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POP

4400 POST OAK PARKWAY • HOUSTON, TX 77027

BUILDING INFORMATION

Availabilities

Suite 350 - 10,746 SF		Suite 2000 - 20,227 SF	
Suite 400 - 4,521 SF*	Virtual Tour	Suite 2150 - 2,132 SF	
Suite 500 - 22,450 SF	Up to 65,981 RSF contiguous	Suite 2180 - 3,248 SF*	Virtual Tour
Suite 600 - 21,993 SF	Up to 65,981 RSF contiguous	Suite 2370 - 4,396 SF	
Suite 700 - 21,538 SF	Up to 65,981 RSF contiguous	Suite 2400 - 20,819 SF	
Suite 1490 - 3,049 SF*	Virtual Tour	Suite 2500 - 1,979 SF*	
Suite 1550 - 5,221 SF		Suite 2535 - 5,614 SF	
Suite 1590 - 3,168 SF		Suite 2700 - 6,105 SF	Up to 12,933 RSF contiguous
Suite 1850 - 7,520 SF*	Virtual Tour	Suite 2760 - 6,828 SF	Available 6/1/2026 Up to 12,933 RSF contiguous
Suite 1990 - 3,408 SF*		Suite 2850 - 9,065 SF	Virtual Tour

*Denotes Spec Suite

Amenities

- \$12MM in renovations completed in 2024
- Chef-driven restaurant on 1st floor delivering 2026
([Click to view restaurant renderings](#))
- 5 Cup Cafe coffee bar 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
- 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

65,981 RSF, Floors 5-7

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

Operating Expenses

Spec Suites -
4th Floor: \$31.00/RSF NNN
Suites 1490, 1850, 1990, 2180, & 2500: \$32.00/RSF NNN
Est. 2025 - \$16.05

Parking

3.5/1000 Ratio; Garage Parking
Reserved - \$142/month/space; Unreserved - \$65/month/space
6 Electric Vehicle Charging Stations Available

T.I. Allowance

Negotiable

5-Cup Cafe Hours

7:00 AM- 4:00 PM Monday through Friday
7:00 AM - 3:00 PM Friday

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

Fiber Providers

AT&T, Lumen (Level 3), Cogent, Comcast, Logix, Verizon Business


[Online Listing](#)
www.5peopleasing.com

LEASING INFO

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PROPERTY MANAGEMENT

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