3009 Post Oak Blvd

82,743 SF CLASS A OFFICE AVAILABLE

CBRE

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.

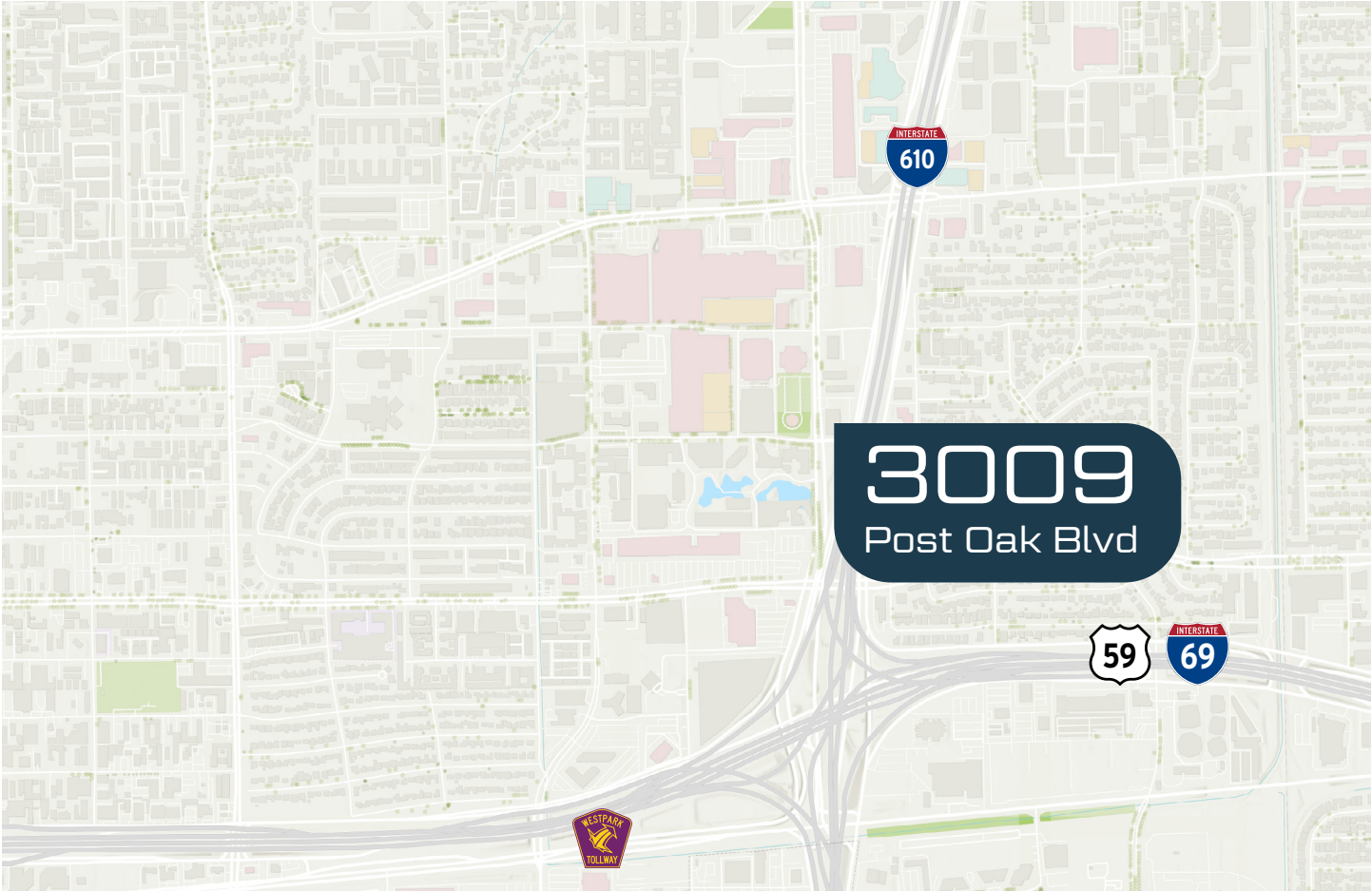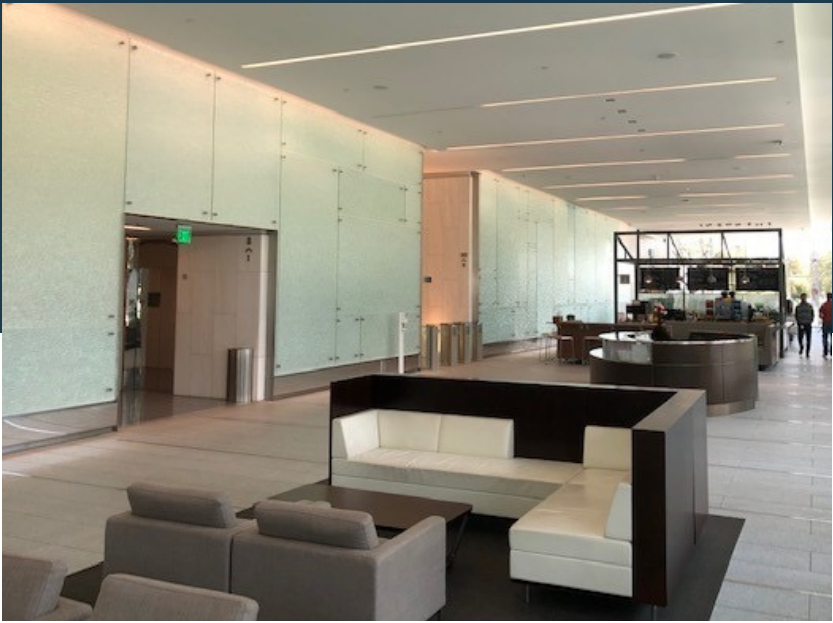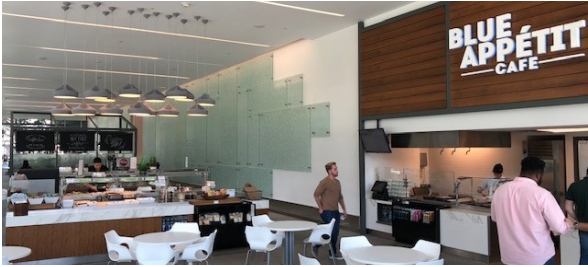**CONFERENCE CENTER**
with common area WiFi

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

3009
Post Oak Blvd

AVAILABILITIES

82,743 RSF
Total Available

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

Floor 14	25,495 RSF (Divisible)
Floor 15	25,495 RSF (Divisible)

$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)

8,643 RSF

3,674 RSF

9,199 RSF

FLOOR 13 2,500 RSF
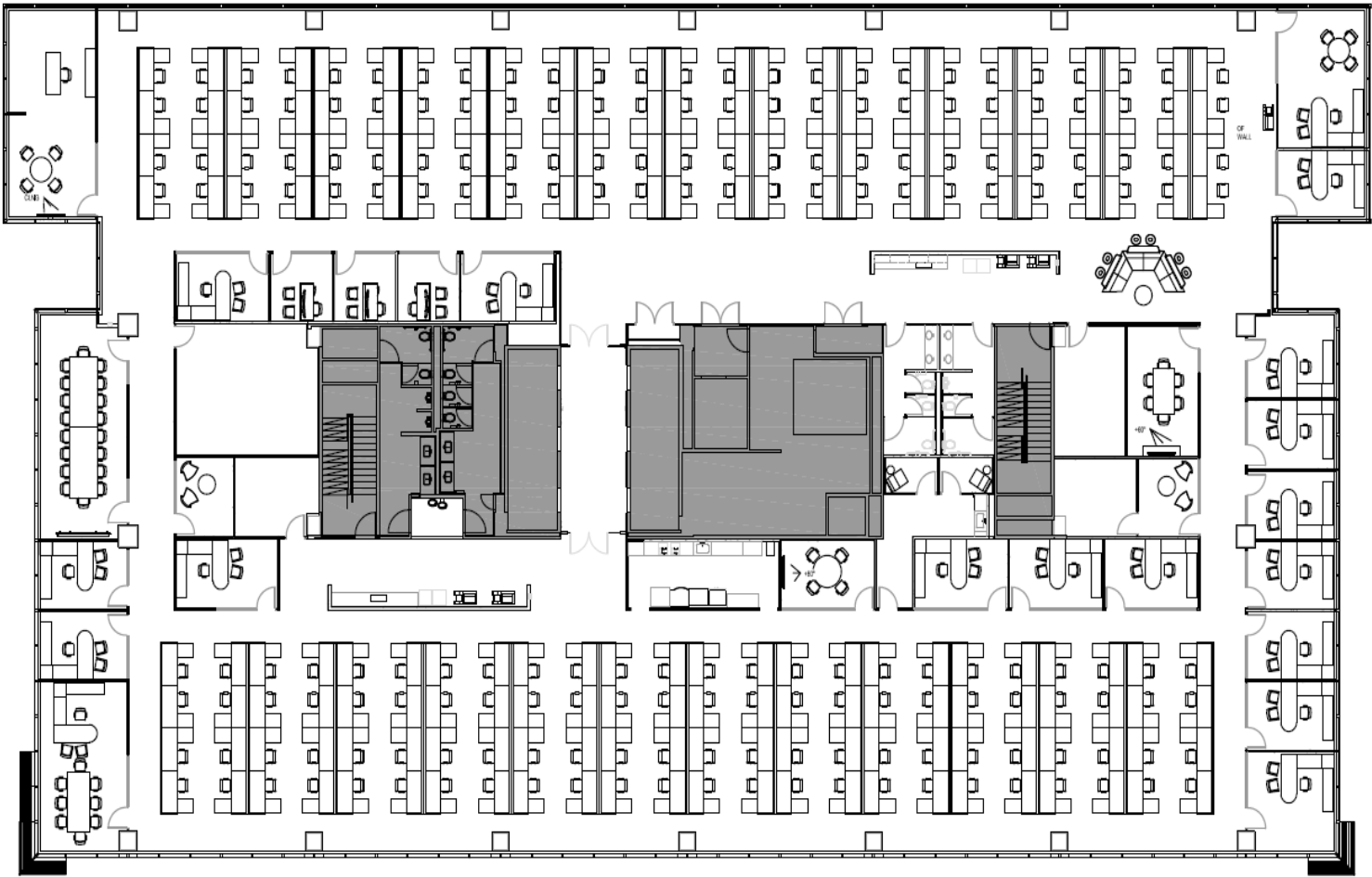

FLOOR 14 25,495 RSF (DIVISIBLE)
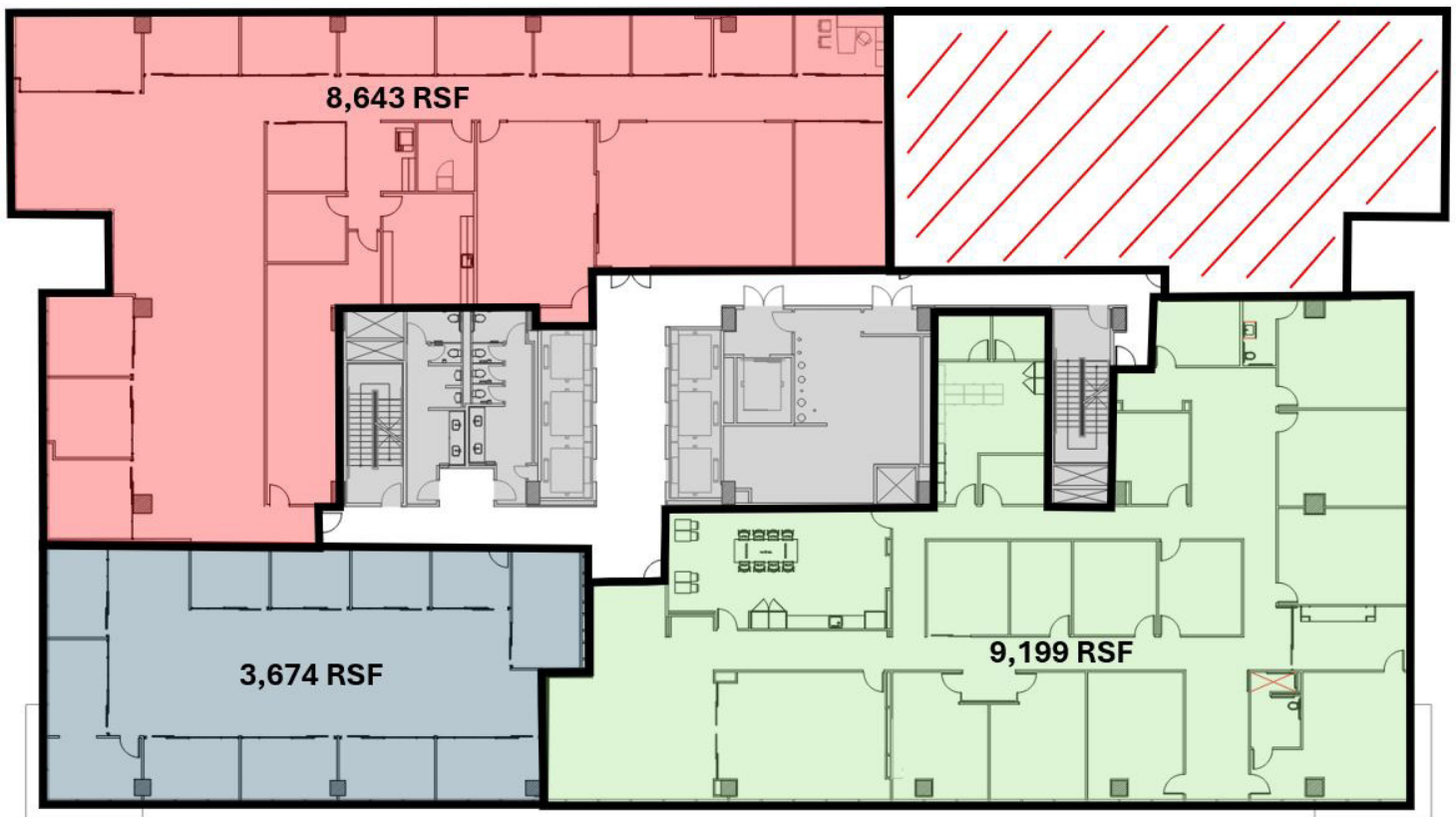
FLOOR 15 25,495 RSF (DIVISIBLE)

3009
Post Oak Blvd
GALLERIA, HOUSTON

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