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SAN FELIPE

I N F I N I T E P O

4265 San Felipe boasts a highly sought after location with the ability to easily accommodate a wide range of tenants. With current availabilities ranging from 1,585 to 17,423 SF, 4265 San Felipe has the ability to provide impeccable service to tenants of all sizes.



CLASS A,
TIER II



BUILDING SIZE:
208,696 SF



TYPICAL FLOOR SIZE:
20,000 SF



FLOORS: 14



SIGNAGE
OPPORTUNITIES



PARKING:
3/1000 RSF





S S I B I L I T I E S

PRIME LOCATION

THE OASIS, A COVERED OUTDOOR AMENITY SPACE THAT PROVIDES A PUTTING GREEN, CORNHOLE, SEATING, TV, AND COOLING SYSTEM

OWNER, DML CAPITAL, ON-SITE

PROPERTY MANAGEMENT, STREAM REALTY PARTNERS, ON-SITE

THE GETAWAY TENANT LOUNGE ON THE 6TH FLOOR PROVIDES A RELAXING ENVIRONMENT WITH WI-FI, TV AND MARKET WITH SNACKS & DRINKS

TRAINING ROOM WITH SERVING AREA, SINK AND REFRIGERATOR (~40 PERSON CAPACITY)

EXECUTIVE BOARD ROOM WITH SERVING AREA AND SINK (~14 PERSON CAPACITY)

BALCONIES ON FLOORS 11, 12 & 14

AFTER-HOUR CARD-KEY ACCESS

CONVENIENT INNER LOOP LOCATION NEAR RESTAURANTS AND SHOPPING

24/7 ON-SITE SECURITY





DRIVE TIMES

**OVER 47% OF HOUSTONIANS
LIVE WITHIN 30 MINUTES OF
4265 SAN FELIPE**

10 minutes

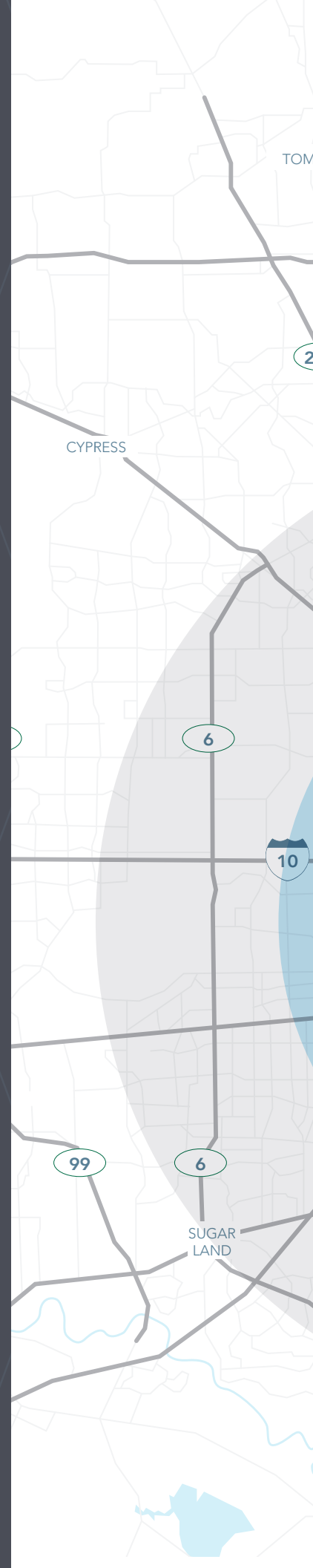
OVER 205,000 PEOPLE
CAN BE REACHED

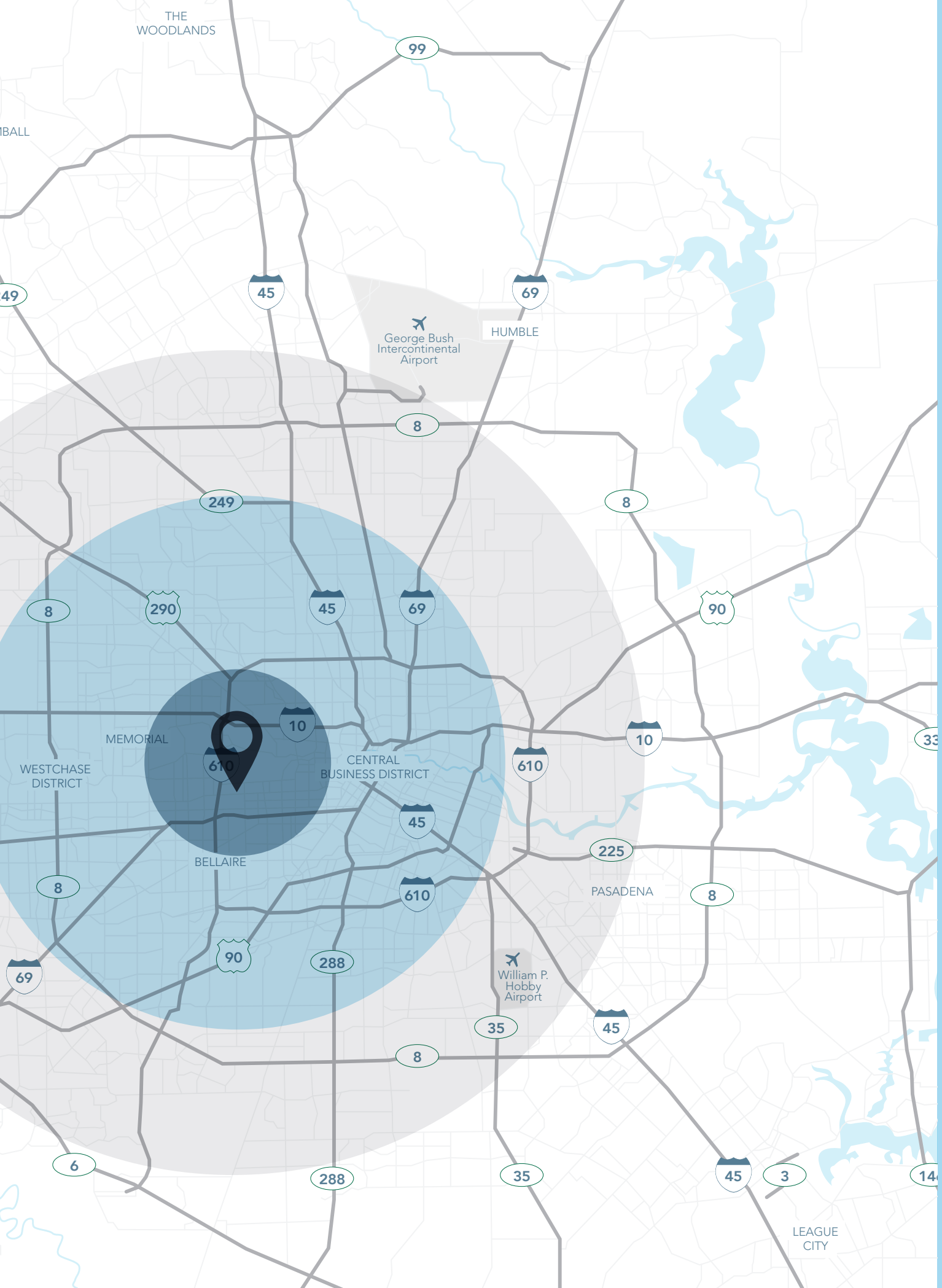
20 minutes

OVER 1.6 MILLION CAN BE
REACHED

30 minutes

OVER 3.7 MILLION CAN BE
REACHED





W O R K . E A T . E N T E R T A I N .

Located inside Loop 610 on San Felipe Street, with convenient access to 59 and I-10, 4265 San Felipe presents an exceptional opportunity to lease Class A office space within the highly desirable Galleria submarket.

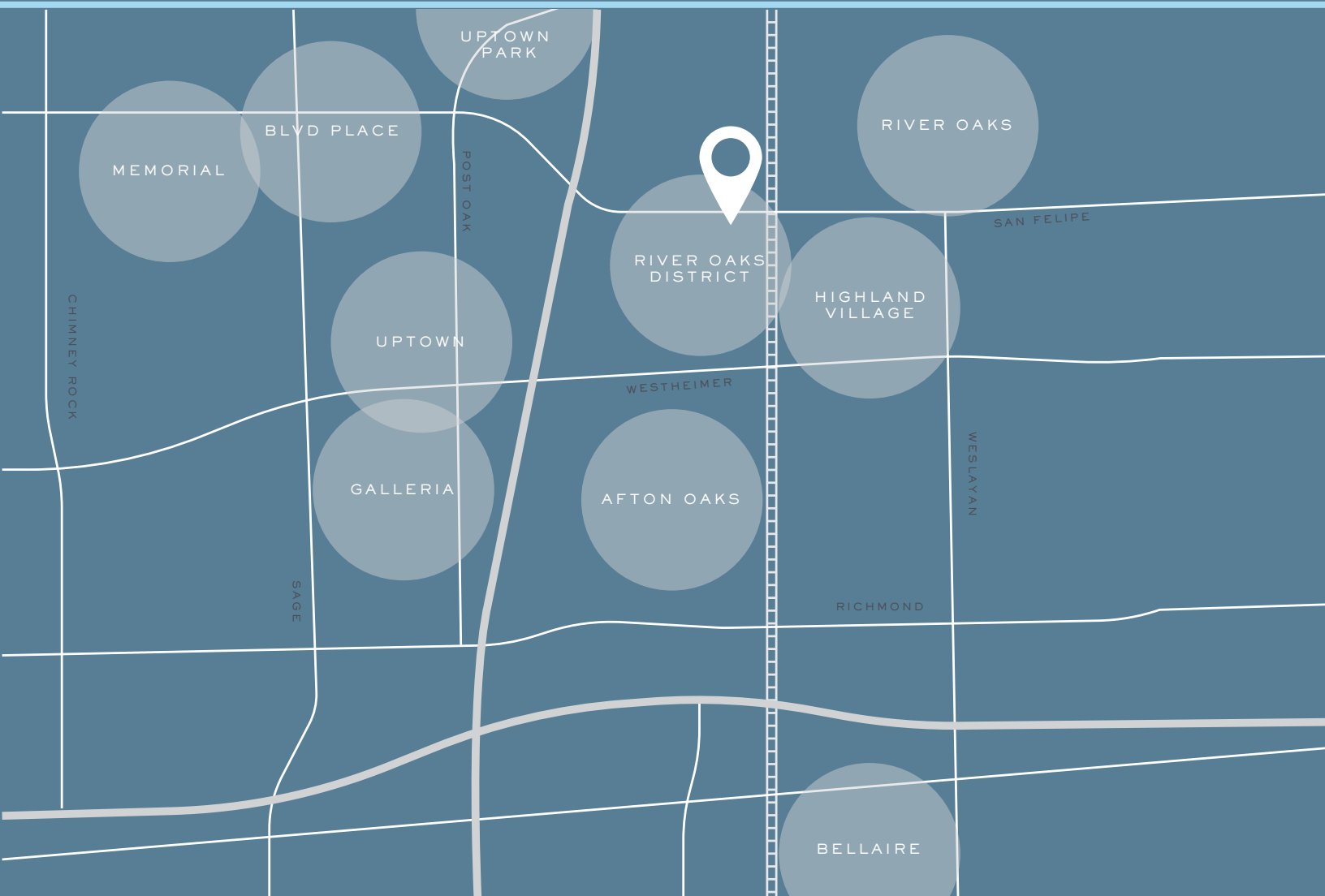
RIVER OAKS DISTRICT & SURROUNDING AREAS

EATERIES

| | |
|------------------------------|------------------------------|
| Central Market | Liberty Kitchen & Oysterette |
| Bosschat Kitchen + Libations | MAD |
| Earthcraft Juicery | Ojo de Agua |
| Eloise Nichols | Starbucks |
| Hopdoddy Burger Bar | Ten Sushi + Cocktail Bar |
| Le Colonial | Toulouse |

AMENITIES

| | |
|-----------------|----------------------|
| Apple | Orangetheory Fitness |
| Dior | Paper Source |
| Dolce & Gabbana | Postal Station Mail |
| Harry Winston | Service |
| Hermès | Target |
| IPIC Theaters | Van Cleef & Arples |



2
MINUTES
TO RIVER OAKS DISTRICT

3
MINUTES
TO HIGHLAND VILLAGE

5
MINUTES
TO UPTOWN PARK

5
MINUTES
TO MEMORIAL PARK

8
MINUTES
TO THE GALLERIA

15
MINUTES TO CBD



LEASING

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