

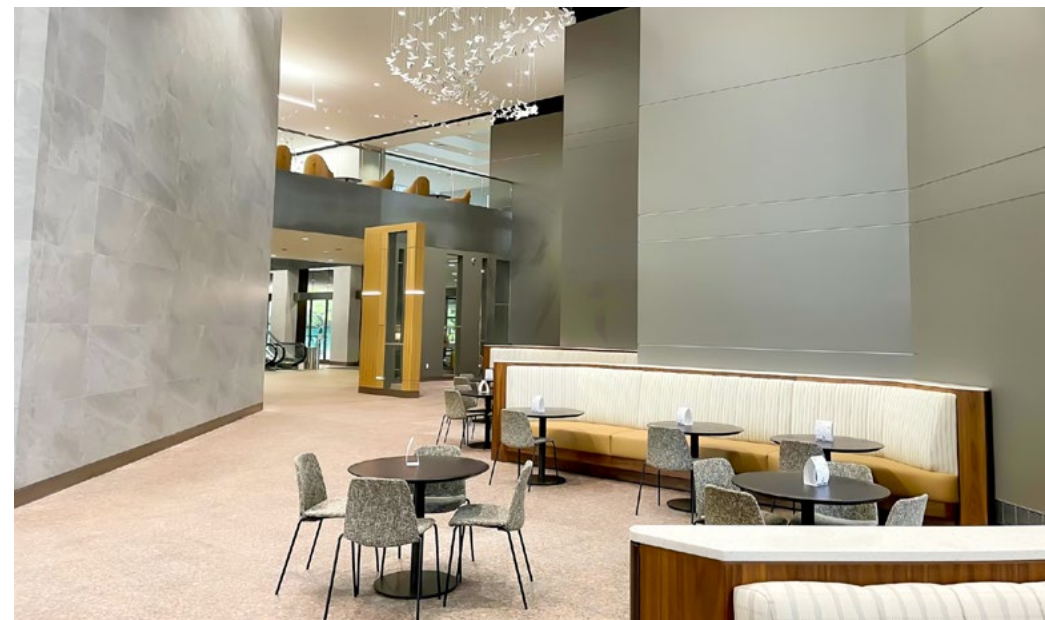
Iconic Tower. Transformed for Today.



CBRE



A 41-story, Class A+ icon strategically positioned in a best-of-both-worlds Uptown/Galleria location, Marathon Oil Tower has transformed into a modern, sustainable, innovation hub to support Houston's leading creative companies.



HIGHLIGHTS

Lobby Lounge with Coffee bar

Serendipity Labs | Coworking, Private Offices, Flex Space & Meeting Rooms

Amazon lockers, Shoe Shine, Car Butler, Dry Cleaning and On-site Owner Management

FIT5555 fully staffed fitness center with resort style locker rooms

Café 5555 – a chef-driven, food hall style café with a wide variety of food options and convenient remote ordering capabilities as well as full service catering and event management

Freestanding Future Restaurant and Activity Lawn

27,000 RSF efficient floor plates with multiple corner office opportunities

LEED Gold Certified
WELL Health and Safety Rated



Ground Level Café 5555

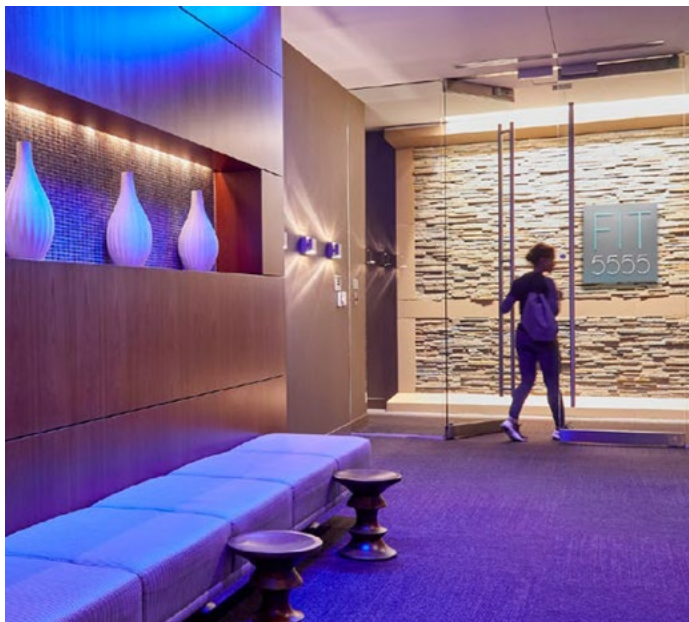
Food hall inspired service

A choice of fresh food stations, extensive menu choices and easy ordering options all through the convenience of an online ordering app.

Active Lobby Lounge

The new social hub of the building

Concourse level two has been transformed into a hospitality-inspired area with coffee service, collaborative seating, Wi-Fi and a state-of-the-art media wall.



FIT5555

Resort-style Fitness Center

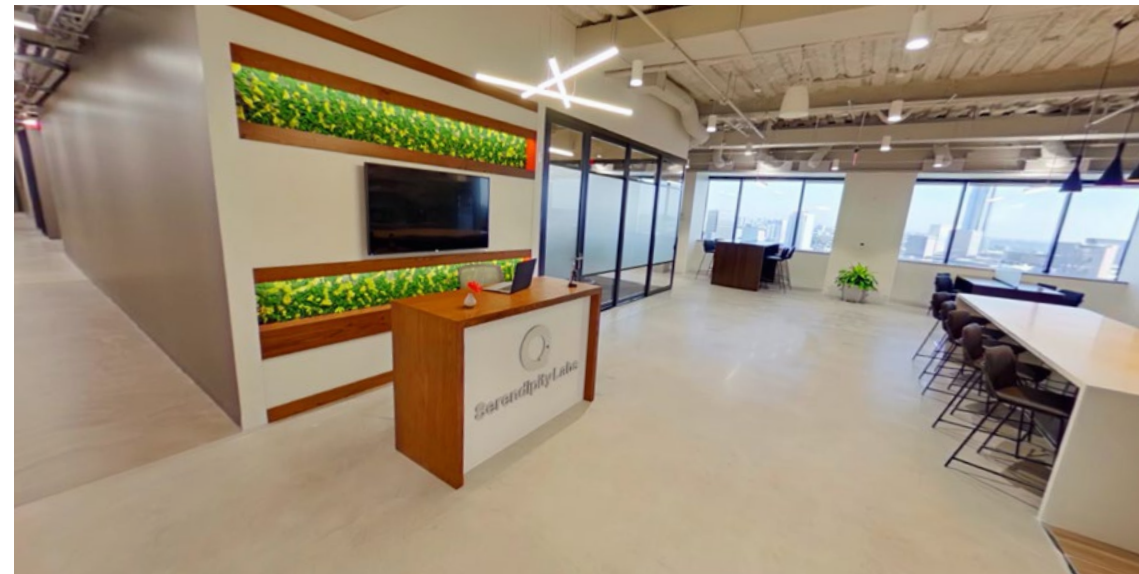
Personal training session or a group class available, with country club amenities.



Serendipity Labs

Coworking, Private Offices, Flex Space & Meeting Rooms

Serendipity Labs' flexible workspace is the modern alternative for remote workers in Houston, located in a completely renovated building in the heart of Uptown – Galleria. Create your ideal worklife with customizable office space options including private offices, dedicated desks, coworking and team rooms, each supported by a hospitality team dedicated to your safety and security.



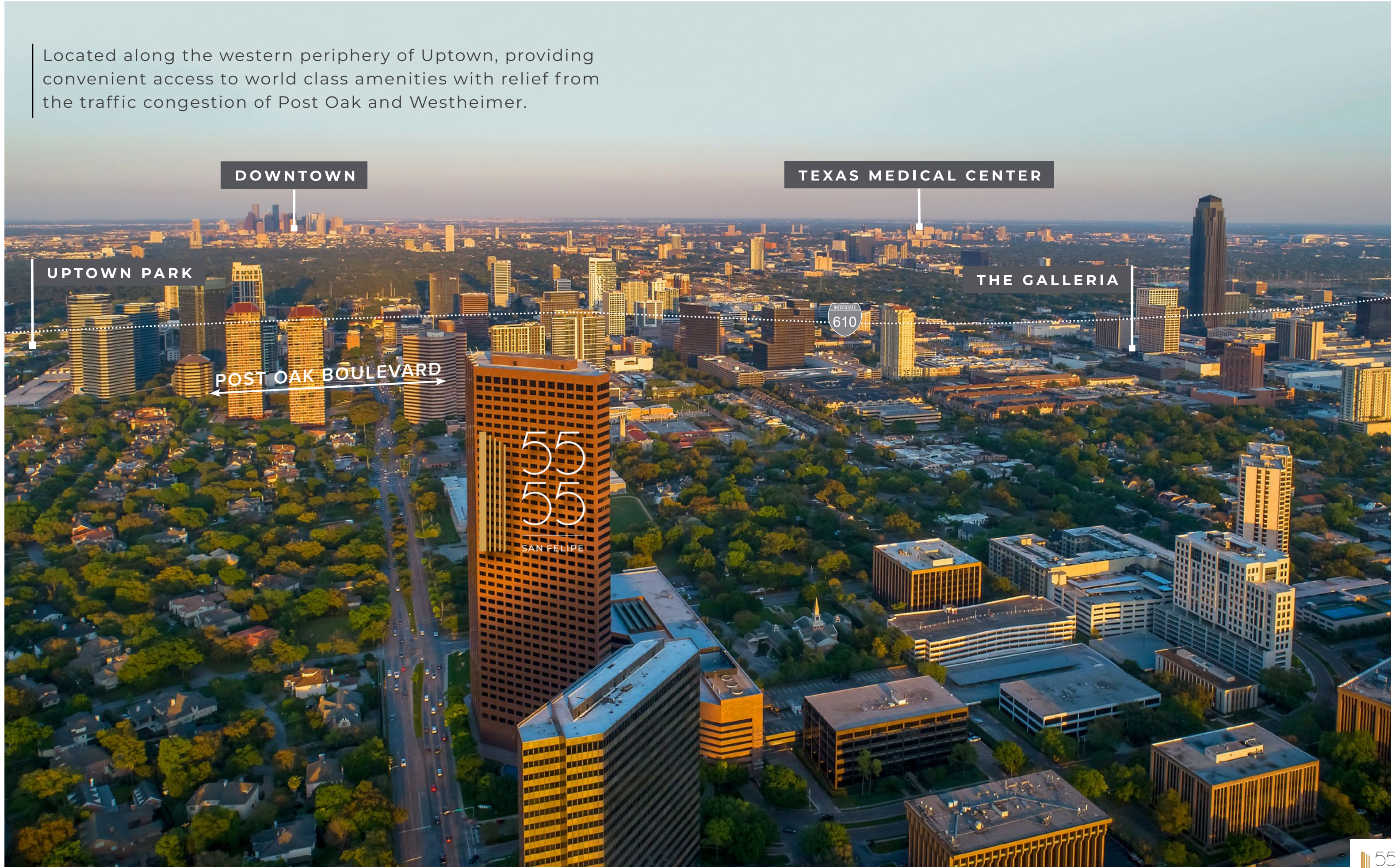
Signature Restaurant

Great dining and engaging events will be programmed into the design of this future addition located on the east lawn.



[▶ TAKE A VIRTUAL TOUR HERE](#)

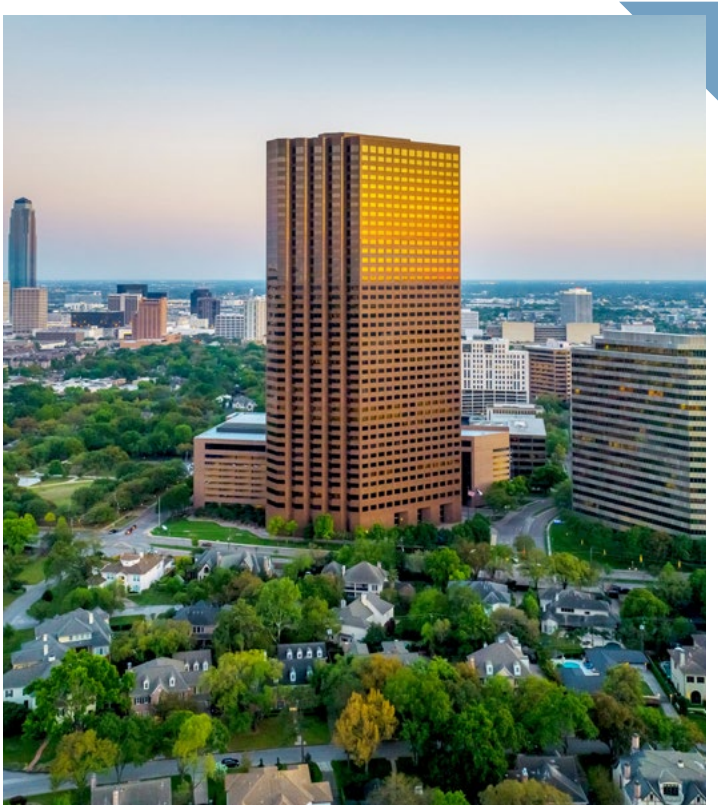
Located along the western periphery of Uptown, providing convenient access to world class amenities with relief from the traffic congestion of Post Oak and Westheimer.



Premier Location

Surrounded by Houston's most exclusive and affluent residential communities including Tanglewood, Briargrove, Uptown and River Oaks. Backdoor access to major freeways connect 5555 San Felipe to every important destination around Houston.

-  Hundreds of retail shops including the Galleria Mall, Houston's number one shopping and tourist attraction
-  More than 8,000 hotel rooms
-  Over 100 restaurants



Area Amenities

The Uptown/Galleria submarket is Houston's original and most successful live/work/play environment with an unmatched quality and density of restaurants, retail and hotels.

Fast Casual (<3 minute drive)

- 1 True Foods
- 2 Starbucks
- 3 MOD Pizza
- 4 Torchys Tacos
- 5 La Madeleine French Bakery & Cafe

Business Lunch (<3 minute drive)

- 6 Local Foods
- 7 Dish Society
- 8 Adair Kitchen
- 9 Los Tios
- 10 The Original Ninfa's Uptown
- 11 Cabo Bob's
- 12 In D Kitchen
- 13 The Rustic
- 14 Island Grill

White Tablecloth (<5 minute drive)

- 15 Truluck's Ocean's Finest Seafood and Crab
- 16 North Italia
- 17 Pappas Bros. Steakhouse
- 18 The Capital Grille
- 19 Post Oak Grill

Shop

- 1 5 Whole Foods Market
- 2 Randalls
- 3 H-E-B
- 4 Kroger
- 6 Trader Joe's

Live

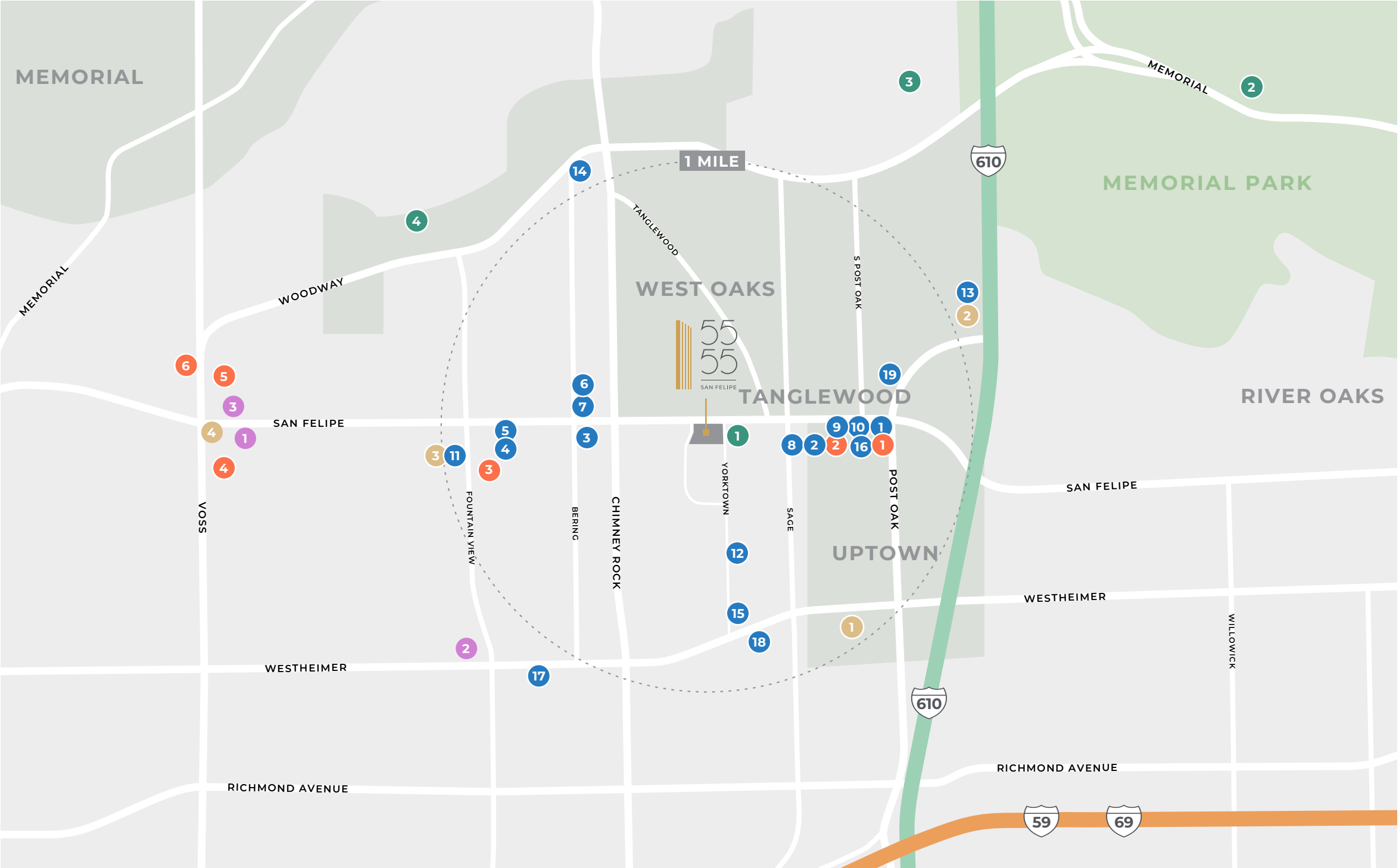
- 1 Grady Park
- 2 Memorial Park
- 3 The Houstonian Hotel, Club & Spa
- 4 Houston Country Club

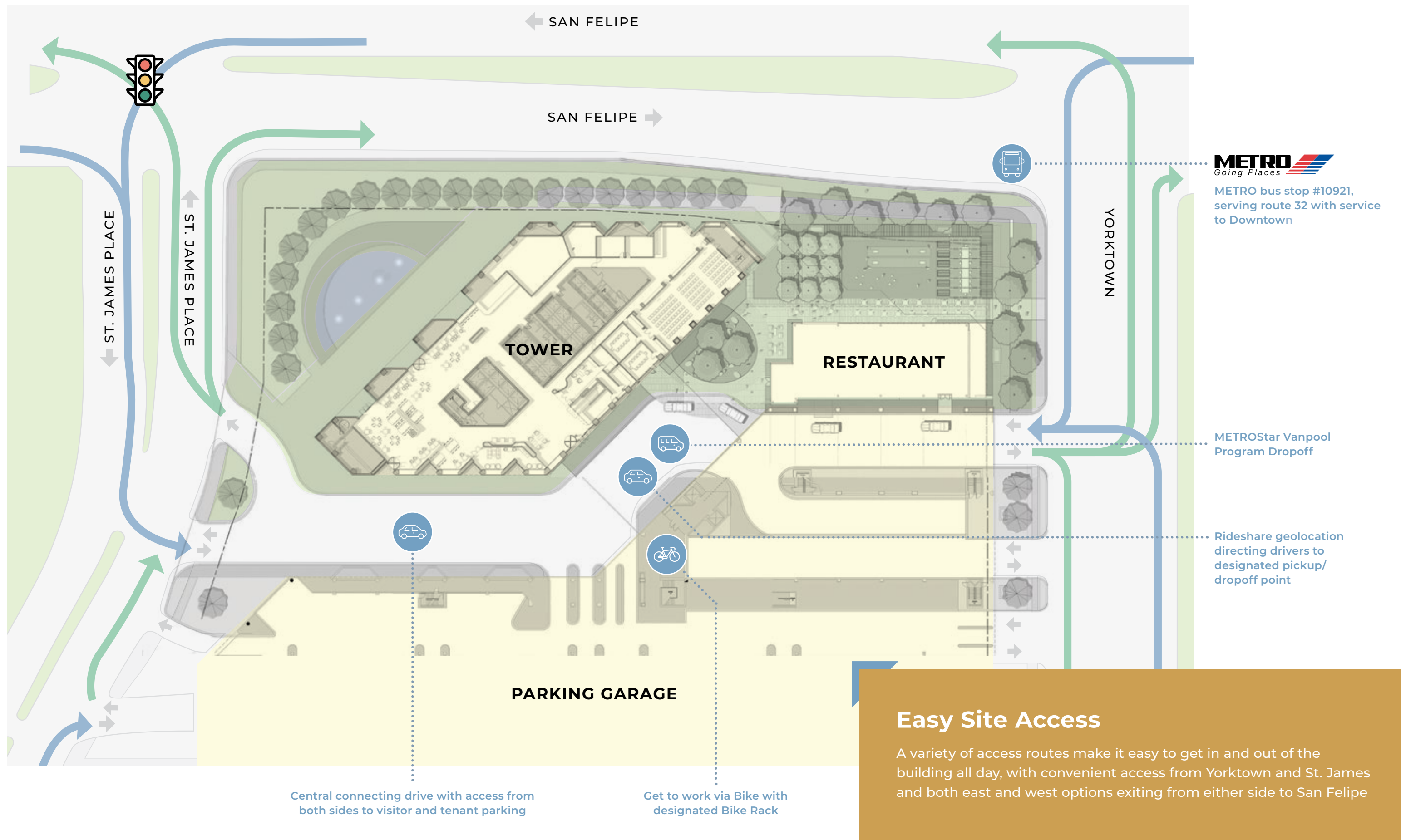
Retail Centers

- 1 The Galleria
- 2 Uptown Park
- 3 Fountain View
- 4 Woodway Collection

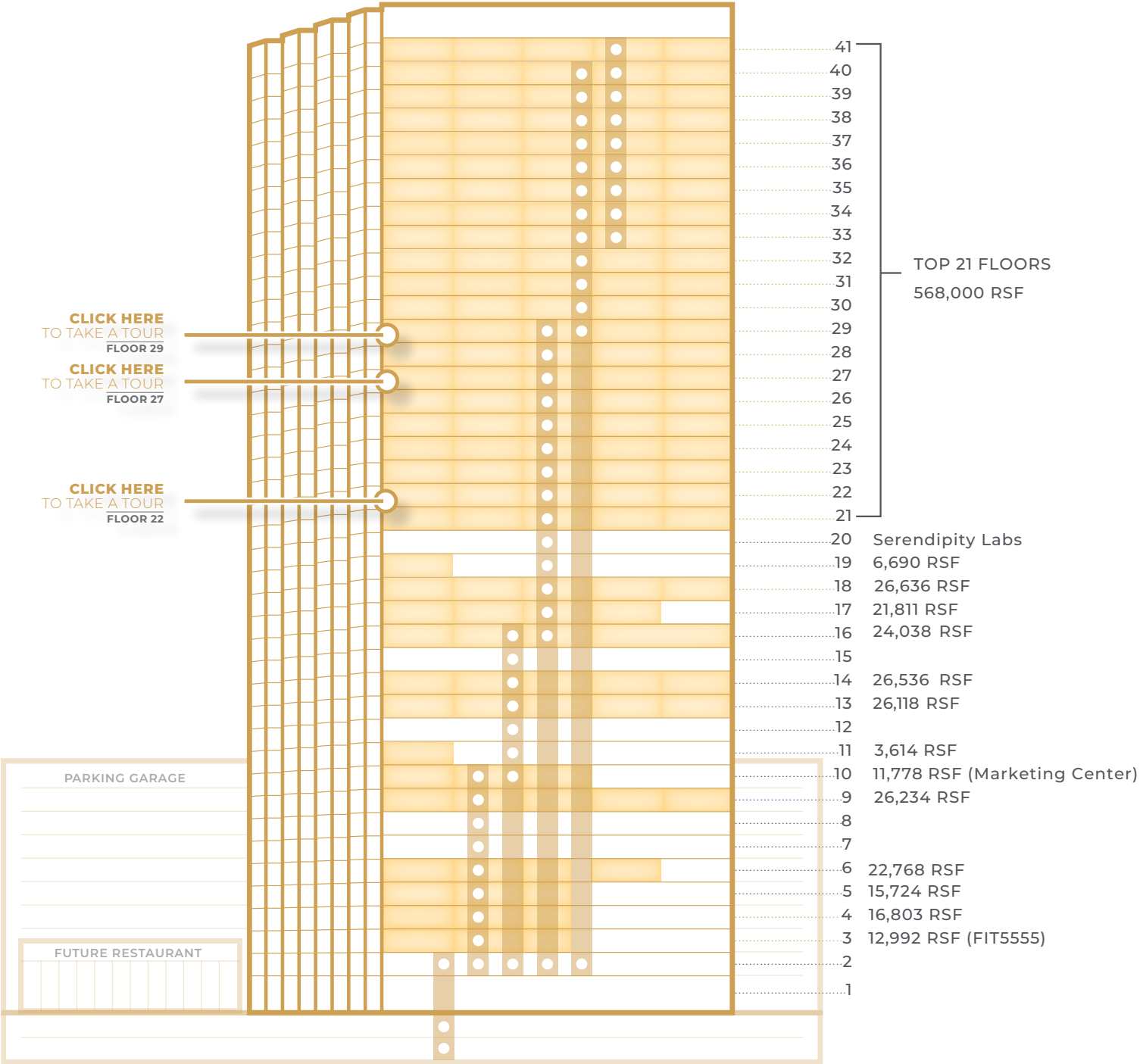
Fitness

- 1 Orangetheory
- 2 Yoga Heart Studio
- 3 24 Hour Fitness





Current Availabilities



Flexible 27,000 RSF Floor Plates





Fact Sheet

5555sanfelipe.com

Owner:	MMP 5555 San Felipe, LLC
Property Manager:	M-M Properties Suite 250 (on-site) 832.369.5800 Stacy Frings, Senior Property Manager
Size:	1.2 Million Rentable Square Feet
Floors:	41 Tenant Floors Above Grade
Floor Plates:	Parallelogram shape floorplate averaging 27,000 RSF
Common Area Factors:	14.5% Single Tenant (avg.) 24.5% Multi-Tenant
Year Completed/Renovated:	1983/2021
Architect:	Pierce, Goodwin, Alexander
2021 Est. Op. Expenses:	\$15.24 NNN
Parking:	Attached garage containing 10 levels above ground and 3 below ground, connected to the office tower via glass enclosed, climate controlled concourse located on the second floor (main lobby level) of the office tower.

Telecom Providers

- AT TS (WBT/SBC)
- ATT (Tele port/ATT Local)
- Zayo/Abovenet
- Verizon Business (MCI, Metrofiber, MFS)
- Logix
- Cogent
- CenturyLink
- Phonoscope

Full Amenities List:

- Serendipity Labs | Coworking, Private Offices, Flex Space & Meeting Room
- Café 5555 – a chef-driven, food hall style café with a wide variety of food options and convenient remote ordering capabilities as well as full service catering and event management
- Exclusive tenant access to FIT5555, our 3rd floor full service fitness center with resort style locker rooms, and full time staff for personal training or group classes
- Starbucks coffee bar, Grab N’ Go, shoe shine and credit union with ATM’s on lower level
- Iconic, landmark Class A+ office tower
- Unimpeded, spectacular views in all directions
- Dramatic two-story lobby with abundant natural light and collaborative seating
- Dry cleaning pickup/delivery
- Highly secure 24/7 manned guard service and turnstile access
- Professional on-site owner management
- Rideshare pick-up/drop off geolocation under covered drive-through
- Parking garage with direct access to lobby
- Amazon lockers for deliveries

Sustainability/Awards

- LEED®-EB Gold Certified
- WELL Health and Safety Rated
- Energy Star rated
- BOMA International and Regional TOBY (The Office Building of the Year) award winner
- BOMA 360 Performance Building



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