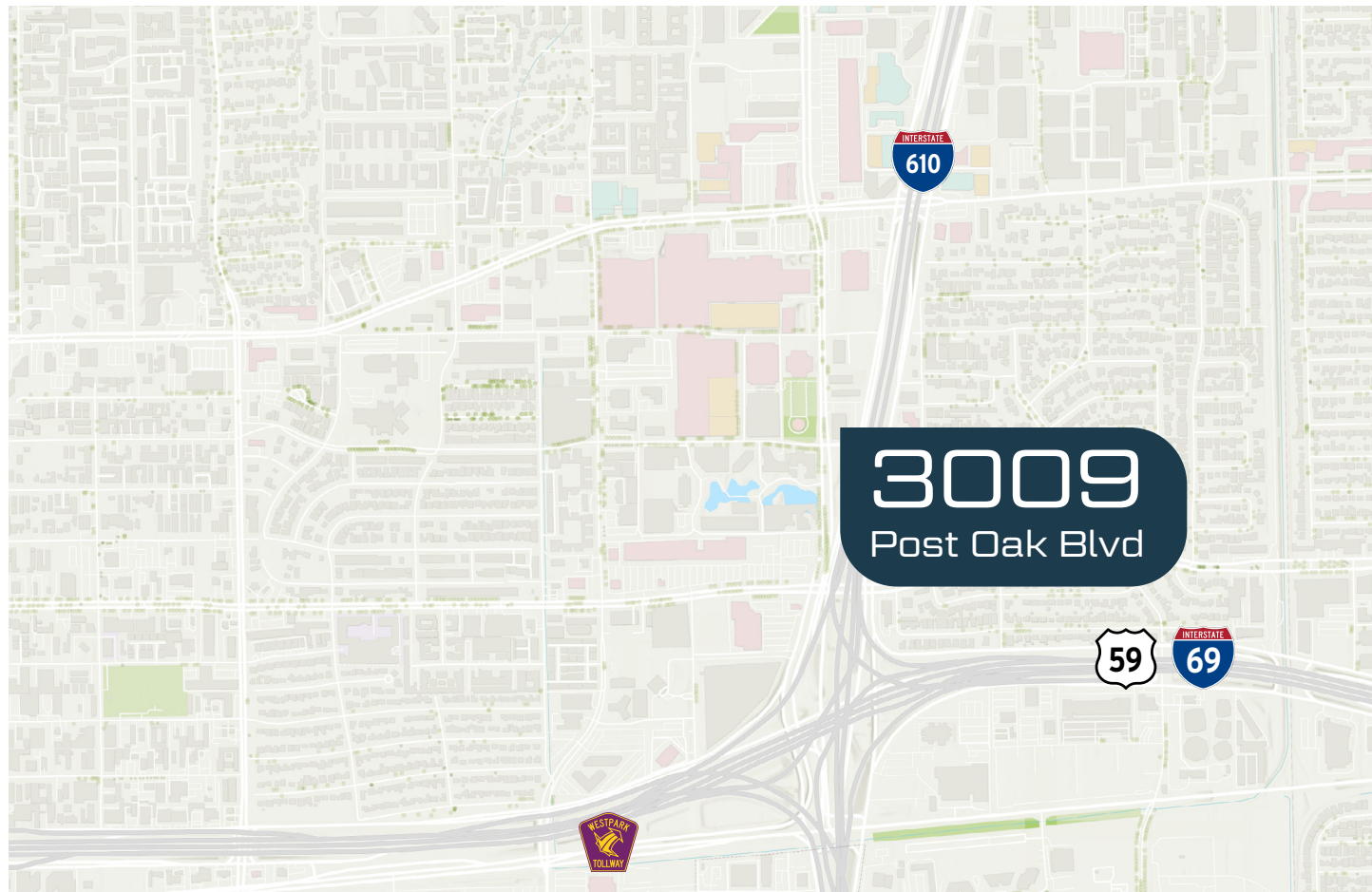
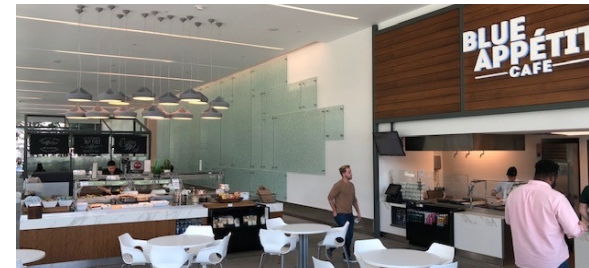
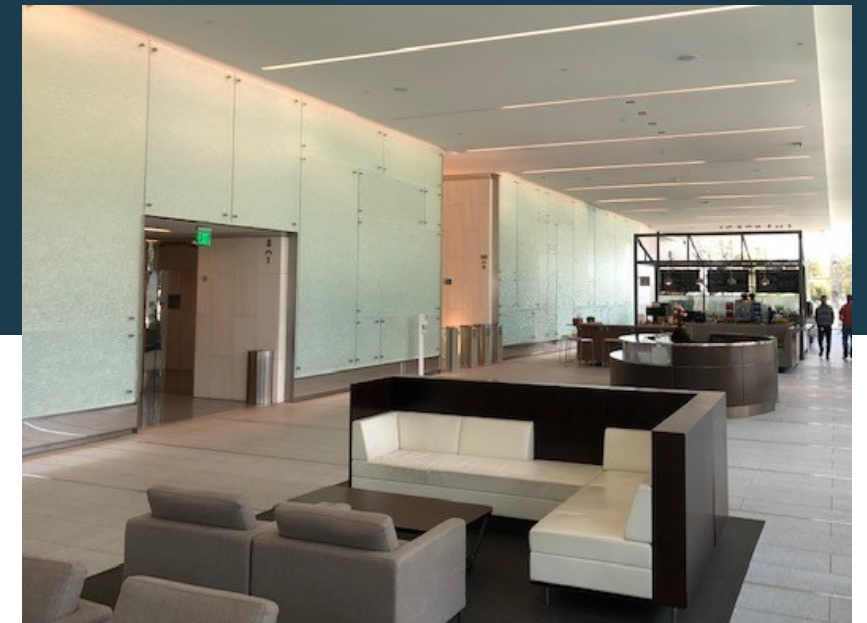
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Building Details



3009 Post Oak Blvd, in the heart of the Galleria offers unobstructed views of River Oaks, Downtown, and the Waterwall in a modern office setting. Constructed in 2013, tenants will appreciate the efficient floor plans, floor to ceiling windows with amazing views and endless walkable amenities.

 CONFERENCE CENTER with common area WiFi	 24/7 SECURITY and card key access	 WALKABLE AMENITIES along Post Oak Blvd
 DINING OPTIONS Multi-station food court and coffee bar	 30' X 45' BAYS Up to 8 column-free corner offices/floor	 FLOOR-TO-CEILING GLASS 9'6" ceiling height



AVAILABILITIES

31,753 RSF
Total Available

Floor 9 7,737 RSF
Floor 12 21,516 RSF (Divisible)
Floor 13 2,500 RSF

\$20.29/RSF
2025 OPEX

NEGOTIABLE
Rate

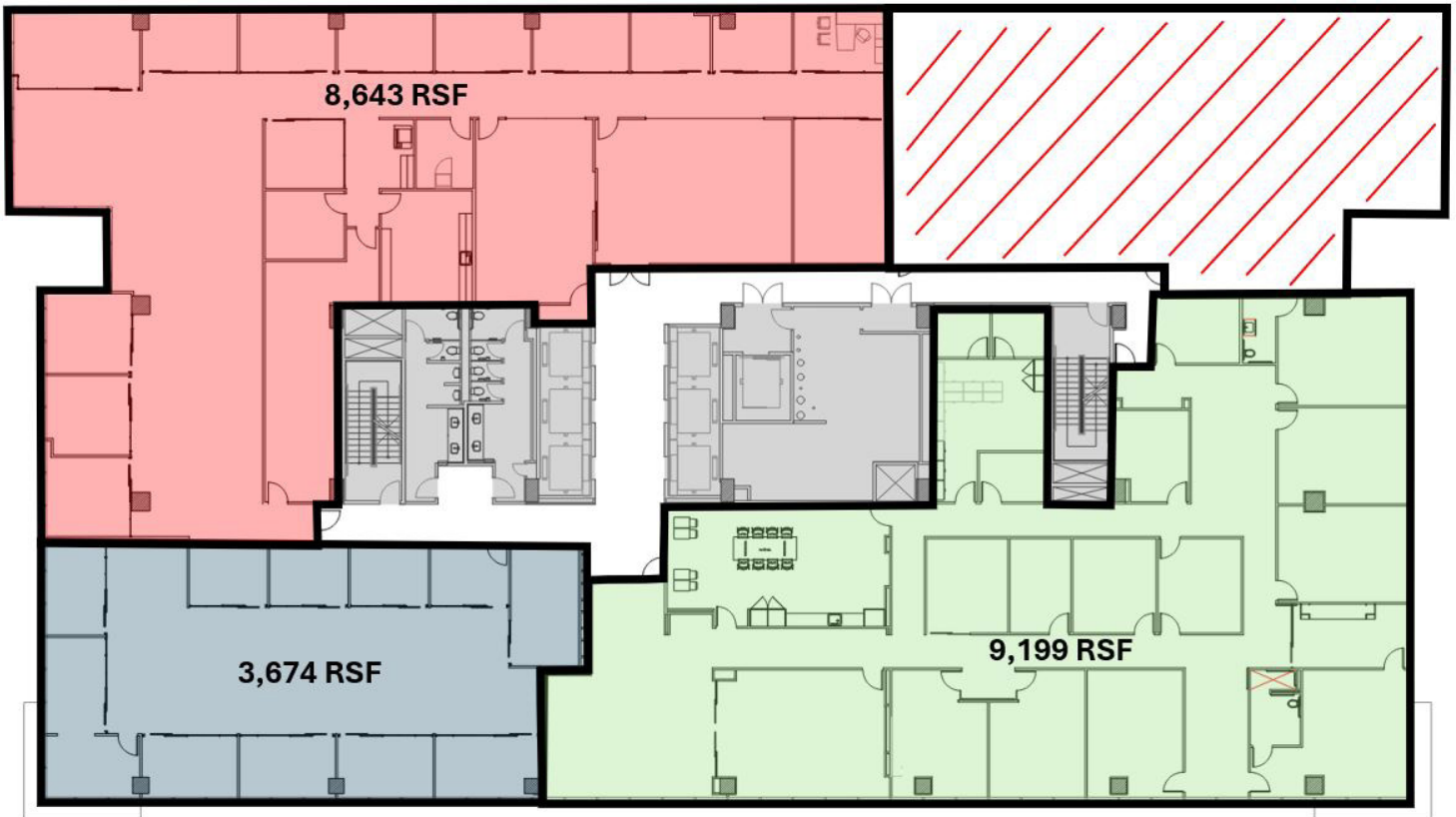
NEGOTIABLE
TI Allowance

- Parking: 3.4 spaces/1000 RSF
Unreserved: \$70.00/mo.
Reserved: \$125.00/mo.

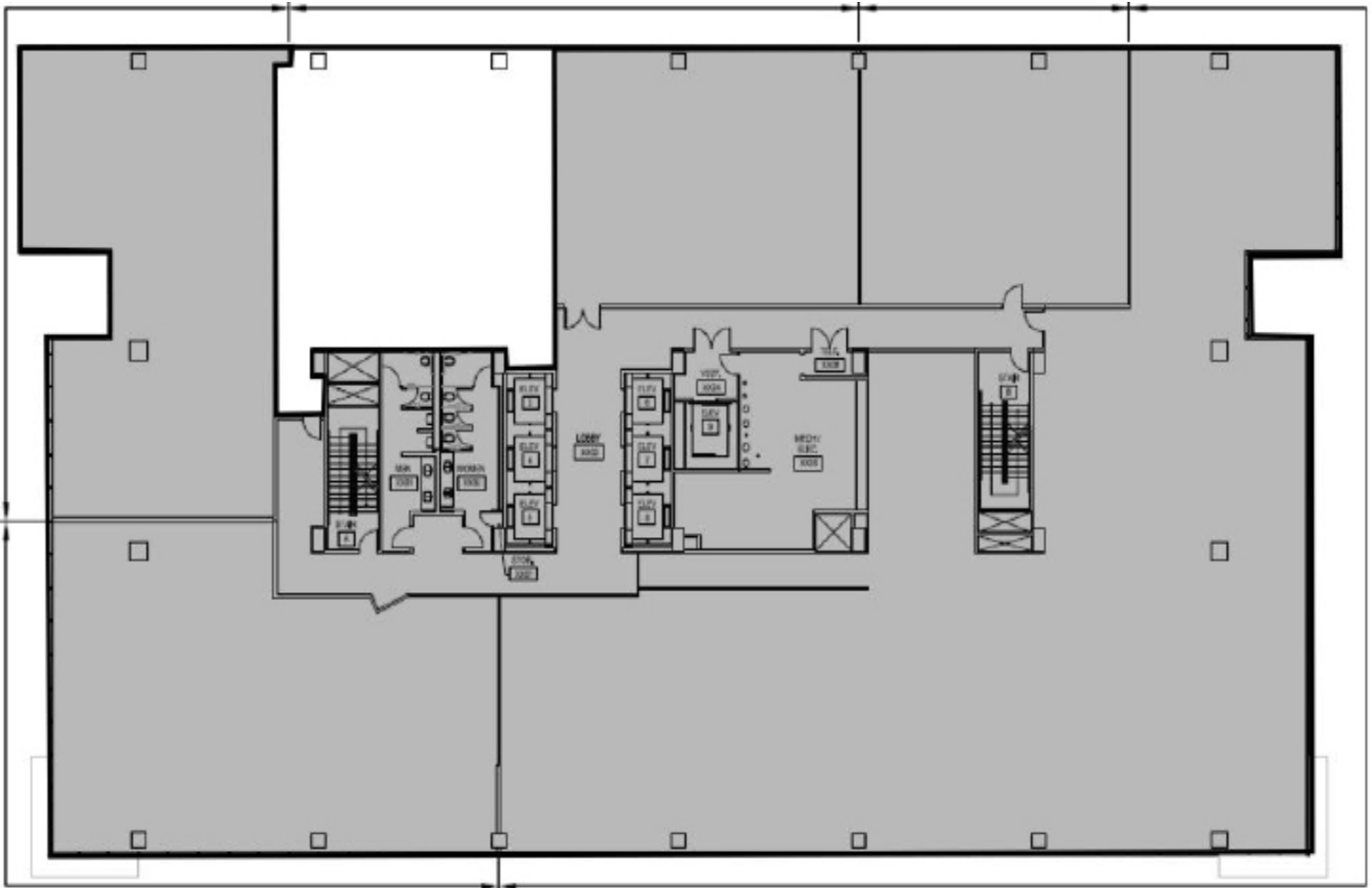
FLOOR 9 7,737 RSF



FLOOR 12 21,516 RSF (DIVISIBLE)



FLOOR 13 2,500 RSF



3009

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For More Information, Contact:

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