

424,011 SF
Available for Lease



Constellation Post Oak

14942-15012 S Post Oak Road, Houston, TX 77053

(click or scan
for website)



Ready for Occupancy



Building 1.....	302,825 SF
Building 2.....	121,186 SF

Total 424,011 SF

- Proximate to Beltway 8, the project provides excellent connectivity throughout the MSA via Hwy 59, SH 288, Hwy 90 and Fort Bend Parkway.
- Prime location for e-commerce fulfillment to rooftops in both inner-loop Houston and fast growing Fort Bend County.
- State-of-the-art design including high clear heights (32'-36' min), multiple points of ingress/egress with full circulation, trailer parking, ESFR sprinkler systems and LED lighting.
- "Green ready" design, including conduit for EV charging and roof spec sufficient for solar, to accommodate tenant-specific ESG needs.

40K - 424K
SF available

32' - 36'
clear height

1/2 mile
to Beltway 8

~20 Minutes
to Houston's inner
loop consumers

A Development of
 **constellation**
real estate partners
&
CROW HOLDINGS
CAPITAL

424,011 SF
Available for Lease



Constellation Post Oak

14942-15012 S Post Oak Road, Houston, TX 77053

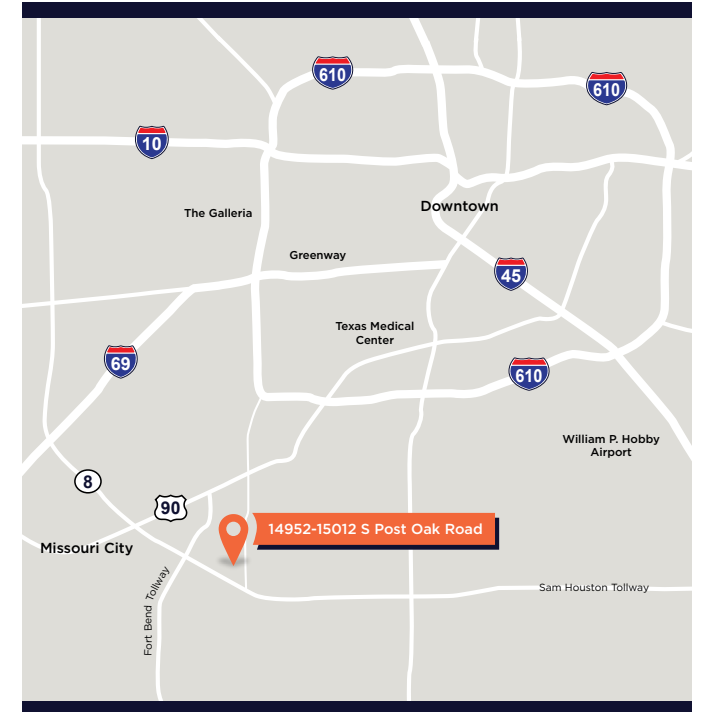
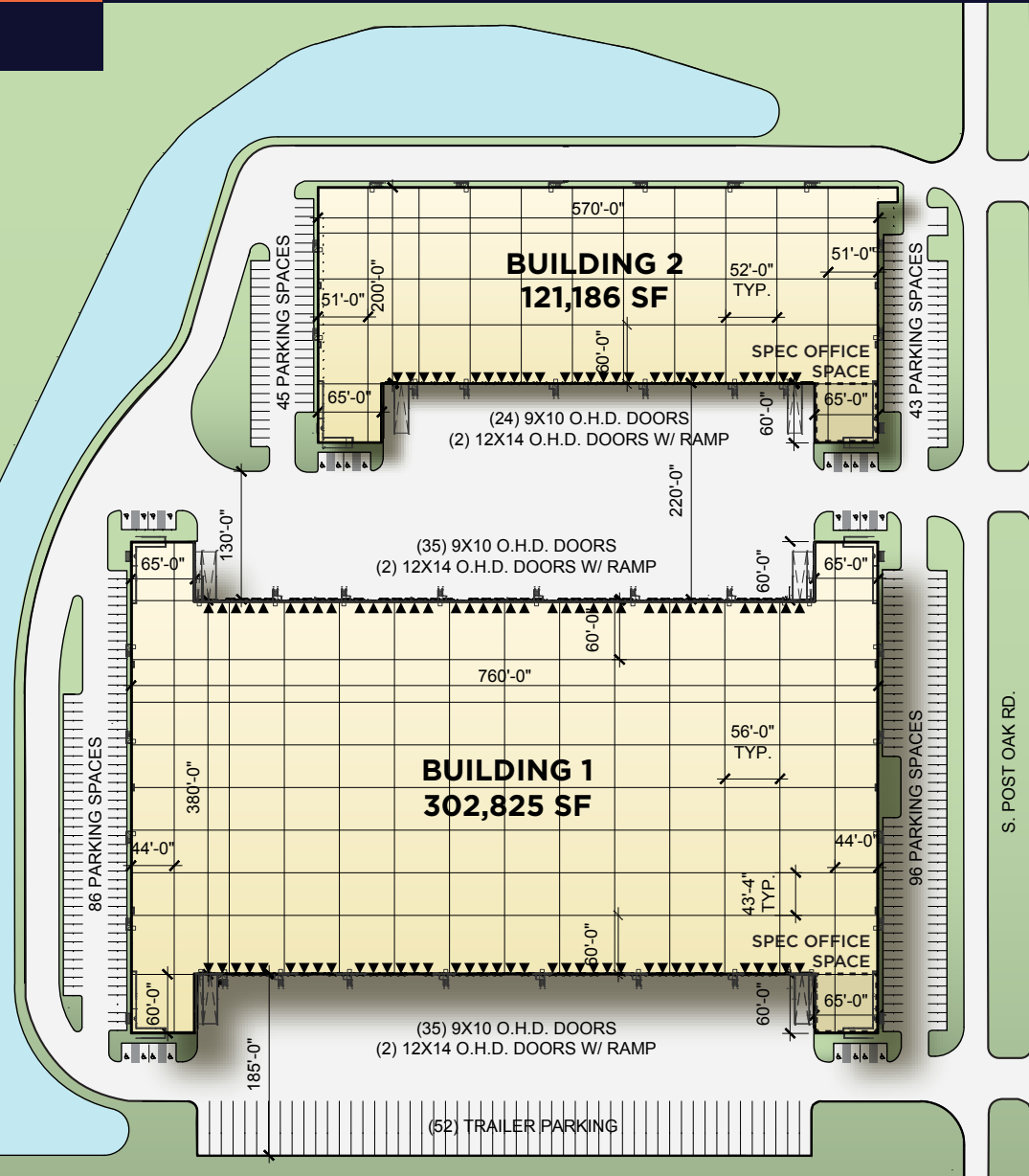
Ready for Occupancy

BUILDING 1

- 302,825 SF
- Divisible to 75,000 SF
- Spec Office Space: 3,473 SF
- Cross-dock configuration
- Dock packages every other door (35k lb levelers)
- Clerestory windows and skylights on interior bays
- Electrical service - 1,800 amps and sized to accommodate up to 4,000 amps
- 36' minimum clear height
- 185-220' truck courts
- 52 trailer spaces
- 182 parking spaces

BUILDING 2

- 121,186 SF
- Divisible to 40,000 SF
- Spec Office Space: 3,473 SF
- Front-load configuration
- Dock packages every other door (35k lb levelers)
- Clerestory windows and skylights on interior bays
- Electrical service - 902 amps and sized to accommodate up to 2,000 amps
- 32' minimum clear height
- 220' shared truck court
- 88 parking spaces



Zack Taylor

Senior Vice President
713.830.2193 | Direct
713.492.5495 | Mobile
zack.taylor@colliers.com

Barkley Peschel

Principal
281.242.2300 | Direct
832.423.6285 | Mobile
barkley.peschel@colliers.com



J.W. Fields

Partner
281.698.5911 | Direct
512.784.9770 | Mobile
jwf@constellationrep.com

Natalie Yammine

Development Associate
214.984.3797 | Direct
817.455.2569 | Mobile
nataliey@constellationrep.com

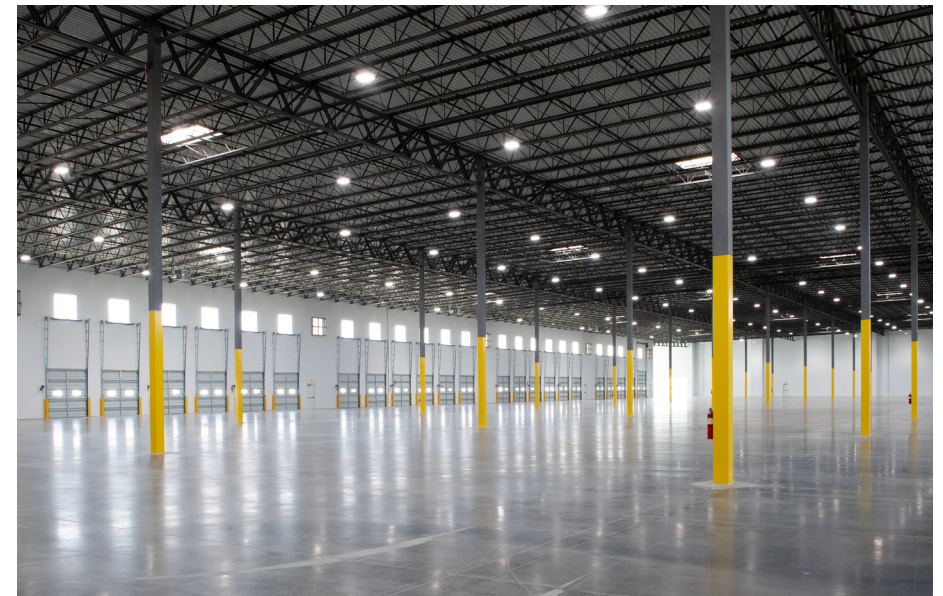
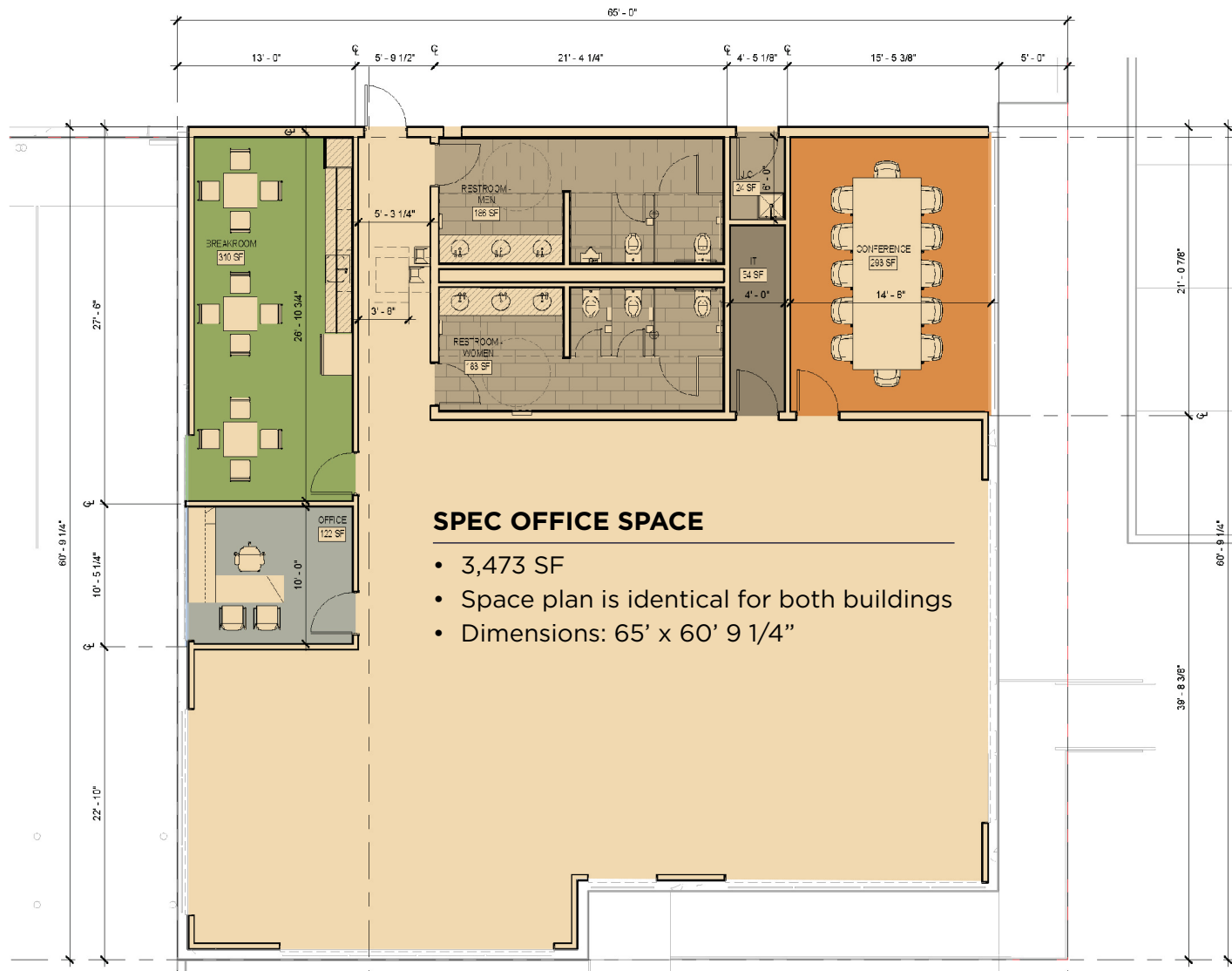
424,011 SF
Available for Lease



Constellation Post Oak

14942-15012 S Post Oak Road, Houston, TX 77053

Ready for Occupancy





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone
Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Zachary Taylor SIOR	621980	zack.taylor@colliers.com	+1 713 830 2193
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date