

777

AT THE POST OAK

777 POST OAK BOULEVARD | HOUSTON, TX 77056

NRP



FOR LEASE
72,482 SF

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AVAILABLE SPACE

SUITE 800 **13,983 sq ft**

SUITE 650 **7,856 sq ft**

SUITE 500 **8,220 sq ft**

SUITE 550 **11,458 sq ft**

SUITE 400 **6,844 sq ft**

SUITE 460 **1,839 sq ft**

SUITE 350 **9,113 sq ft**

SUITE 310 **9,174 sq ft**

SUITE 250 **2,168 sq ft**

SUITE 150 **8,660 sq ft**



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EXCLUSIVE AMENITY PACKAGE

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- **CAR WASH AND DETAILING SERVICES ***

(AT CURRENT MARKET RATES)

- **LUXURY LOCAL CAR SERVICE**

(SUBJECT TO AVAILABILITY AND AT CURRENT MARKET RATES)

- **10% DISCOUNT FOR SPA AND SALON SERVICES ***

(ONLY MONDAY THROUGH THURSDAY AND HOLIDAYS)

- **PRIVATE LOCKER RENTAL IN SPA AREA ***

(SUBJECT TO AVAILABILITY)

- **10% DISCOUNT ON USE OF HOTEL MEETING ROOMS, GROUP FUNCTIONS, CONFERENCES AND BANQUETS**

(EXCLUDING PEAK MONTHS FEBRUARY TO MAY AND SEPTEMBER TO DECEMBER)

- **ROOM SERVICE CATERING TO OFFICE SPACE AT APPLICABLE PRICES**

(20% DELIVERY FEE AND APPLICABLE SERVICE FEE)

- **USE OF "WINE CELLAR" ROOM FOR PRIVATE DINING CATERED EVENTS ***

(SUBJECT TO AVAILABILITY AND AT THEN CURRENT PRICES)

- **10% DISCOUNT ON THE POST OAK HOTEL ROOM RATES**

(FOR RESERVATIONS MADE ON PROPERTY)

- **VIP RESERVATIONS AND SCHEDULING AT THE FOLLOWING ON-PROPERLY RESTAURANTS:**

WILLIE G'S SEAFOOD, MASTRO'S STEAKHOUSE, AND BLOOM & BEE

- **HOTEL ACCOMMODATIONS**

THE HOTEL OFFERS 10% DISCOUNT OFF GUEST ROOM RATES FOR ALL TENANTS WHEN YOU BOOK DIRECT

- **THE SALON AT THE POST OAK HOTEL**

THE SALON OFFERS A 10% DISCOUNT TOWARDS SERVICES MONDAY-THURSDAY FOR ALL TENANTS WITH ADVANCE RESERVATIONS

- **HELICOPTER SERVICES**

FOR THE ULTIMATE HIGH-END EXPERIENCE, ARRIVE IN STYLE. FLY DIRECTLY FROM ONE OF HOUSTON'S AIRPORTS TO THE PRIVATE HELIPAD ON TOP OF THE POST OAK HOTEL. WHETHER IT'S A ONE-WAY, ROUND-TRIP OR CHARTER, OUR TRANSPORTATION DEPARTMENT IS READY TO ASSIST YOU WITH PLANNING YOUR NEXT FLIGHT. PLEASE VISIT THEPOSTOAK.COM FOR TRAVEL REQUESTS. THE TRANSPORTATION TEAM WILL CONTACT YOU WITHIN 24 HOURS WITH AVAILABILITY AND PRICING OPTIONS TO SUIT YOUR SPECIFIC NEEDS.

* Amenities available at The Post Oak Hotel

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EXPLORE THE NEIGHBORHOOD

RETAIL, DINING RESIDENTIAL AND OFFICE NEARBY

1
MINUTE TO
UPTOWN PARK

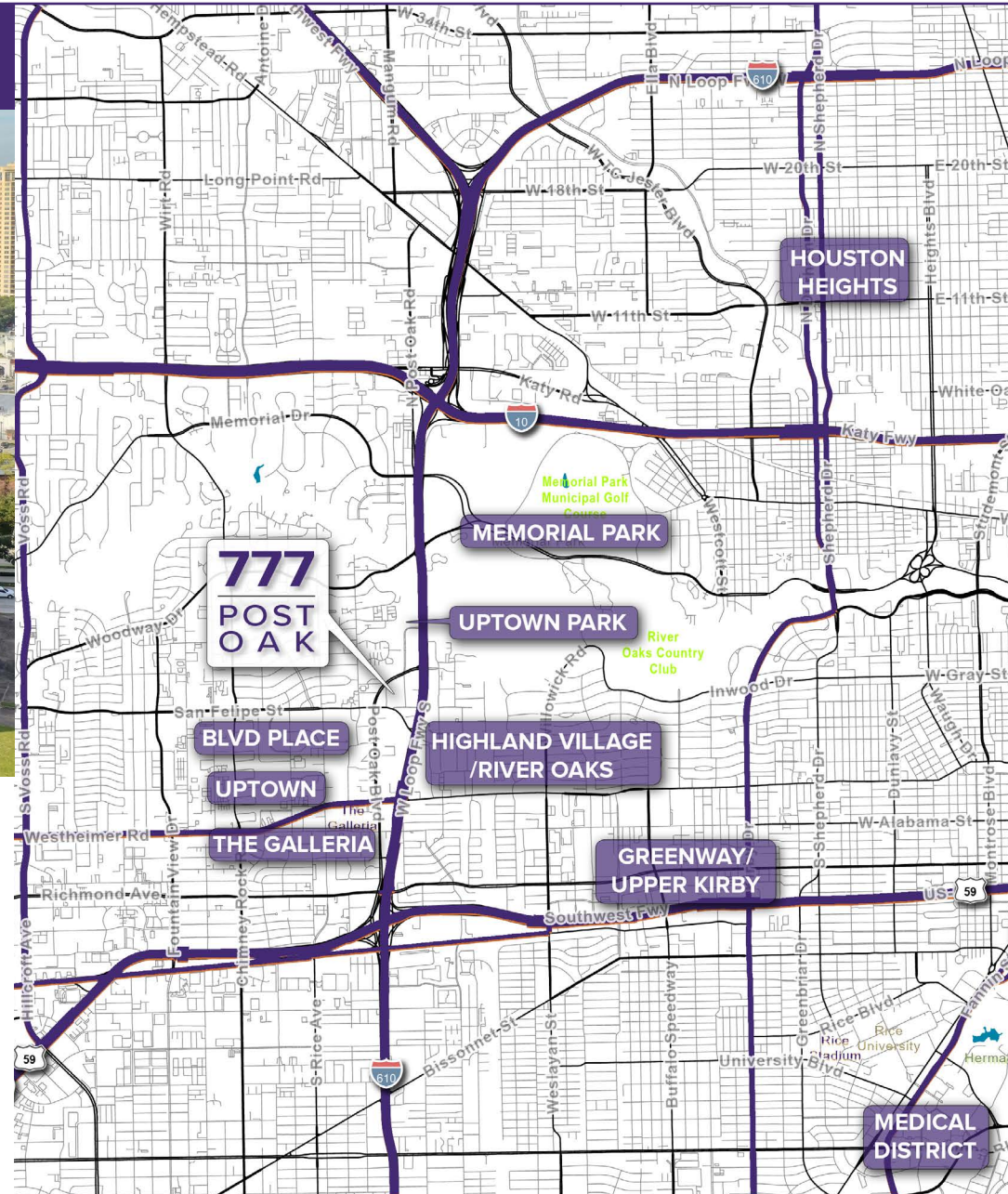
3
MINUTES TO
BLVD PLACE

6
MINUTES TO
THE GALLERIA

4
MINUTES TO
MEMORIAL
PARK

5
MINUTES TO
RIVER OAKS
DISTRICT

6
MINUTES TO
HIGHLAND
VILLAGE



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NEIGHBORHOOD MAP

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1

LATIN BITES

TRINITY STREET FOOD
THE BRISKET HOUSE
CYCLONE ANAYA'S

2

BARNABY'S CAFE

CABO BOB'S
LA MADELINE
CRAFT PITA
TORCHY'S TACOS

3

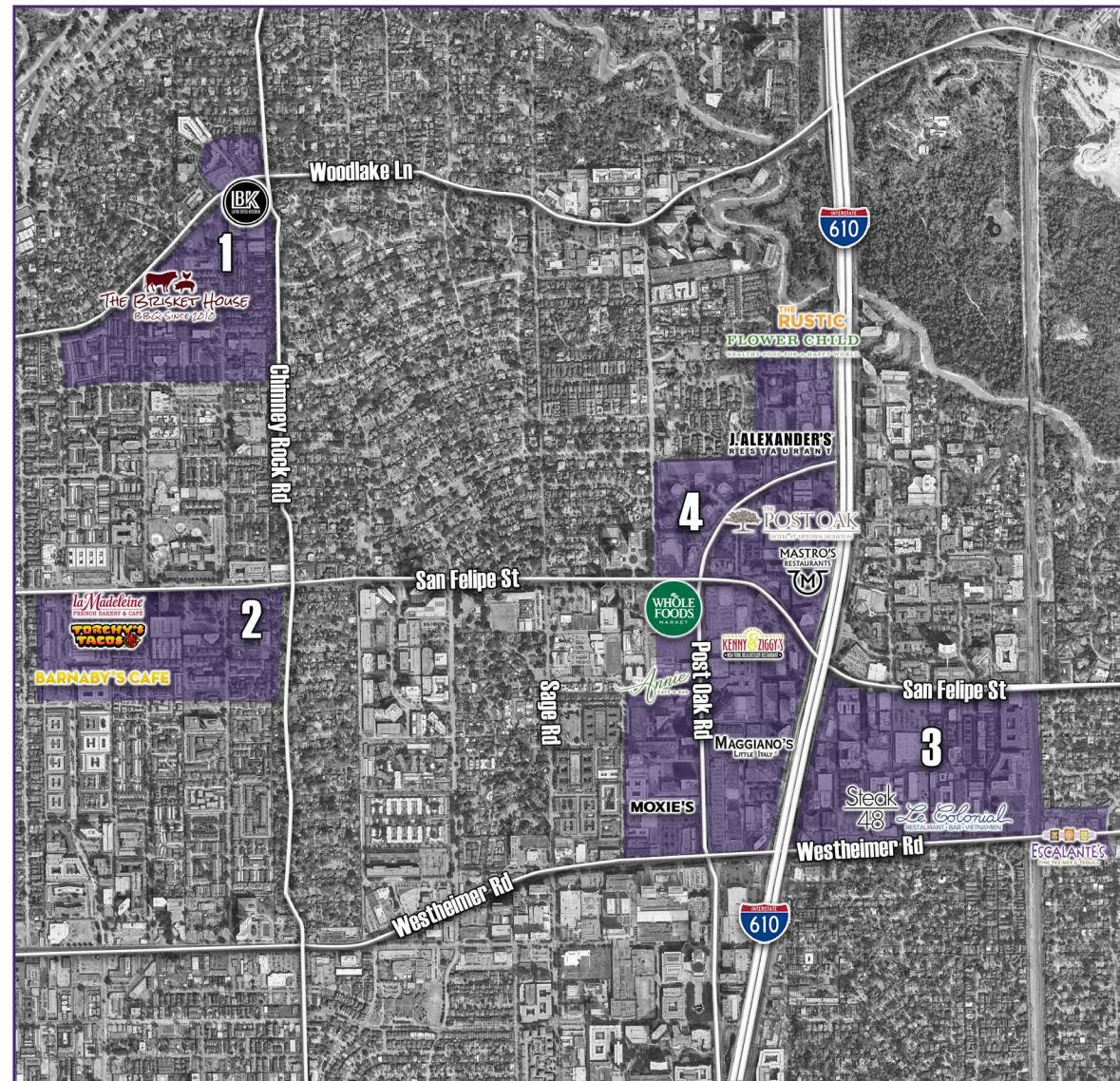
LE COLONIAL

HOPDODDY BURGER BAR
LE PEEP
STEAK 48
MI COCINA
ESCALANTE'S
RA SUSHI BAR

4

THE RUSTIC

MENDOCINO FARMS
ETOILE CUISINE ET BAR
GIANT LEAP COFFEE
MCCORMICK & SCHMICK'S
FLOWER CHILD
HOTEL GRANDUCA
SONGKRAN THAI KITCHEN
UPTOWN SUSHI
ARAYA ARTISAN CHOCOLATE
J ALEXANDER'S
WILLIE G'S SEAFOOD
KING RANCH KITCHEN
MARRIOTT WEST LOOP
THE POST OAK HOTEL
BLOOM & BEE
LOS TIOS
ADAIR KITCHEN
MOXIE'S
LOCAL FOODS
THE ANNIE CAFE & BAR
BAJA GRILL
THE ORIGINAL NINFAS
MAGGIANO'S LITTLE ITALY
DEL FRISCO'S
DOUBLE EAGLE STEAKHOUSE
MASTRO'S STEAKHOUSE
CASO DO BRASIL
THE CAPITAL GRILLE
WHOLE FOODS

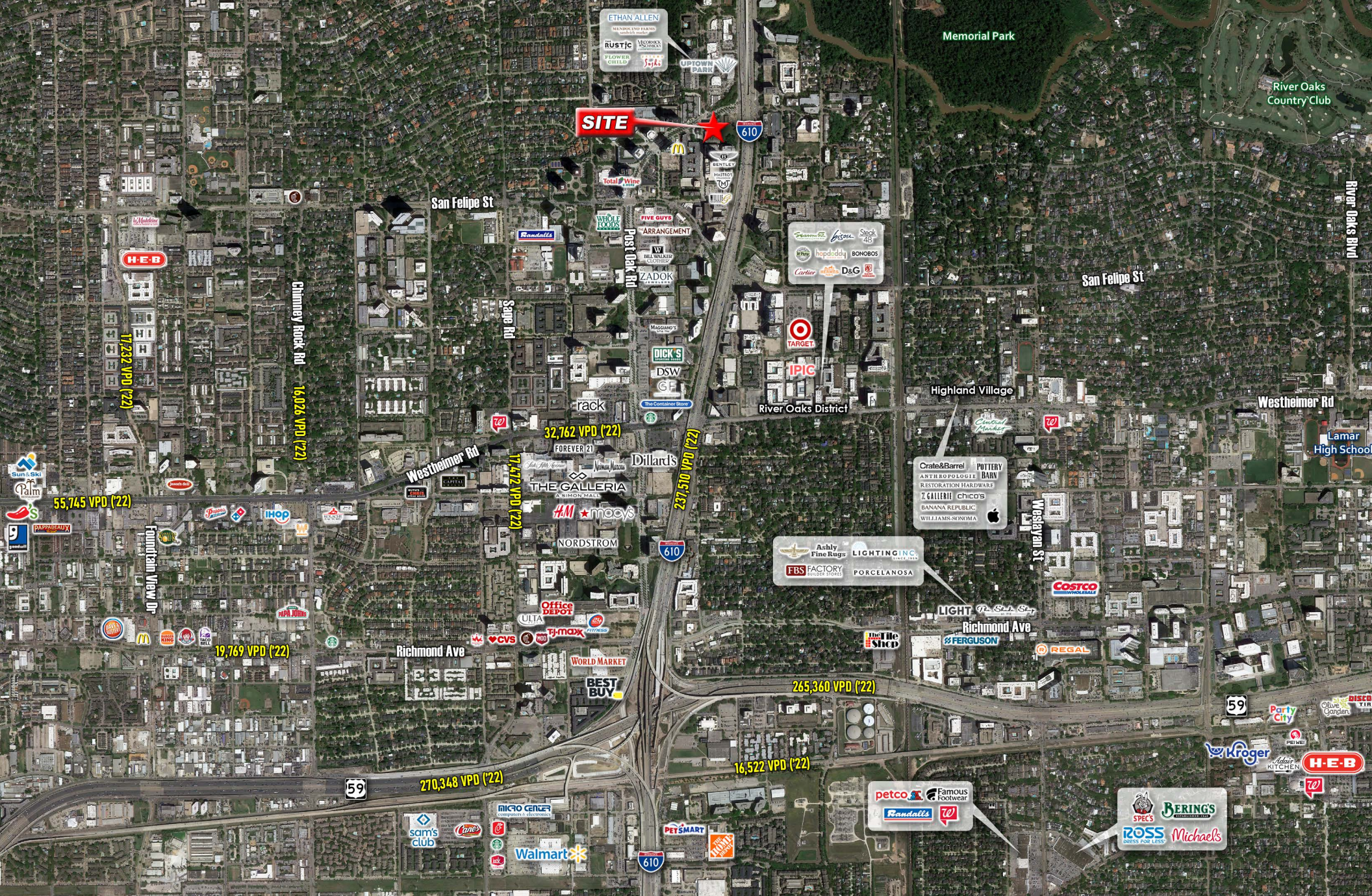


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Information About Brokerage Services

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

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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