

44 SAN FELIPE
11

CIEL
Restaurant & Lounge

4411

STREAM



WELCOME TO LUXURY

4411 San Felipe provides an unparalleled fusion of luxury workspace and lifestyle amenities. Situated on San Felipe with convenient access to I-610, just minutes from the Galleria and Uptown Park and walking distance from River Oaks District, 4411 is an ideal “park and stay” work environment. The property boasts premium amenities, including abundant parking, valet service, floor-to-ceiling windows and a private terrace, all surrounded by walkable amenities and a vibrant retail landscape moments away.







OFFERINGS

- Office space and retail
- 92,340 SF total
- 7 Levels
- 15,151 SF retail space
- 77,189 SF office space
- Typical office floorplate: 25,716 SF
- Building signage opportunity
- 4 levels of parking with valet service
- Immediate access to I-610 northbound and southbound
- Walking distance to River Oaks District
- Provides “park and stay” work environment
- Minutes from Galleria and Uptown Park
- Beautiful 5th floor terrace
- On-site retail & restaurants (with 20 restaurants within walking distance)
- Downtown skyline views
- Podium style garage for privacy and immediate floor access

A PREMIER BUILDING IN AN IDEAL LOCATION

FOOD

Hopdoddy
Steak 48
MAD Houston
Le Colonial
Toulouse
Loch Bar
Ouzo Bay
Eloise Nichols
Bosscat Kitchen & Libations
PF Changs
Escalante's
Starbucks
Sweet Paris Creperie
RA Sushi
Liberty Kitchen

North Italia
Ninfa's Uptown
True Food Kitchen
The Annie
La Table
Uchiko
Maggiano's
Mastro's Steakhouse
Willie G's
Café Ginger
Caracol
Moxie's
Morton's Steakhouse
Central Market
Antoine's

FITNESS

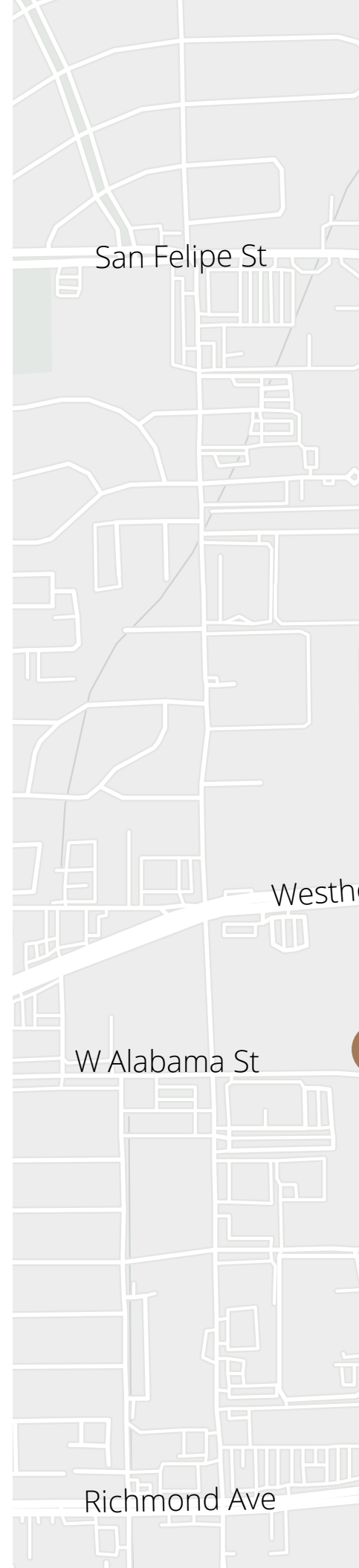
Equinox
Orange Theory

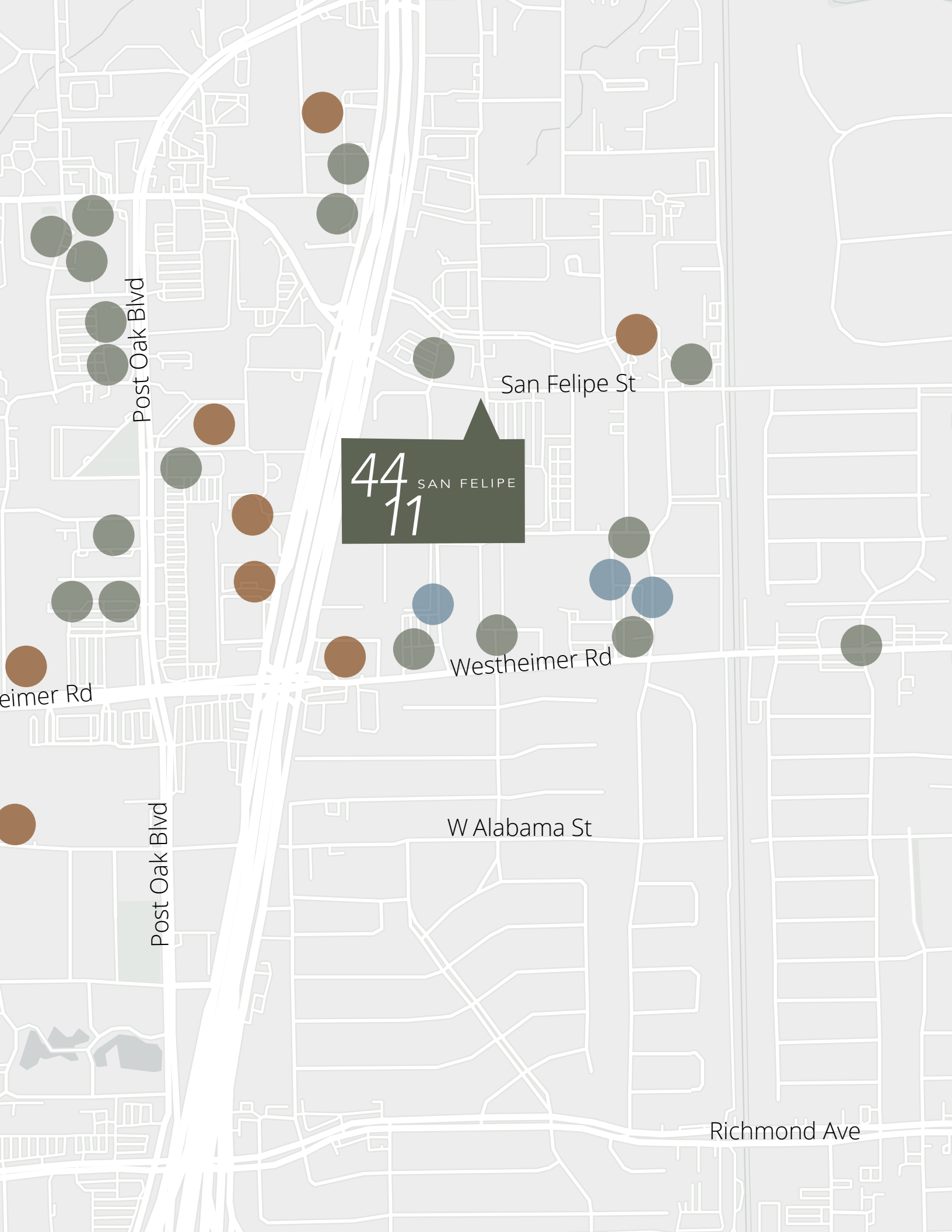
HIP Fitness

HOTELS

St. Regis
Post Oak Hotel
Sheraton
Royal Sonesta

Marriott
Westin
Hilton





Post Oak Blvd

San Felipe St

44
SAN FELIPE
11

Westheimer Rd

Westheimer Rd

Post Oak Blvd

W Alabama St

Richmond Ave



ENTRYWAY / VALET



CIEL RESTAURANT + LOUNGE





5TH FLOOR TERRACE

STATE-OF-THE-ART AMENITIES

DINING

Ciel Restaurant & Lounge is a premier dining experience located on the ground floor of 4411 San Felipe. Indulge in a memorable evening with clients, relishing in fine dining and cocktails.

GATHERING SPACES

The exquisite 5th floor terrace offers a retreat amidst the bustling urban landscape. It provides a space to take a break, recharge and enjoy the fresh air.



FIRST FLOOR

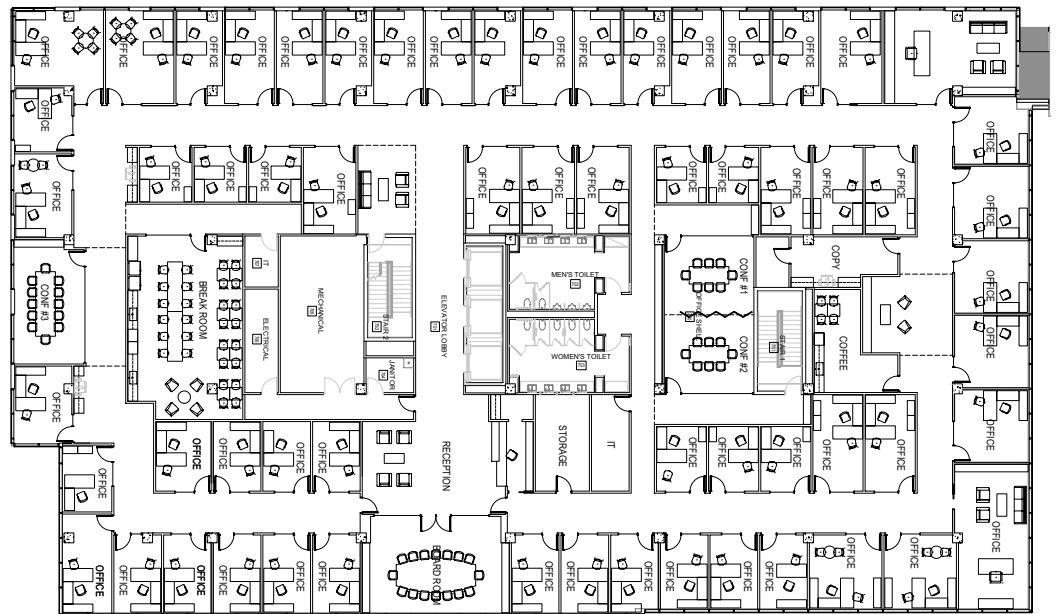
PARK HOUSE

An exclusive members-only club located on the top floor of the building. Park House features private executive workspaces and suites, three distinctive dining experiences, terraces, private dining rooms, multiple bars and lounges, and private event spaces—all showcasing picturesque views of Houston.

MODERN & FRESH TEST-FIT OPTIONS

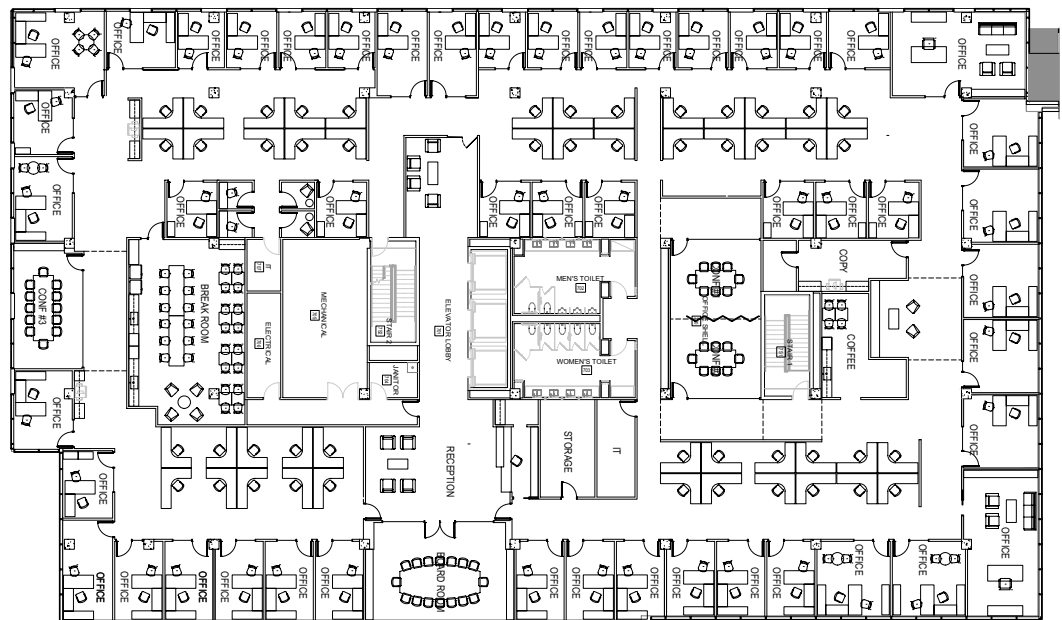
100% CLOSED OFFICES

- 63 Offices
- 4 Conference Rooms
- Communal Break Area
- Coffee Bar



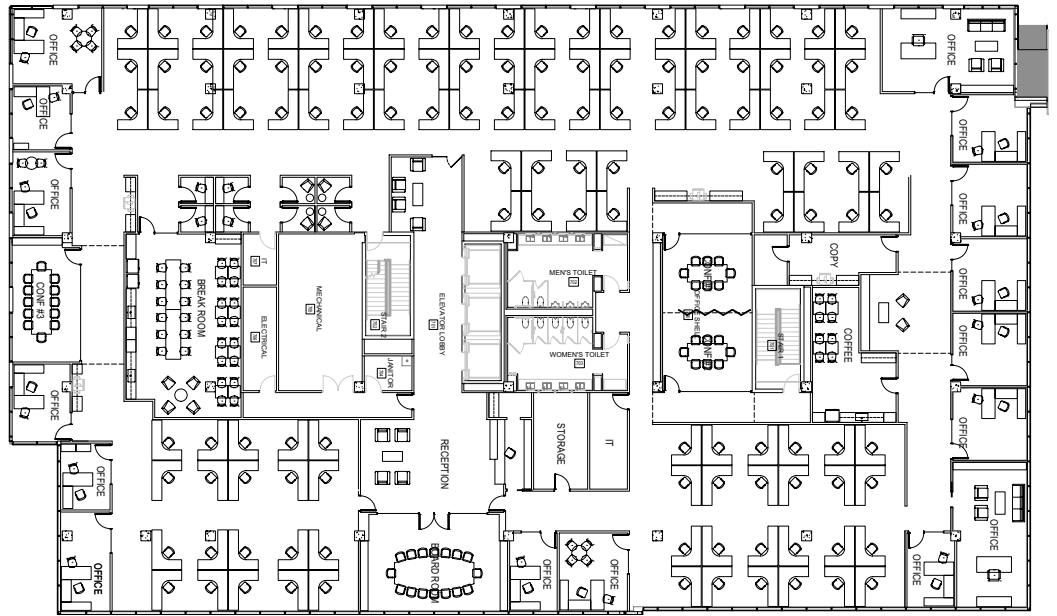
50% CLOSED OFFICES | 50% WORKSTATIONS

- 48 Offices
- 48 Workstations
- 4 Conference
- Communal Break Area
- Coffee Bar
- 4 Call Rooms



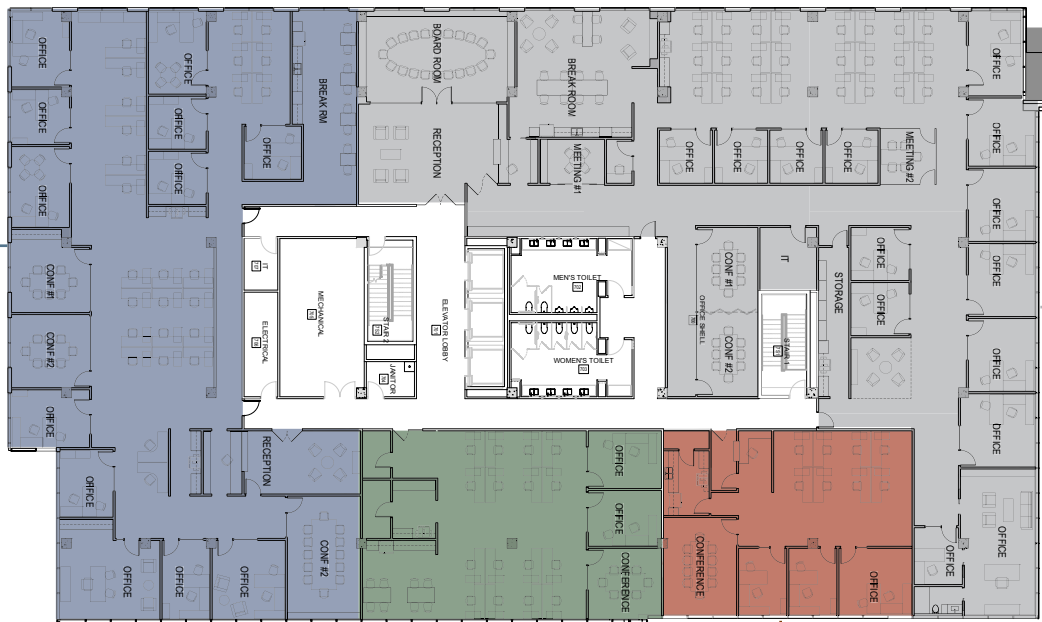
90% WORKSTATIONS | 10% CLOSED OFFICES

- 16 Offices
- 104 Workstations
- 4 Conference Rooms
- Communal Break Area
- Coffee Bar
- 8 Call Rooms



MULTI-TENANT PLAN

8,706 SF



2,910 SF

2,274 SF

11,275 SF

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FOR LEASING INFORMATION CONTACT
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