



4 2 6 5

SAN FELIPE

# I N F I N I T E P O

4265 San Felipe boasts a highly sought after location with the ability to easily accommodate a wide range of tenants. With current availabilities ranging from 2,673 SF to 20,656 SF, 4265 San Felipe has the ability to provide impeccable service to tenants of all sizes.



CLASS A,  
TIER II



BUILDING SIZE:  
208,696 SF



TYPICAL FLOOR SIZE:  
20,000 SF



FLOORS: 14



SIGNAGE  
OPPORTUNITIES



PARKING:  
3/1000 RSF



# S S I B I L I T I E S



# PRIME LOCATION

THE OASIS, A COVERED OUTDOOR AMENITY SPACE THAT PROVIDES A PUTTING GREEN, BAGS, SEATING, TV, AND COOLING SYSTEM

---

OWNER AND PROPERTY MANAGER, WOODBRANCH, ON-SITE

---

THE "GETAWAY" TENANT LOUNGE ON THE 6TH FLOOR PROVIDES A RELAXING ENVIRONMENT WITH WIFI, TV, DRINKS AND SNACKS

---

TRAINING ROOM WITH SERVING AREA AND SINK AND REFRIGERATOR (~40 PERSON CAPACITY)

---

EXECUTIVE BOARD ROOM WITH SERVING AREA AND SINK (~14 PERSON CAPACITY)

---

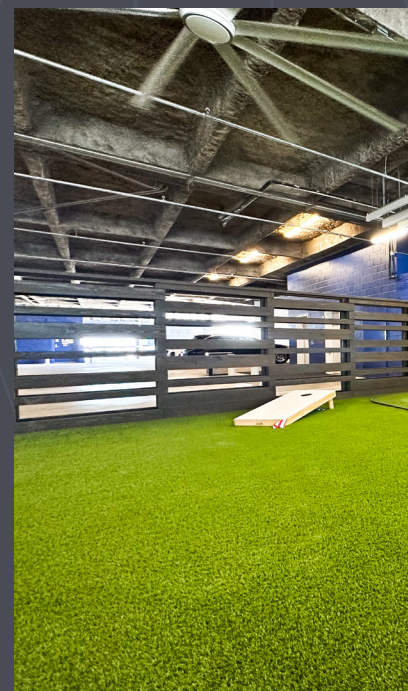
BALCONIES ON FLOORS 11, 12 & 14

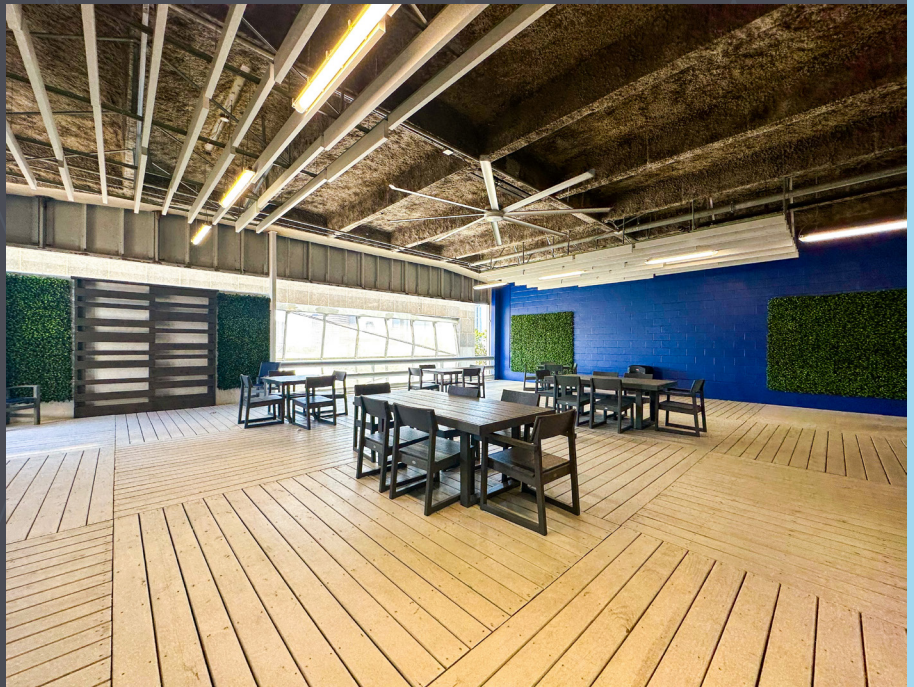
---

AFTER-HOUR CARD-KEY ACCESS

---

CONVENIENT INNER LOOP LOCATION NEAR RESTAURANTS AND SHOPPING 24/7 ON SITE SECURITY





# W O R K . E A T . E N T E R T A I N .

Located inside Loop 610 on San Felipe Street, with convenient access to 59 and I-10, 4265 San Felipe presents an exceptional opportunity to lease Class A office space within the highly desirable Galleria district.

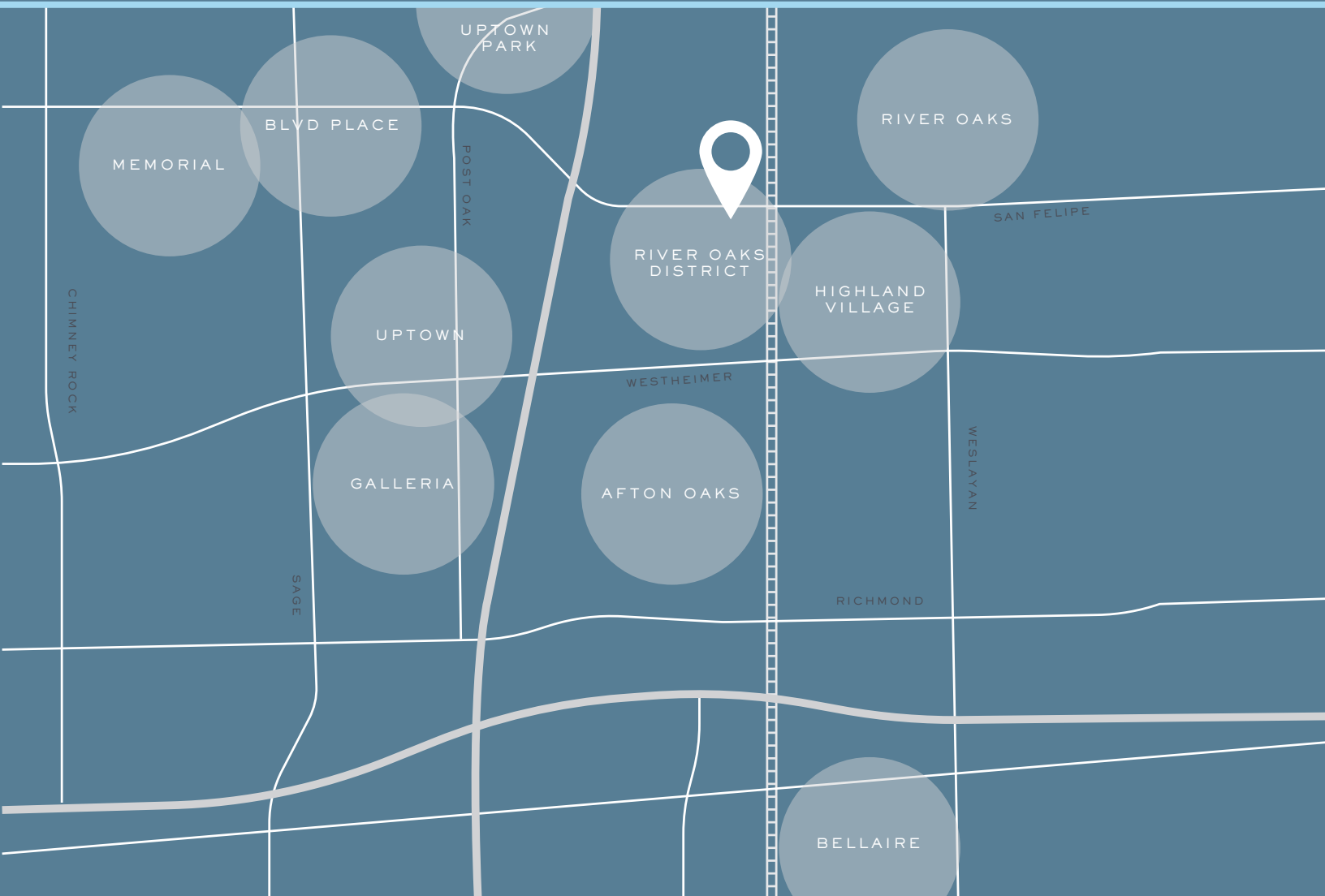
## RIVER OAKS DISTRICT & SURROUNDING AREAS

### EATERIES

Central Market	Liberty Kitchen & Oysterette
Bosscat Kitchen + Libations	MAD
Earthcraft Juicery	Ojo de Agua
Eloise Nichols	Starbucks
Hopdoddy Burger Bar	Ten Sushi + Cocktail Bar
Le Colonial	Toulouse

### AMENITIES

Apple	Orangetheory Fitness
Dior	Paper Source
Dolce & Gabbana	Postal Station Mail
Harry Winston	Service
Hermès	Target
IPIC Theaters	Van Cleef & Arples



2

MINUTES  
TO RIVER OAKS DISTRICT

3

MINUTES  
TO HIGHLAND VILLAGE

5

MINUTES  
TO UPTOWN PARK

5

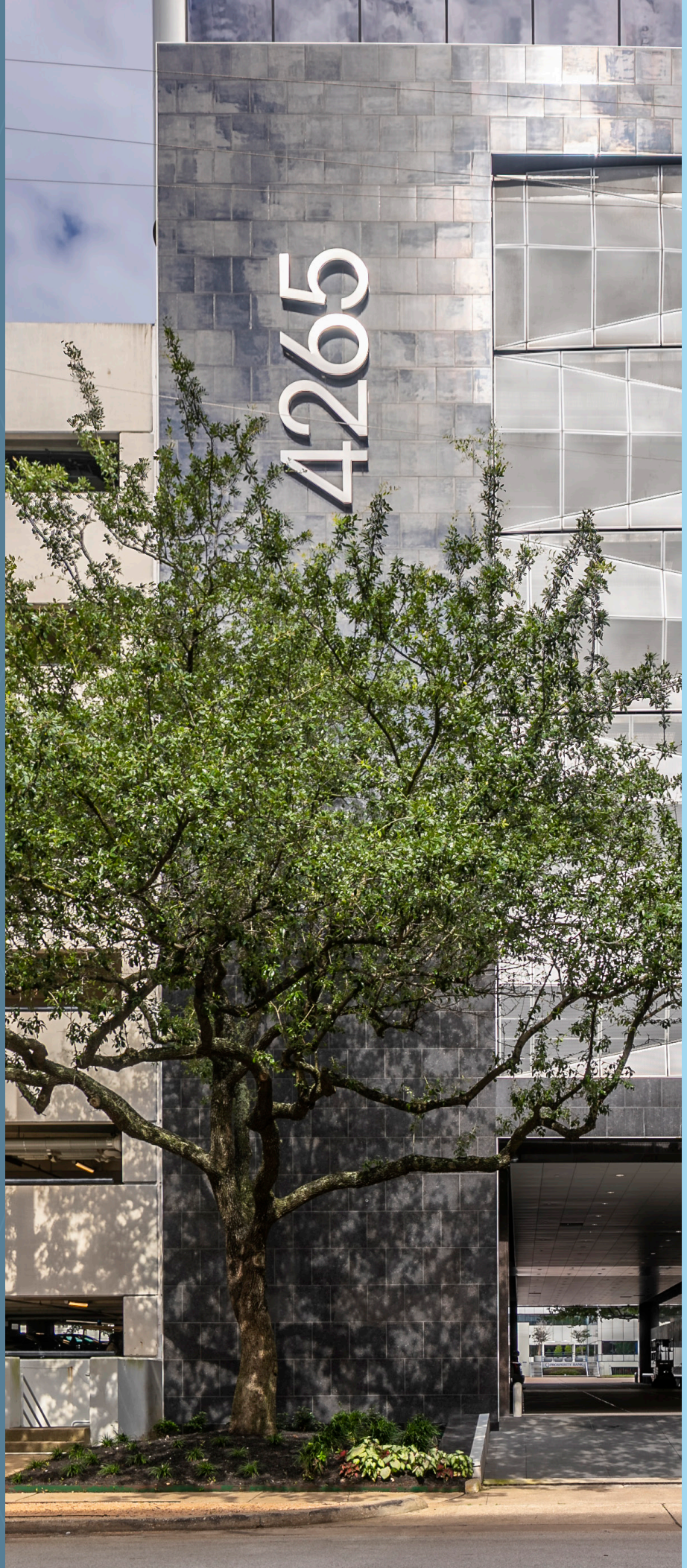
MINUTES  
TO MEMORIAL PARK

8

MINUTES  
TO THE GALLERIA

15

MINUTES TO CBD





[www.streamrealty.com](http://www.streamrealty.com)  
713.300.0300