



**Sage Park Office Building**  
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Houston, TX 77056

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**Barnhart Interests, Inc.**

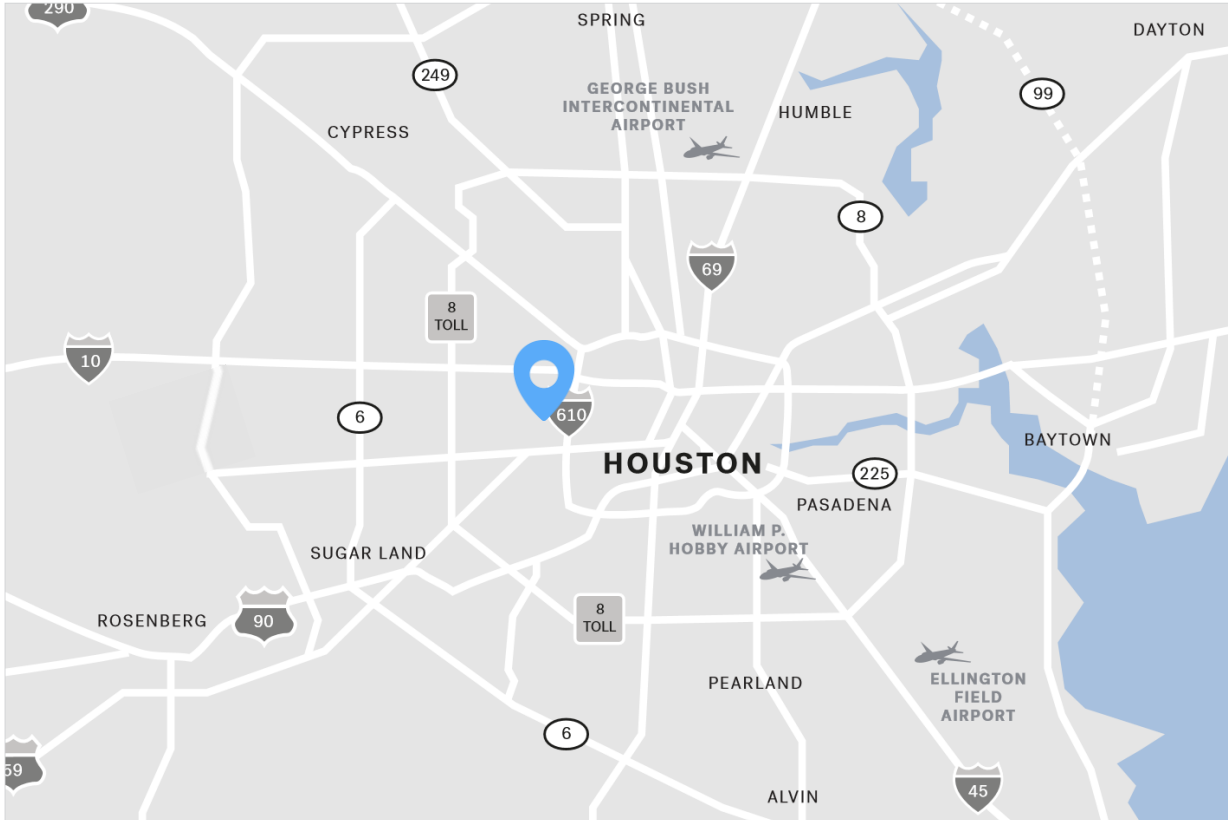


# Sage Park Office Building Houston, TX



## PROPERTY INFORMATION

Sage Park in the Uptown/Galleria neighborhood of Houston, eight miles west of downtown. Sage Park is a three-story office building off the intersection of San Felipe Boulevard and Post Oak Boulevard. The property features landscaped grounds that lead into a three-story atrium-lobby with floor-to-ceiling windows. Since its construction in 1978, Sage Park has seen renovations to all common areas. Tenants enjoy peace of mind with controlled building access and on-site property management, as well as ample parking options with 390 below-building parking spaces and 250 surface spots. Within ten minutes, drivers can reach the on/off ramps for W Loop S (Interstate 610) and Southwest Freeway (Interstate 69/Highway 59). Abundant amenities abound in Uptown/Galleria, a neighborhood that blends the relaxed pace of the suburbs with the energy of the urban environment.



Just a 5-minute drive or 10-minute walk from The Galleria, home to more than 375 stores, 30 restaurants, two hotels, and a full-sized ice rink. Sage Park provides unmatched connectivity to Loop 610 and Southwest Fwy.

### AREA RETAILERS

The Galleria, Macy's, Dillard's, Marshalls & HomeGoods, Target, 24 Hour Fitness, The Container Store, Old Navy, TJ Maxx, Dick's Sporting Goods, Snooze Eatery, The Cheesecake Factory

Rental rate is \$24/sq ft modified gross.



