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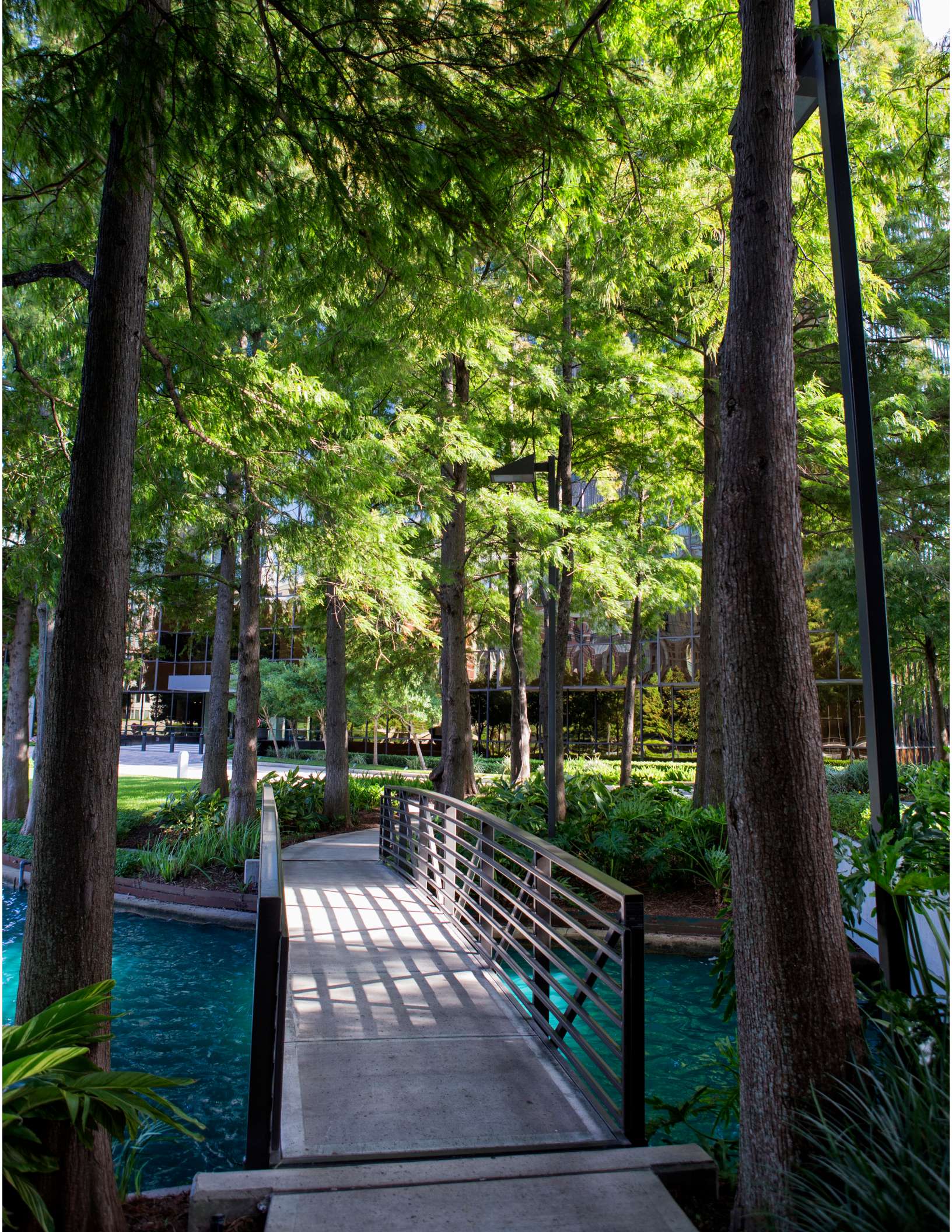
POST OAK  
BOULEVARD



[www.3040POSTOAK.com](http://www.3040POSTOAK.com)



**360°**  
VIRTUAL  
TOUR  
click to view





**POST OAK**  
BOULEVARD

**Retreat to your workday destination.** 3040 Post Oak is the perfect balance between the excitement of Uptown and the calming influence of the Lakes on Post Oak. Enjoy a distinctive location adjacent to The Galleria and Post Oak Boulevard—Houston’s premier live, work, and play locale.

Because of its unique views of the lake, proximity to the Galleria and the fact that the lakes have become a gathering place during the day and in the evenings, the setting makes this property widely appealing to office and non-office users.

With first-class finishes, fantastic access to world-class walkable amenities, and easy access to major highways, 3040 Post Oak presents a unique opportunity to office in an Uptown building.



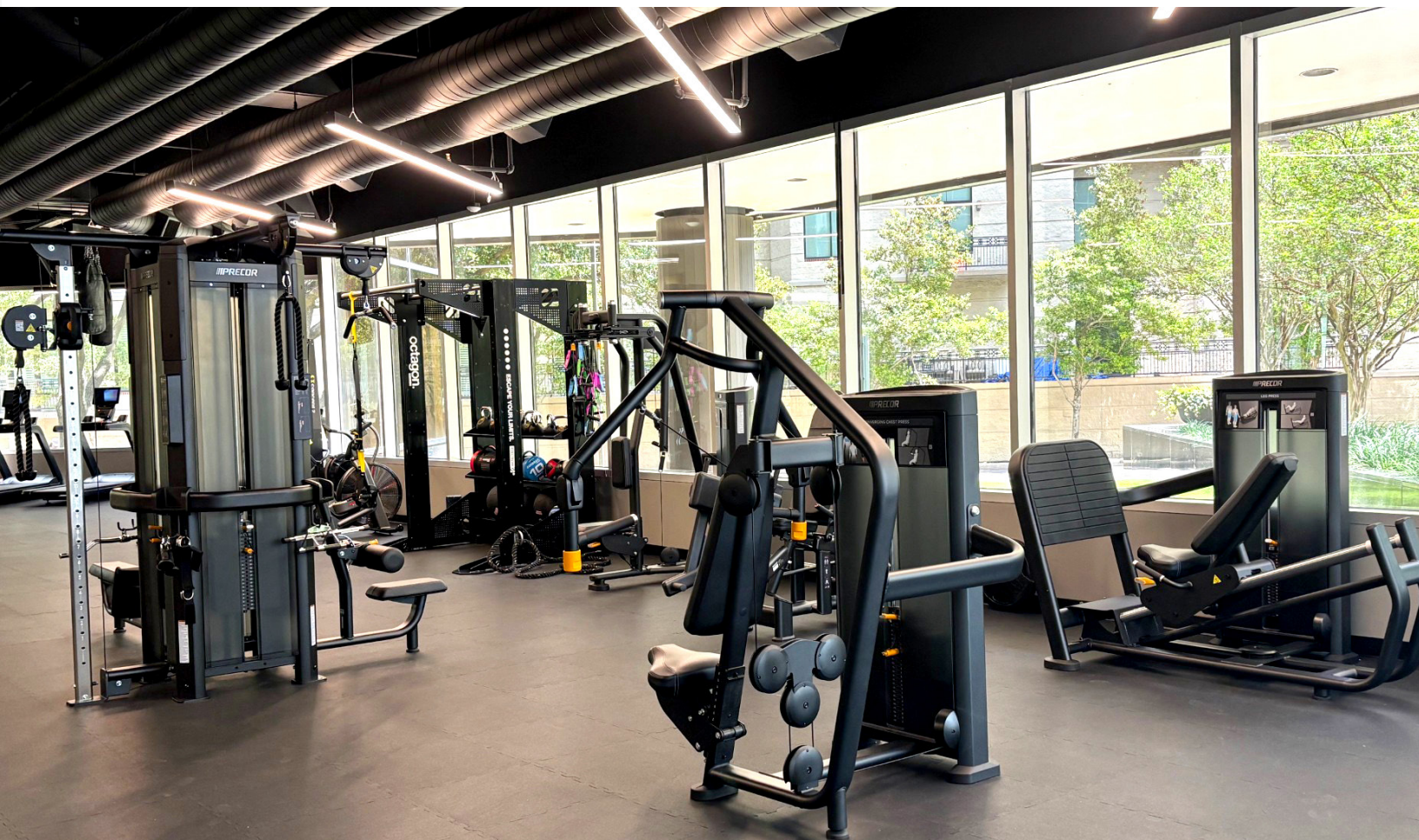


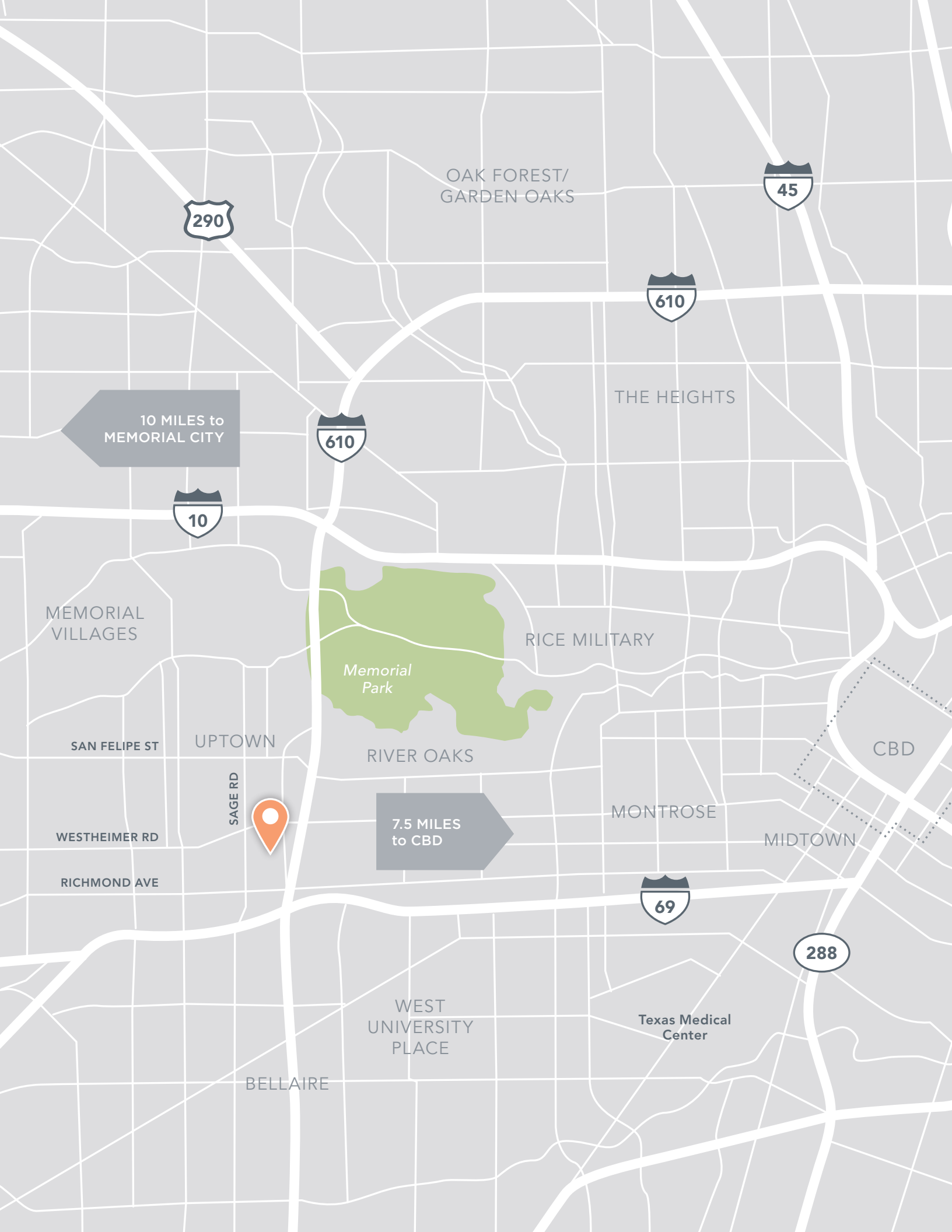
# REFINING **THE** STANDARD

A newly launched capital improvement program is redefining the workplace experience for the next generation of office users at 3040 Post Oak. Current renovations introduce a fully modernized arrival experience, enhanced lobby and exterior upgrades, and a curated amenity package including a new fitness center and elevated coffee bar.



Designed with today's tenants in mind, these upgrades emphasize wellness, hospitality, and convenience—complementing refreshed interiors, contemporary finishes, and expanded communal spaces. The result blends high-performance workspace with lifestyle-driven amenities in the heart of Uptown.





290

45

610

610

10

10 MILES to  
MEMORIAL CITY

MEMORIAL  
VILLAGES

THE HEIGHTS



RICE MILITARY

SAN FELIPE ST

UPTOWN

RIVER OAKS

CBD

SAGE RD



7.5 MILES  
to CBD

MONTROSE

MIDTOWN

WESTHEIMER RD

RICHMOND AVE

69

288

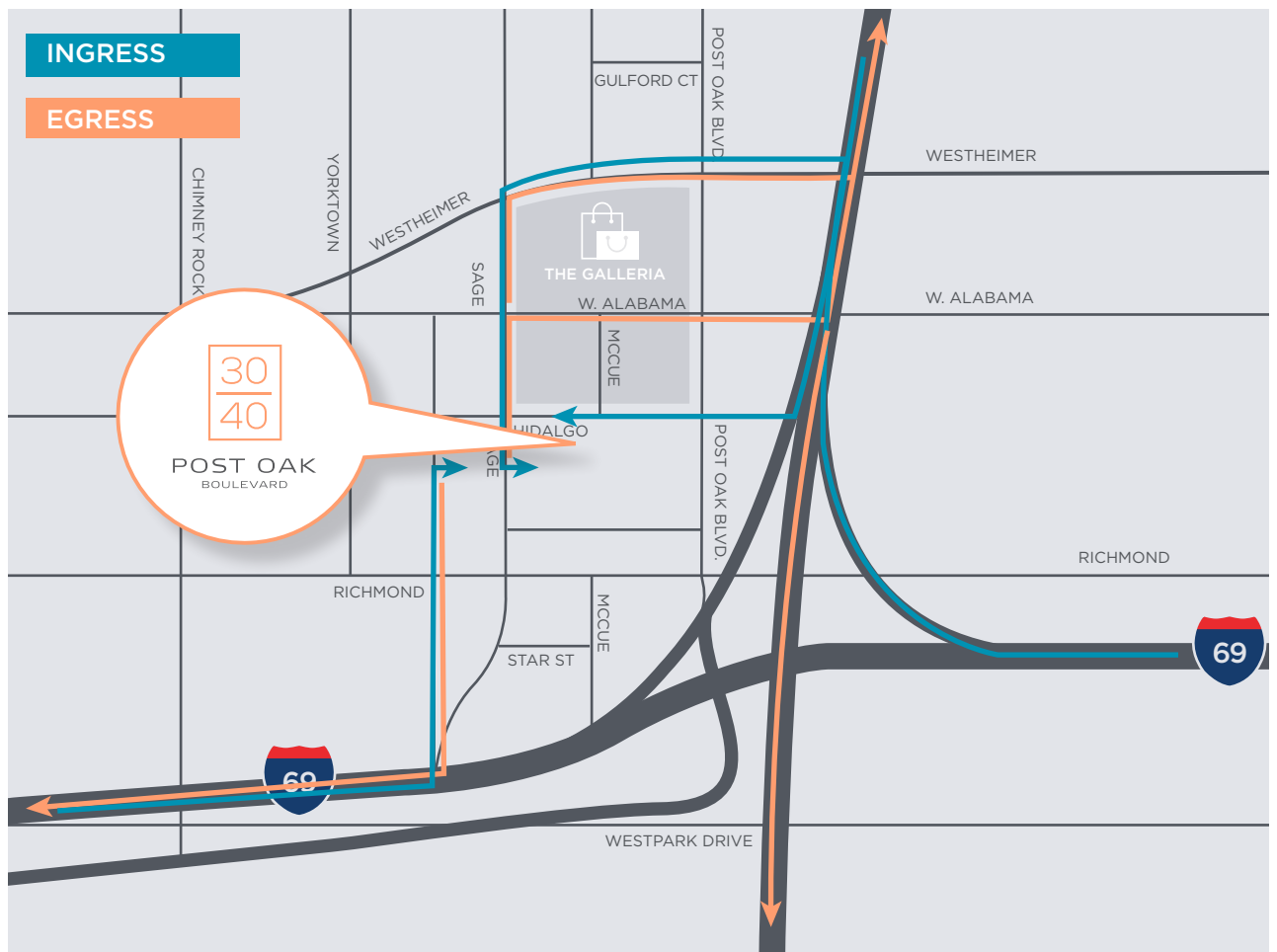
WEST  
UNIVERSITY  
PLACE

Texas Medical  
Center

BELLAIRE

# FIND YOUR WAY

Nestled next to The Galleria, 3040 Post Oak is optimally located with a dedicated exit off Loop 610. This ideal location also offers immediate access to the Westpark Tollway and Highway 59, instantly connecting you to virtually any major Houston area.



# NEARBY AMENITIES

## BLVD PLACE

An upscale mixed use development located in the heart of Uptown district, BLVD Place is home to boutiques, dining, and offices. Featured tenants include North Italia, Whole Foods Market, True Food Kitchen, and more.

## HOUSTON GALLERIA MALL

Across the street from 3040 Post Oak lies one of the finest shopping & dining destinations in the country. Spanning 2.4MM square feet, The Galleria consists of 400 fine stores and restaurants.

**THE GALLERIA**  
A SIMON MALL

**GERALD D. HINES WATERWALL PARK**

**HIDALGO PARK**

## UPTOWN PARK

From home goods and contemporary clothing to neighborhood eateries and wine bars such as Sweetgreen, Uptown Sushi, and Postino, Uptown Park is an open-air retail space less than two miles from 3040 Post Oak.

## HIGHLAND VILLAGE

Upscale shopping center featuring a plethora of shopping and dining options including Apple, Lululemon, Restoration Hardware, Escalantes, and more.

## RIVER OAKS DISTRICT

Houston's premier destination for designer fashion, high-end dining, art and culture. Tenants include Cartier, Hermes, Le Colonial, Toulouse, Equinox, and much more.

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**POST OAK BOULEVARD**

## THE PLAZA ON RICHMOND

A major shopping center within walking distance of 3040 Post Oak. Home to numerous retail tenants including: Mod Pizza, Chipotle, HS Green, Dimassi's, 24 Hour Fitness, and more.



WILLOWICK RD

WESLAYAN ST

YORKTOWN

WESTHEIMER

POST OAK

W. ALABAMA

MCCUE

HIDALGO

SAGE

MCCUE

RICHMOND

S RICE AVE

STAR ST

# YOU CAN HAVE IT ALL

## PROPERTY DETAILS:

- Class A
- 426,009 square feet
- 22 Stories
- 3.0/1,000 parking ratio

## CERTIFICATIONS:



## FEATURES:

- High-end marble, wood and steel finishes
- Newly designed interiors and corridors
- On-site management and leasing
- High-speed fiber optics
- Campus setting surrounded by serene green space
- Access to plentiful walkable amenities including the iconic Galleria Mall

## AMENITIES:

- Fitness center
- Maven Coffee Co.
- Tenant lounge and conference center
- Grab N Go fresh market
- On-site security guard with 24/7 keycard access
- Attached parking garage with in-building elevator access
- Weekly food trucks within campus
- LEED GOLD certified and Energy Star certified
- Hundreds of walkable world-class dining and entertainment options steps from the front door



**FOR LEASING INFORMATION**

**713.300.0300 | [www.streamrealty.com](http://www.streamrealty.com)**