

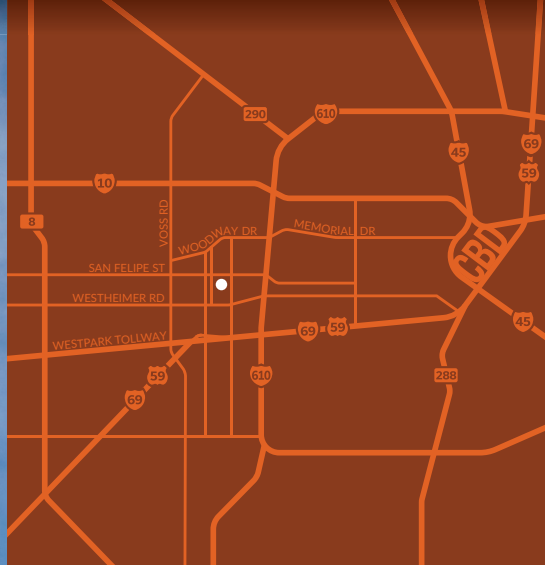
SAN FELIPE PLAZA

A NEW WAY TO OFFICE



MEET UP
GALLERIA
NOSH
SP
WORK OUT

SHINE
UPTOWN
UPSCALE
SHOP



San Felipe Plaza is a magnificent, 46-story office tower standing at the center of Houston's vibrant Galleria/West Loop neighborhood. The building's chiseled façade provides abundant corner offices offering unobstructed, 360-degree panoramic views of Houston and beyond. Easily accessible from Interstate 10, the West Loop and US Highway 59, San Felipe Plaza offers the convenience of a Galleria/West Loop location without the congestion. Many first-class hotels, restaurants and retail locations are within minutes of San Felipe Plaza. The building also offers a wide array of on-site amenities.

PARKWAY

832.308.6055 | pky.com



BUILDING PROFILE

BUILDING SIZE	980,472 Rentable Square Feet (RSF)
QUOTED RATE	\$23.00 RSF/NNN (Floors 1-19) \$24.00 RSF/NNN (Floors 20-32) \$26.00 RSF/NNN (Floors 33-46)
ANNUAL RENT INCREASES	2.5%
2023 OpEx (Estimated)	\$14.50/RSF
ADD ON FACTOR	Single: 13.00% - Multi: 22.83%
PARKING RATIO	3.0 / 1,000
CURRENT PARKING RATES	Unreserved: \$40.00/month Reserved: \$75.00/month

AMENITIES

- Banking Services
- Casual Dining
- Catering
- Collaborative Center
- Conferencing with 6 Rooms and Capacity for 120 People
- Dry Cleaner
- Energy Star Labeled
- Fitness Center with Locker Rooms
- Greenspace
- LEED Silver Certified
- Needlepoint Bipolar Ionization
- On-site Management
- Outdoor Seating & Meeting Areas
- Starbucks
- Touchless Entry
- UVC Sanitizers in High Traffic Areas
- Wire Scored
- 24/7 Security Personnel

