

GALLERIA, HOUSTON



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

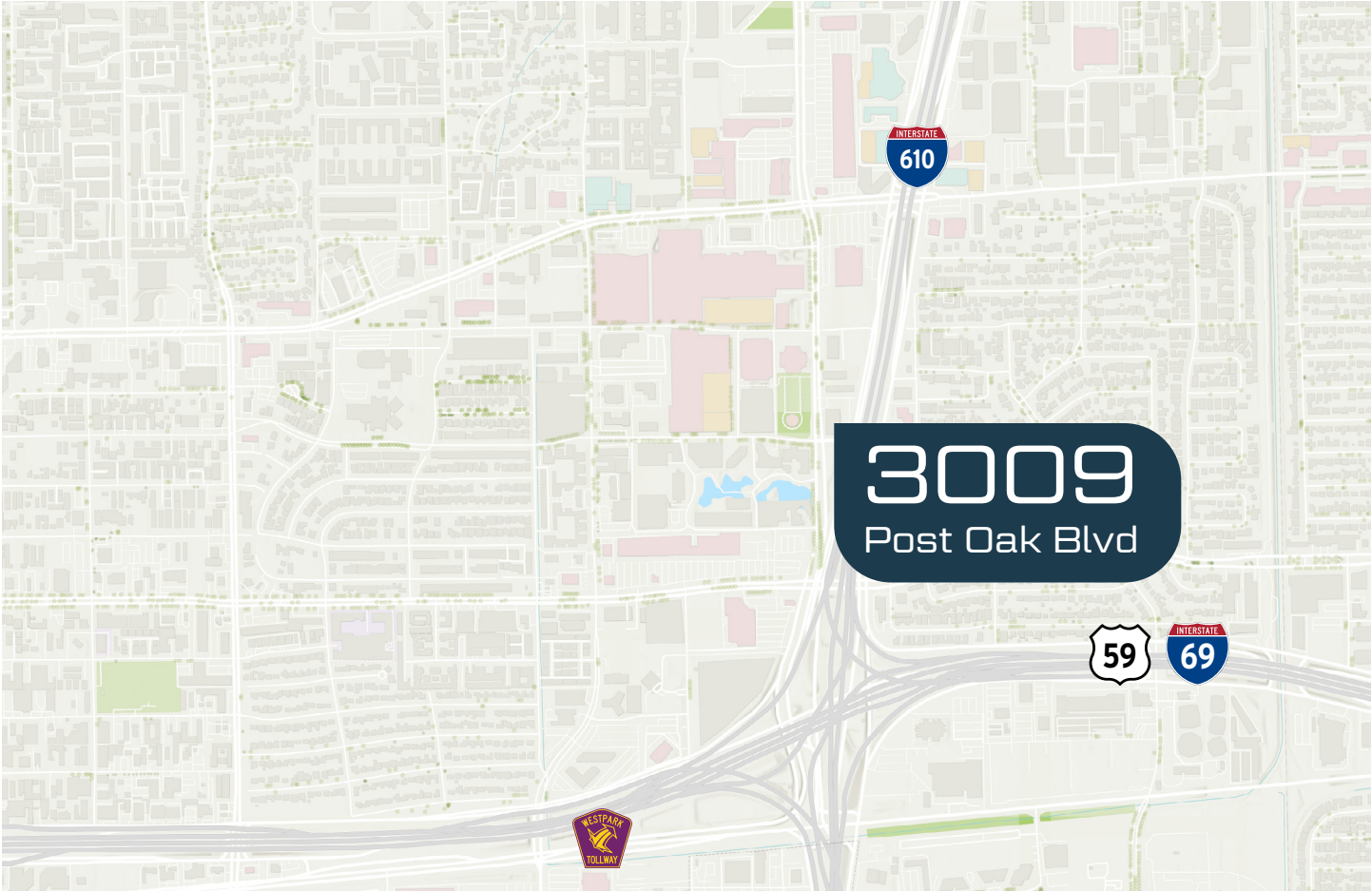
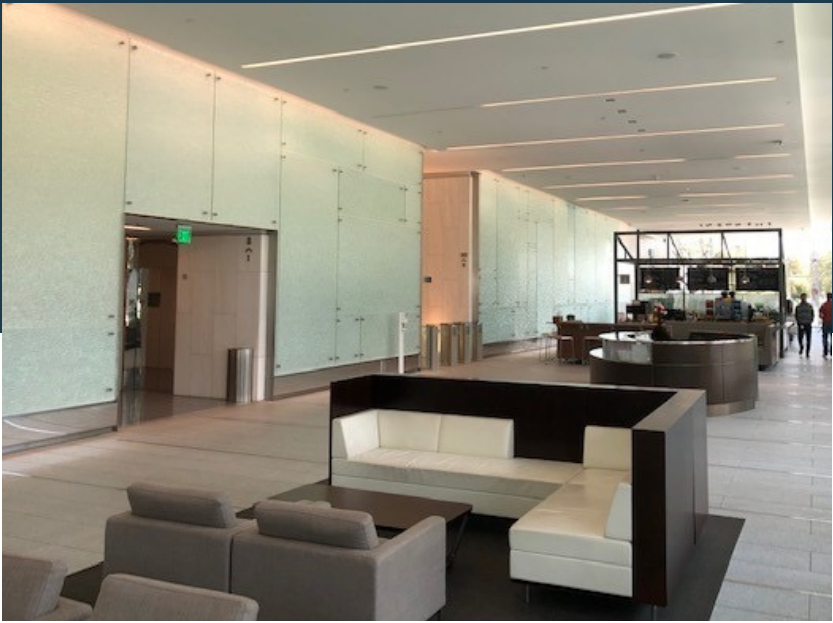
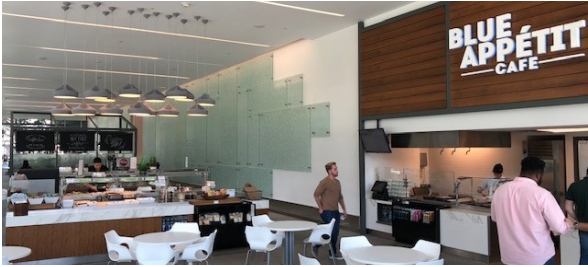
24/7 SECURITY
and card key access

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



AVAILABILITIES

82,743 RSF Total Available	Floor 9	7,737 RSF	Floor 14	25,495 RSF (Divisible)
	Floor 12	21,516 RSF (Divisible)	Floor 15	25,495 RSF (Divisible)
	Floor 13	2,500 RSF		

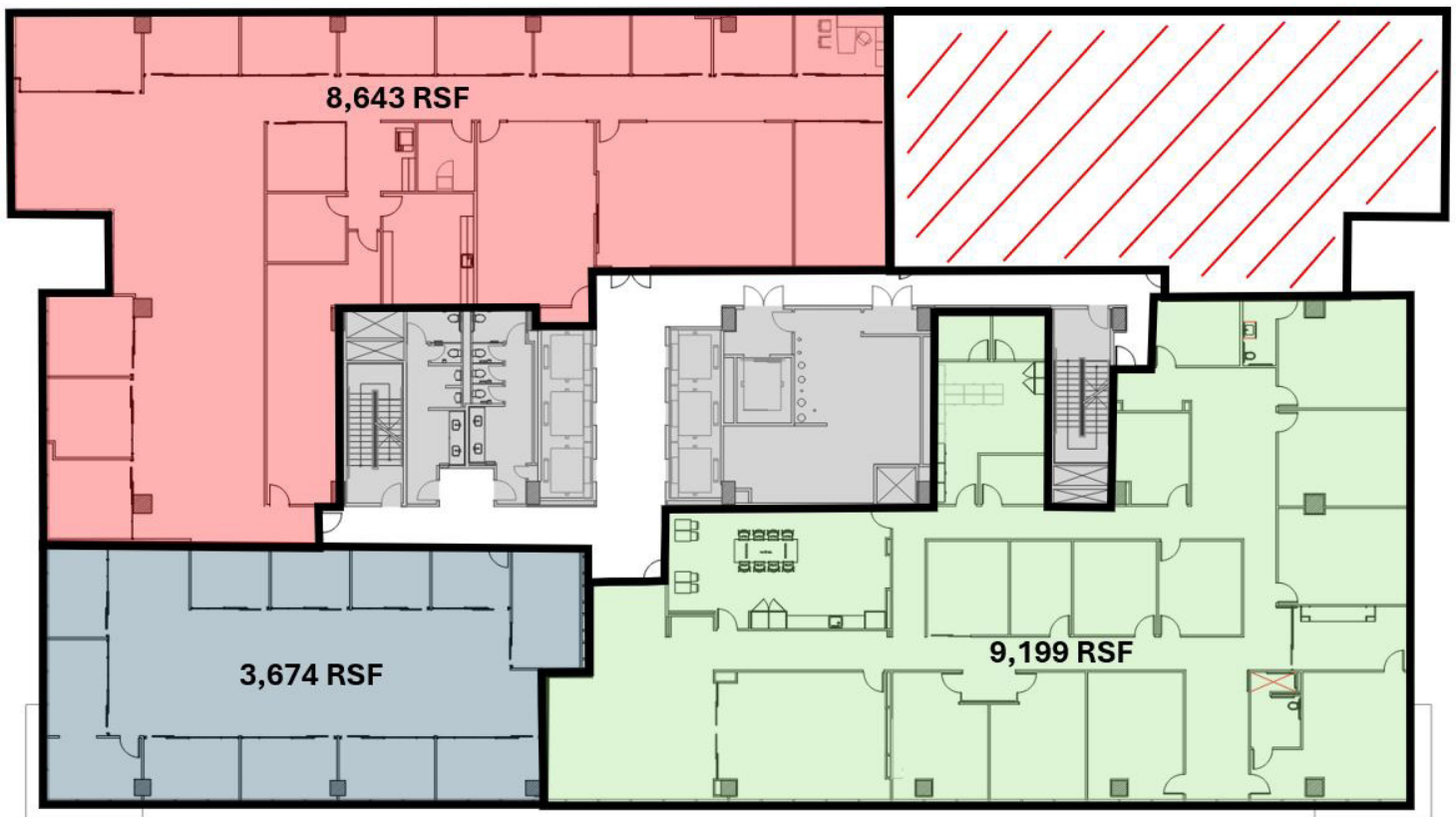
\$20.29/RSF 2025 OPEX	NEGOTIABLE Rate	NEGOTIABLE TI Allowance
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- Parking: 3.4 spaces/1000 RSF
Unreserved: \$70.00/mo.
Reserved: \$125.00/mo.

FLOOR 9 7,737 RSF

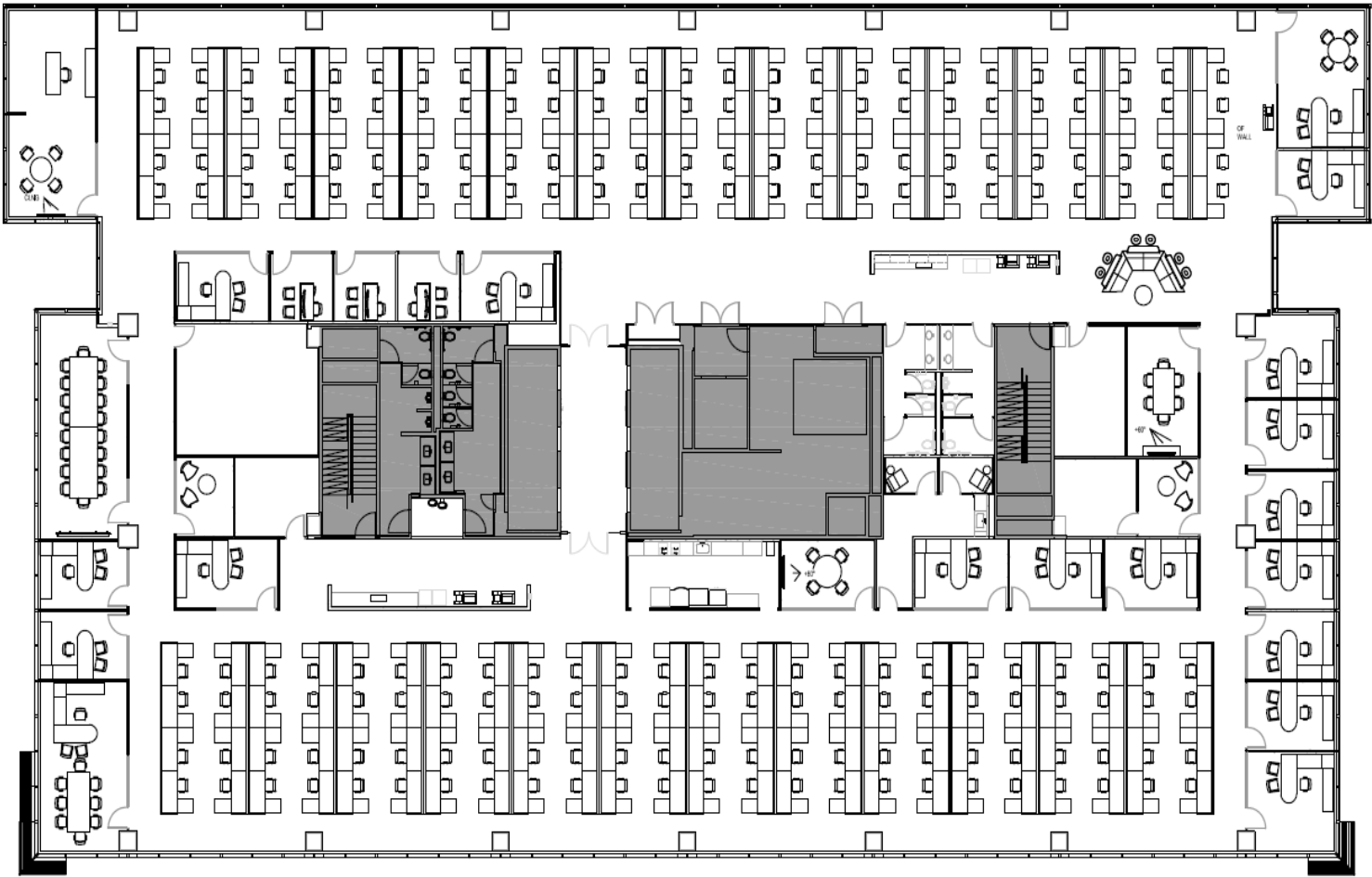


FLOOR 12 21,516 RSF (DIVISIBLE)





FLOOR 15 25,495 RSF (DIVISIBLE)



3009

Post Oak Blvd

GALLERIA, HOUSTON



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