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POP

4400 POST OAK PARKWAY • HOUSTON, TX 77027

## BUILDING INFORMATION

### Availabilities

Suite 325 - 4,576 SF		Suite 1990 - 3,408 SF	
Suite 400 - 4,521 SF	 <b>Virtual Tour</b>	Suite 2180 - 3,253 SF	 <b>Virtual Tour</b>
Suite 420 - 5,494 SF	 <b>Virtual Tour</b>	Suite 2370 - 4,396 SF	
Suite 500 - 22,450 SF		Suite 2400 - 20,819 SF	
Suite 600 - 21,993 SF		Suite 2500 - 1,979 SF	
Suite 700 - 21,538 SF		Suite 2535 - 5,614 SF	
Suite 1490 - 3,049 SF	 <b>Virtual Tour</b>	Suite 2700 - 6,105 SF	
Suite 1550 - 5,221 SF		Suite 2850 - 9,065 SF	 Avail. 10/1/25
Suite 1590 - 3,168 SF			

### Amenities

- \$12MM in renovations completed in 2024
- Chef-driven restaurant on 1st floor (with patio) delivering October 2024
- 5 Cup Cafe coffee bar completed and operated by Blackwater Coffee Roasters
- Fitness center complete with Peloton bikes, fitness mirror with programmed workouts, locker rooms and towel service
- Connected to Post Oak Park with ample greenspace
- 4,400-square foot conference center with lounge, equipped kitchen & four meeting rooms seating up to 95
- On-building signage available facing the West Loop and San Felipe
- New innovative ownership, in CP Group, the 27th largest office landlord in the US, offers a customized tenant experience program devoted to improving employees' workdays
- On-site, dedicated management

**Owner** CP Group, Rialto

**Total NRA** 566,773 RSF

**Floors & Year Built** 28 / 1982

**Smallest Contiguous** 1,979 RSF, Floor 25

**Largest Contiguous** 80,572 RSF, Floors 3-7

**Rental Rates**  
 Lowrise (Floors 3-7): \$30.00/RSF NNN  
 Midrise (Floors 15-19): \$31.00/RSF NNN  
 Highrise (Floors 20-28): \$32.00/RSF NNN

**Spec Suites -**  
 4th Floor: \$31.00/RSF NNN  
 Suites 1450, 1490 & 2180: \$32.00/RSF NNN

**Operating Expenses** Est. 2024 - \$16.18

**Parking Rate** 3/1000 Ratio; Garage Parking  
 Reserved - \$142/month/space; Unreserved - \$65/month/space

**T.I. Allowance** Negotiable

**Add-on Factor** 17.8% - 20.12% (varies by floor)

**Building HVAC Hours**  
 7:00 am - 6:00 pm Monday through Friday  
 8:00 am - 1:00 pm Saturday  
 \$64/hour for overtime HVAC with 2-hour minimum

**Building Security Hours** 24/7 Monday - Sunday

**Parking Security Hours**  
 7:30 am - 10:30 pm Monday through Friday  
 8:00 am - 1:00 pm Saturday



**Online Listing**

[www.5popleasing.com](http://www.5popleasing.com)

## LEASING INFO

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## PROPERTY MANAGEMENT

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