



**CUSHMAN &  
WAKEFIELD**

7,809 RSF SUBLEASE AVAILABLE

# **FOUR OAKS PLACE**

1330 Post Oak Boulevard  
Houston, Texas 77056

**BRAND NEW SUBLEASE CONSTRUCTION  
TOP FLOOR OF CENTRAL TOWER**





## BUILDING FEATURES

- Unique design of the buildings provides panoramic views
- Granite lobby walls and floors
- 12 high-speed passenger elevators and independent freight elevators with separate service entries
- High quality carpeting and full-height solid oak doors with brushed aluminum lever hardware
- Finest acoustic tile ceilings complemented by parabolic light fixtures
- Two separate sets of elegantly appointed restrooms
- Manned round-the-clock security station for each building at the main lobby and roving security patrols continuously monitoring garage and grounds
- Fail-safe electromagnetic door locks
- Telephone entry system for after-hours visitors; 23 smoke detectors per floor and emergency announcement system
- State of the art computer system provides 24-hours-a-day, 7 days-a-week monitoring and response to indoor and outdoor temperatures and humidity, electrical load fluctuations and building activities

### BUILDING DETAILS

Building Size: 588,531 SF

Year Built: 1983, Renovated 2006

Stories: 30

Class: A

Submarket: Galleria/Uptown

Parking Ratio: 3/1,000 SF

### SUBLEASE DETAILS

Premises: 7,809 RSF – Floor 30

Availability: Immediate Occupancy

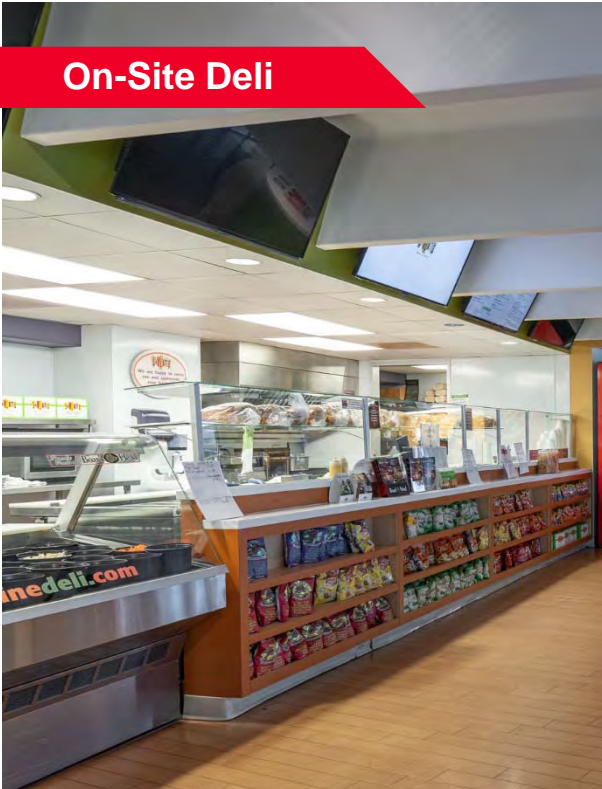
Exp. Date: April 30, 2029

Rental Rate: Negotiable

Est. OPEX: \$17.29/RSF

Parking: Reserved, Unreserved, and Garage at Market Rates

On-Site Deli



On-Site Fitness Center



On-Site Cafeteria



## BUILDING AMENITIES

- 13,000 square foot fully staffed fitness center with state of the art equipment, country club locker rooms and group classes
- Full service cafeteria serving breakfast & lunch, deli serving breakfast & lunch and white table cloth dining at Post Oak Grill
- 250 person auditorium and conference center with four large conference rooms, reception and gallery for food service on second floor
- Over 50 closed circuit cameras monitored from onsite Security Station; 24/7 onsite guard at each building
- Four elevators serving each rise
- Additional features include 2 sets of men's and women's restrooms per floor and column free interior space
- Nine points of access to and from the site and garage allow for unparalleled access at Four Oaks Place
- Specialty shops, boutiques and restaurants are sprinkled throughout the Uptown Houston area offering an assortment of options including the Uptown Park, BLVD Place and Post Oak Plaza

SUBLEASE SPACE

SUBLEASE SPACE FEATURES



Premises: 7,809 RSF – Floor 30 (Top of Central Tower)

Availability: Immediate Occupancy

Exp. Date: April 30, 2029

Rental Rate: Negotiable

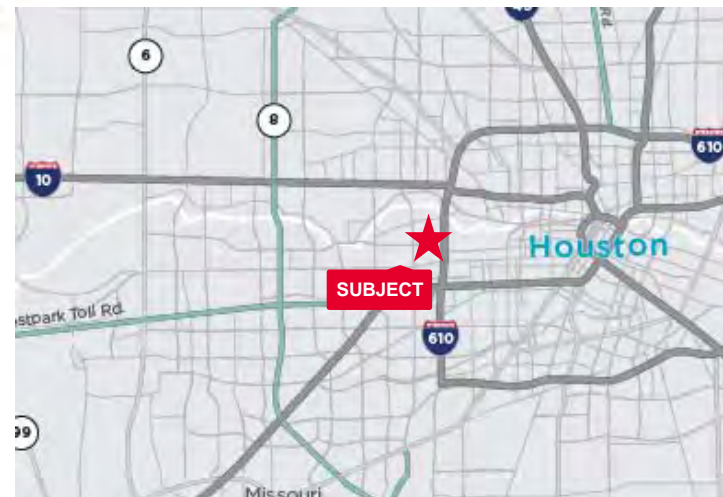
Est. OPEX: \$17.29

Parking: Reserved, Unreserved, and Garage  
at Market Rates

Furniture: Some furnishings potentially available

TI: Brand New State of the Art Construction

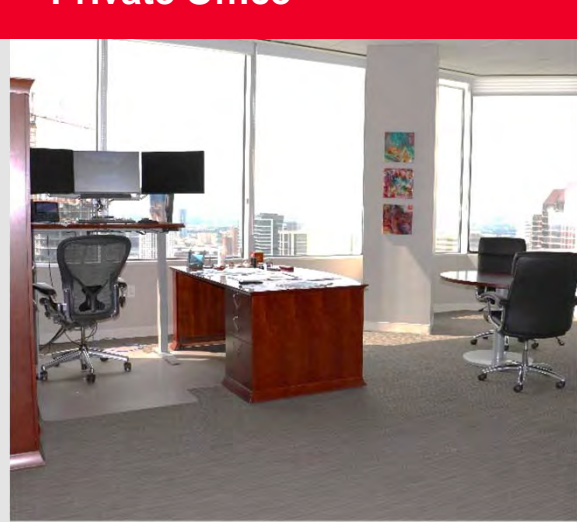
- Great views facing east
- Reception & phone services provided
- State of the art conference rooms and breakrooms
- Use of the common areas 3,481 USF



**JAMES P. BAILEY, JR.**  
 Vice Chairman  
 Mobile: +1 713 252 1079  
[jim.bailey@cushwake.com](mailto:jim.bailey@cushwake.com)



Reception

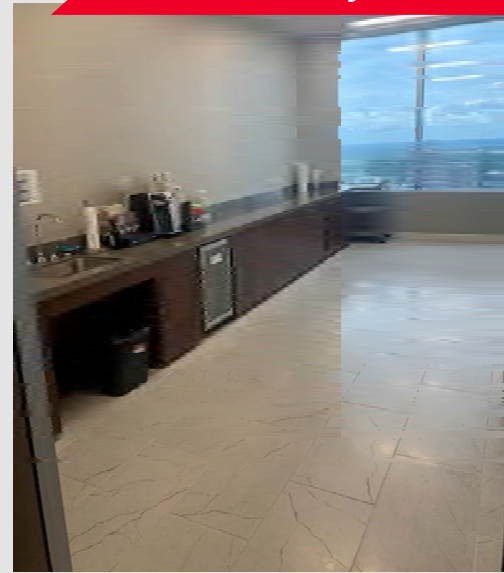
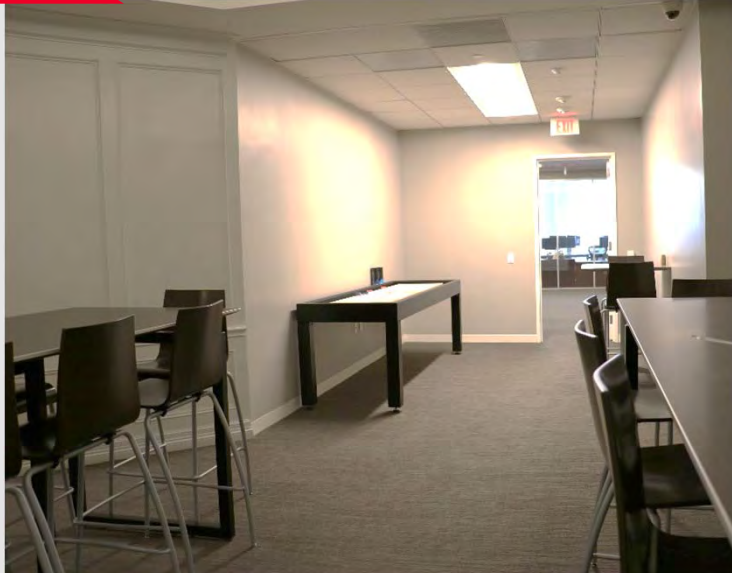


Private Office



Conference Room

Breakroom



Survery



Workstations





**JAMES P. BAILEY, JR.**  
Vice Chairman  
Mobile: +1 713 252 1079  
[jim.bailey@cushwake.com](mailto:jim.bailey@cushwake.com)

©2020 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.