

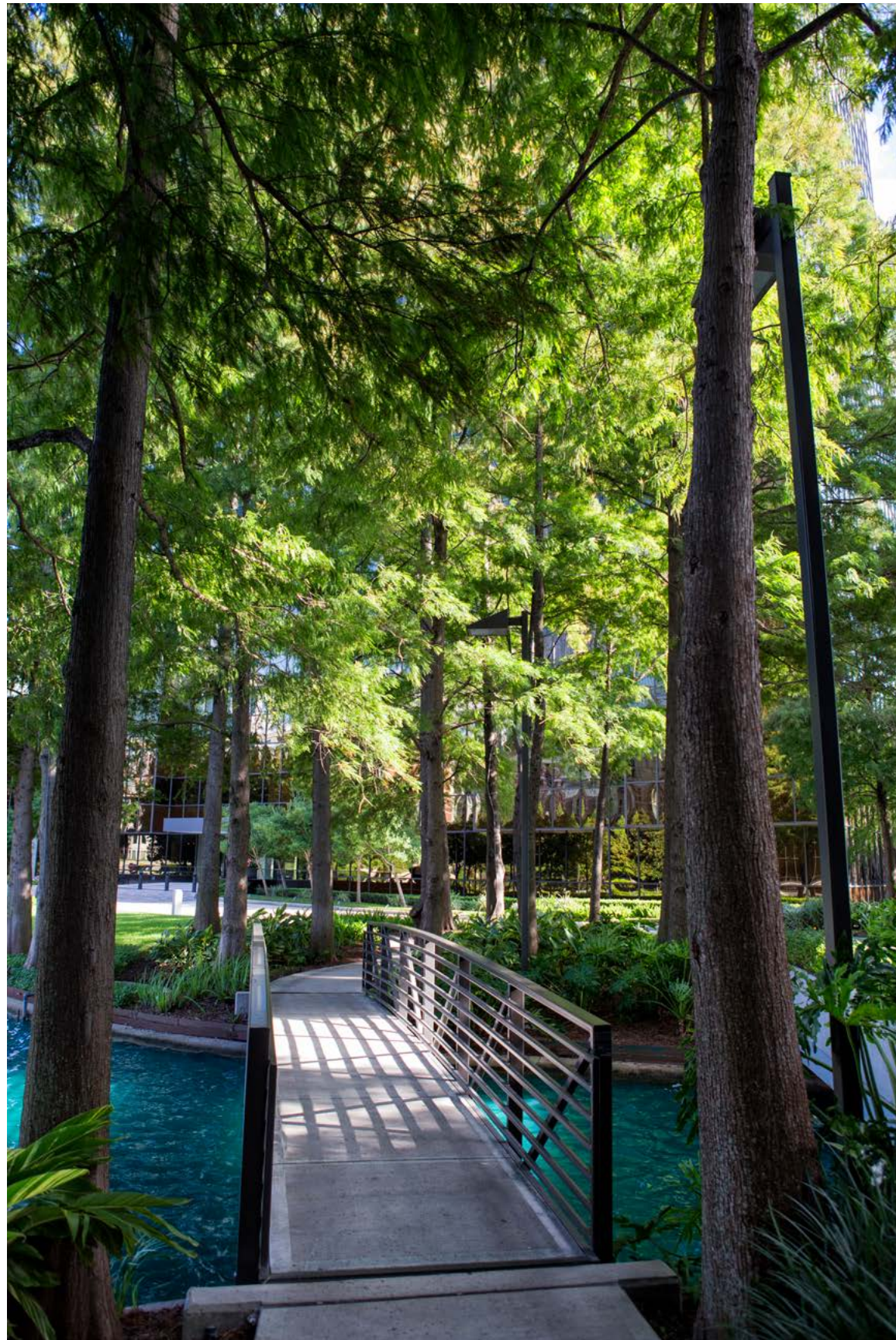


POST OAK
BOULEVARD



www.3040POSTOAK.COM



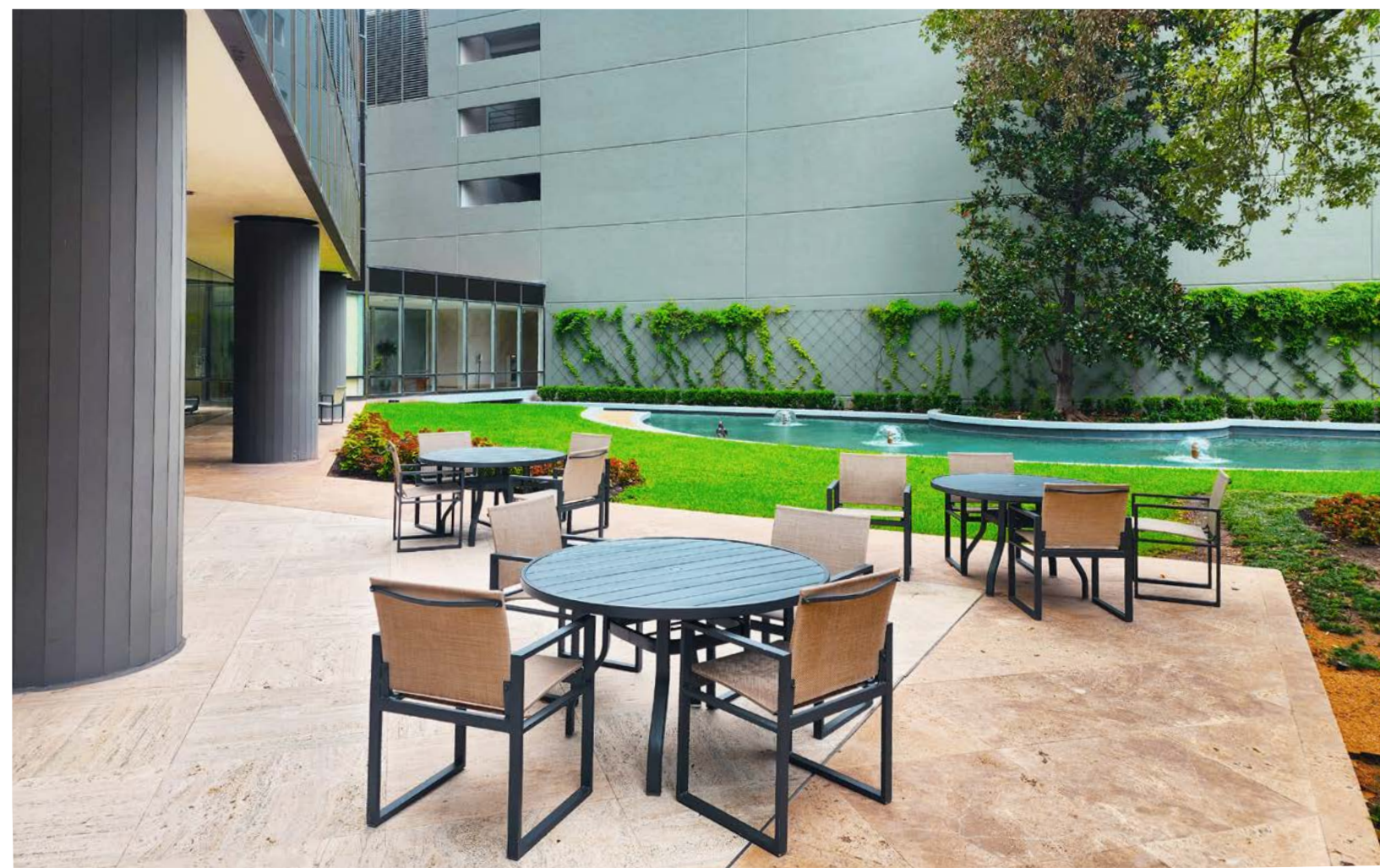


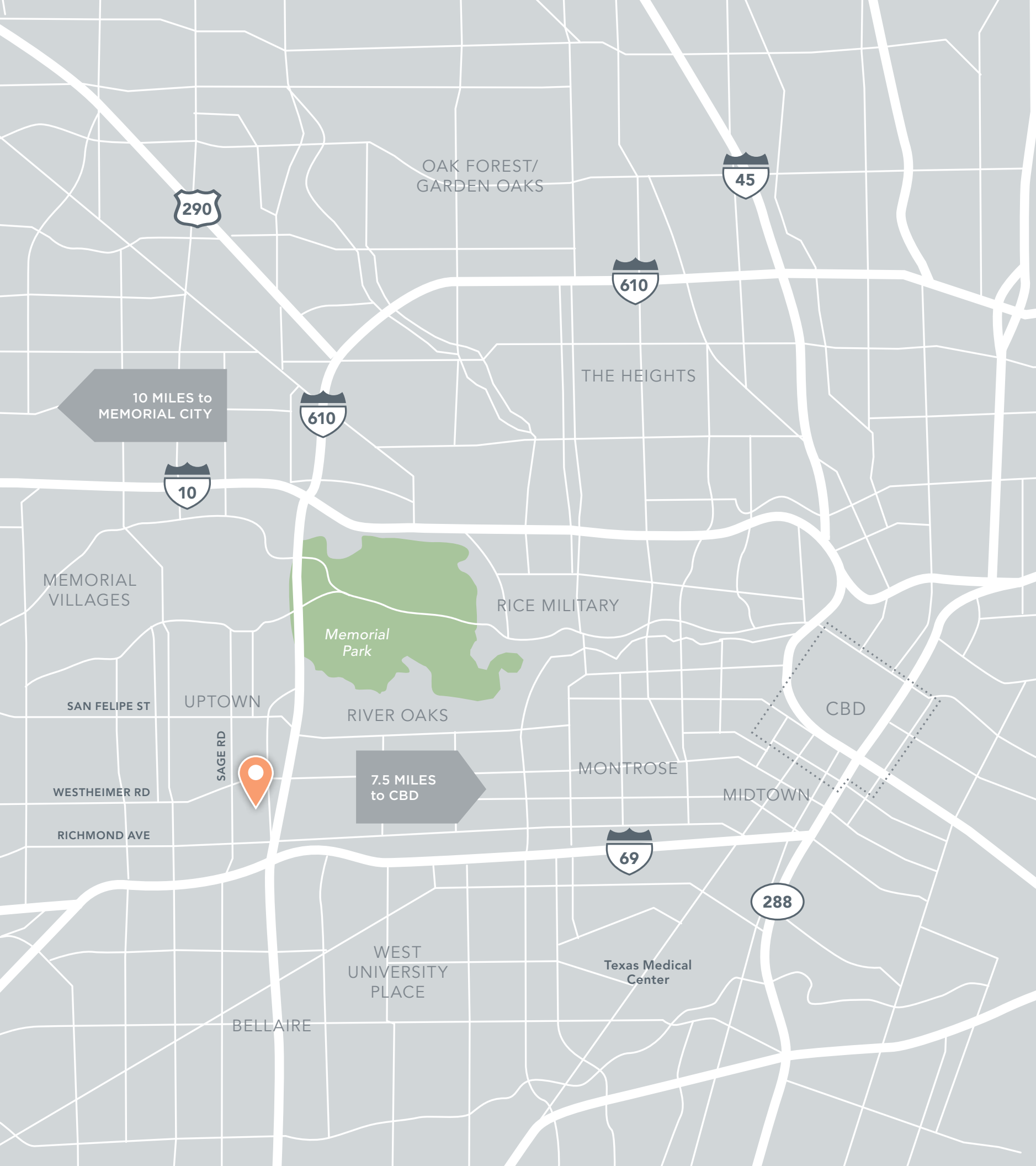
POST OAK
BOULEVARD

Retreat to your workday destination. 3040 Post Oak is the perfect balance between the excitement of Uptown and the calming influence of the Lake on Post Oak. Enjoy a distinctive location adjacent to The Galleria and Post Oak Boulevard—Houston’s premier live, work, and play locale.

Because of its unique views of the lake, proximity to the Galleria and the fact that the lakes have become a gathering place during the day and in the evenings, the setting makes this project the only one in Houston that is widely appealing to office and non-office users.

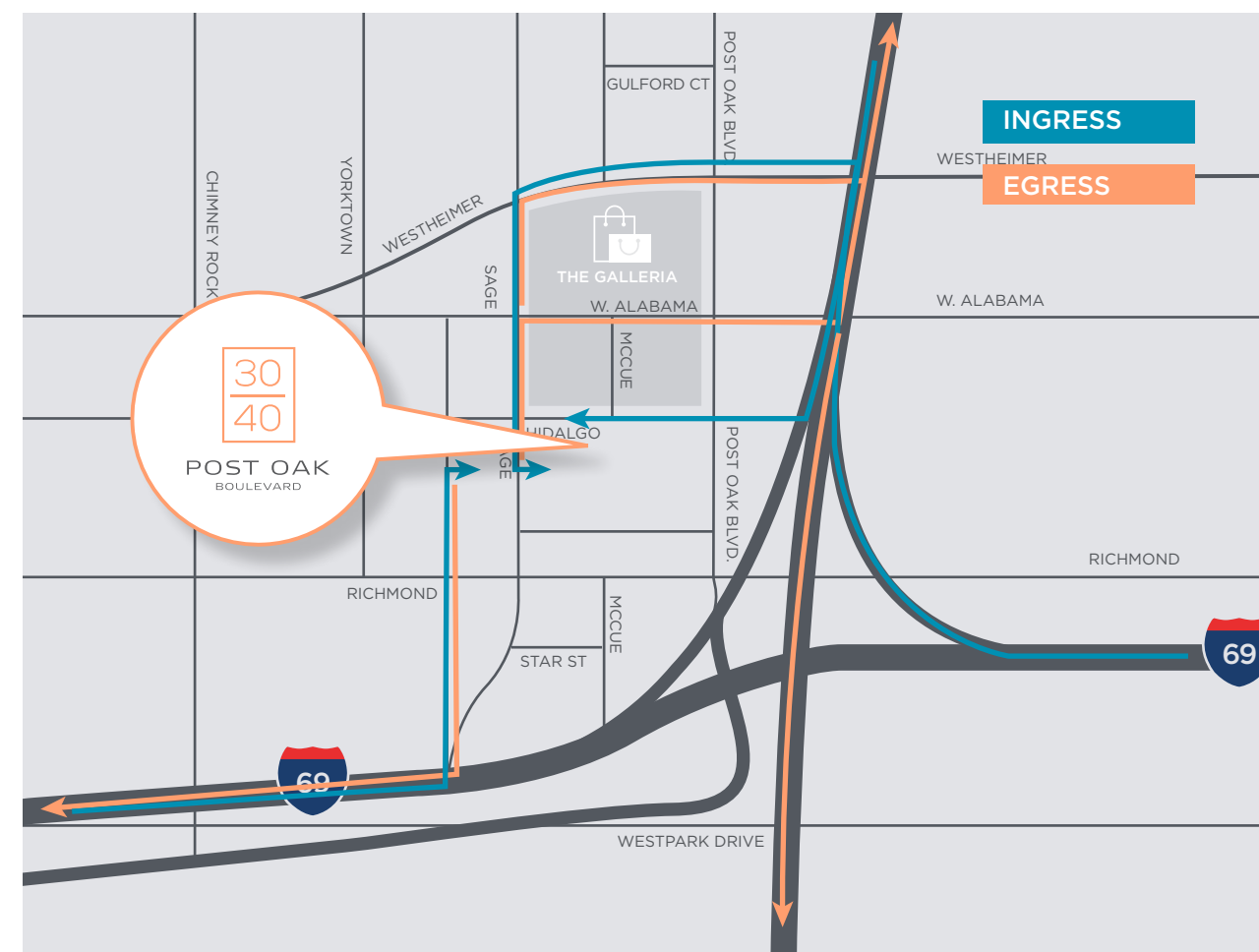
With first-class finishes, fantastic access to world-class walkable amenities, and easy access to major highways, 3040 Post Oak presents a unique opportunity to office in an Uptown building.





FIND YOUR WAY

Nestled next to The Galleria, 3040 Post Oak is optimally located with a dedicated exit off Loop 610. This ideal location also offers immediate access to the Westpark Tollway and Highway 59, instantly connecting you to virtually any major Houston area.



NEARBY AMENITIES

BLVD PLACE

An upscale mixed use development located in the heart of Uptown district, BLVD Place is home to boutiques, dining, and offices. Featured tenants include North Italia, Whole Foods Market, True Food Kitchen, and more.

HOUSTON GALLERIA MALL

Across the street from 3040 Post Oak lies one of the finest shopping & dining destinations in the country. Spanning 2.4MM square feet, The Galleria consists of 400 fine stores and restaurants.

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POST OAK
BOULEVARD

THE PLAZA ON RICHMOND

A major shopping center within walking distance of 3040 Post Oak. Home to numerous retail tenants including: Mod Pizza, Chipotle, HS Green, Dimassi's, 24 Hour Fitness, and more.

UPTOWN PARK

From home goods and contemporary clothing to neighborhood eateries and wine bars such as Sweetgreen, Uptown Sushi, and Postino, Uptown Park is an open-air retail space less than two miles from 3040 Post Oak.

HIGHLAND VILLAGE

Upscale shopping center featuring a plethora of shopping and dining options including Apple, Lululemon, Restoration Hardware, Escalantes, and more.

RIVER OAKS DISTRICT

Houston's premier destination for designer fashion, high-end dining, art and culture. Tenants include Cartier, Hermes, Le Colonial, Toulouse, Equinox, and much more.

GERALD D. HINES
WATERWALL PARK

HIDALGO PARK



PROPERTY DETAILS:

- Class A
- 426,009 square feet
- 22 Stories
- 3.0/1,000 parking ratio

CERTIFICATIONS:

FEATURES:

- High-end marble, wood and steel finishes
- Newly designed interiors and corridors
- On-site management and leasing
- High-speed fiber optics
- On-site security guard with key-card access after-hours
- Campus setting surrounded by serene green space
- Access to plentiful walkable amenities including the iconic Galleria Mall

AMENITIES:

- Fitness center
- Maven Coffee Co.
- Tenant lounge and conference center
- Grab N Go fresh market
- On-site security guard with 24/7 keycard access
- Attached parking garage with in-building elevator access
- Weekly food trucks within campus
- LEED GOLD certified and Energy Star certified
- Hundreds of walkable world-class dining and entertainment options steps from the front door



FOR LEASING INFORMATION
713.300.0300 | www.streamrealty.com