

CBRE

DOWNTOWN HOUSTON

RETAIL SPACE ±42,684 SF FOR LEASE

**4500
SAN FELIPE**

PYLON SIGN

SAN FELIPE ST

PYLON SIGN

W LOOPS



PROPERTY HIGHLIGHTS

 **18'** Ceiling Clear Heights

 For **Lease** Only

 **1** Loading Dock

 **2** Restrooms

 **2** Pylon Signs

 **Sprinkled** Building

 Rare **Retail Box opportunity** in This Market

 Located in **Post Oak** Central District

 Surrounding Markets: **River Oaks, Uptown, Galleria, Greenway, Tanglewood, Afton Oaks**

 NNNs Currently Estimated at **\$15.00 PSF**

 Base Rent: **Call For Pricing**

 **157.5 Tons of HVAC**
25T 2018
25T 2018
25T 2018
25T 2018
25T 2018
10T 2018
7.5T 2022
7.5T 2025
7.5T 2025

4500
SAN FELIPE

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W LOOP S
PYLON SIGN

POST OAK PKWY

VIEW VIDEO 

VIEW BOX INTERIOR 

RIVER OAKS DISTRICT

L'AGENCE COS BAR Dior
BOULLE VINCE. Hästens
Cartier Kition
CAROLINA HERRERA
ALTUZARRA ZIMMERMANN

Arabella

SKYHOUSE
RIVER OAKS

BOWEN
River Oaks
BUILD MY COURTS

just falafel BLOOM & BOX
PEEL THE LOVE

extended
STAY
AMERICA
suites

TAPESTRY
COLLECTION
by Hilton

Highland Tower



BANK OF AMERICA

CIEL

4500
San Felipe Rd



San Felipe St - 29,821 VPD

Exxon

ROBBINS BROTHERS

Jack
In the box

Starbucks
Antone's
DAVID'S

PYLON SIGN

W Loops

- 240,281 VPD
610

W Loop S

San Felipe St



87,551
Daytime Population
Within One Mile



Great Visibility to
the Highly Trafficked
610 W Loop



Extremely Dense
Market with AHHI's
Over \$208K



HOUSTON GALLERIA & UPTOWN DISTRICT



RETAIL SPACE
±42,684 SF

WORLD CLASS DINING

51 fifteen DINING & COCKTAILS	NOBU	THE OCEANIRE Seafood Room	PELI-PELI JAPANESE KITCHEN
De Francisco's Double Eagle Steak House	FIG & OLIVE	The Cheese Cake Factory	UPTOWN SUSHI
MAGGIANO'S LITTLE ITALY	METTON'S	EAST HAMPTON Sandwich Co.	ELOISE NICHOLS GRILL & LIQUORS
TOULOUSE SCAFI & BROS.	Sevens FRESH ORAL	hopdoddy BURGER BAR	TRUE FOOD KITCHEN
NORTH ITALIA	Steak 48	Adair KITCHEN	WILLIE G SEAFOOD & STEAKS
MASTRO'S STEAKHOUSE	caracol CUBAN CUISINE RESTAURANT		

LUXURY RETAIL

BOTTEGA VENETA	GUCCI	LV LOUIS VUITTON	PRADA
Neiman Marcus	JC	Saks Fifth Avenue	Salvatore Ferragamo
MONT BLANC	A X ARMANI EXCHANGE	Alexander McQUEEN	TOM FORD
BALMAIN PARIS	TIFFANY & Co.	VERSACE	VALENTINO
BURBERRY	BVLGARI	Dior	CAROLINA HERRERA
Lauren Sartori	DAVID YURMAN	BALENCIAGA	D&G
FENDI	GIORGIO ARMANI		

HOTELS

HOTEL DEREK	HYATT	Hilton	JW MARRIOTT
WESTIN HOTELS & RESORTS	ROYAL SONESTA	THE POST OAK HOTEL & RESORTS	Four Seasons
ST. REGIS Hotels & Resorts			



4500
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Contacts

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CBRE



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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<u>Jeremy McGown</u>	<u>620535</u>	<u>jeremy.mcgown@cbre.com</u>	<u>214-979-6100</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Russell Hodges</u>	<u>559183</u>	<u>russell.hodges@cbre.com</u>	<u>713-577-1600</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jazz Hamilton</u>	<u>0579140</u>	<u>jazz.hamilton@cbre.com</u>	<u>713-577-1805</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date