

# SAN FELIPE PLAZA

Redefining Houston's Skyline





# SAN FELIPE PLAZA

Located in the vibrant heart of Houston, San Felipe Plaza offers unparalleled office space and amenities, designed for those who aspire to be at the top of their business game.

partners



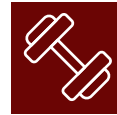
### Sky-high View

As a standout in the Houston skyline, San Felipe Plaza provides a boutique experience within a million-square-foot Class A office tower.



### Floor-to-Ceiling Glass

Features floor-to-ceiling glass windows, allowing abundant natural light and offering panoramic views of Houston's dynamic landscape.



### New Amenities

Boasts a wide range of amenities, including a fitness center, conference facilities, and a stylish tenant lounge, making it more than just an office building.



### Live Close, Work Close

Ideally located in the Uptown District, offering convenient access to nearby residential areas, upscale shopping, and dining destinations for a seamless work-life balance.



### Expansive Floor Plates

Offering floor plates averaging 20,000 square feet, San Felipe Plaza provides flexible space configurations to accommodate various tenant needs.



### Easy Turn-Key Options

Provides easy and customizable turn-key office solutions, allowing tenants to move in quickly and efficiently with minimal disruption to business operations.



### Sustainability

Proudly LEED-certified, showcasing a commitment to environmental sustainability and energy efficiency throughout the building's operations.



### Competitive Rates

Offers competitive leasing rates that reflect the value and prestige of being in one of Houston's premier office buildings.



## ENHANCED LOBBY

Experience Elegance

### Interactive Seating

Ideal for networking and productivity.

### New Renovations

Lobby Renovated in 2025.

### Convenient Banking Facility

Complete transactions at our on-site banking center.

## SAN FELIPE PLAZA CAFÉ

A Starbucks Experience

### Sip & Savor

Enjoy Starbucks favorites and more in a convenient lobby setting.

### Lounge & Connect

A comfortable spot for casual catch-ups or working remotely.

### Snack Bar

Quick bites to fuel your day.

### Express Service

Efficient service to get you back on track quickly.



## FITNESS CENTER

Revitalize & Energize

### Top-Tier Gym Equipment

State-of-the-art gear for all your fitness needs.

### Freshly Enhanced

Newly renovated in 2025.

### Luxury Locker Rooms

Comfortable, private spaces with secure storage.

### Complimentary Towel Service

Focus on your workout, we've got the rest covered.



## THE PLAZA EATERY

Casual Dining & More

### Relax & Dine

Enjoy a laid-back dining experience with a diverse menu.

### Flavors for Everyone

Catering to all tastes with a wide variety of dishes.

### Event Catering Made Easy

Perfect for corporate events, with hassle-free catering services.

### Fresh Daily Specials

Discover new flavors every day.

Basketball



## ROOFTOP PICKLEBALL & BASKETBALL COURTS

Get Active with a View

### **Serve, Shoot, Score**

Engage in lively pickleball and basketball games.

### **Roof Top Sports**

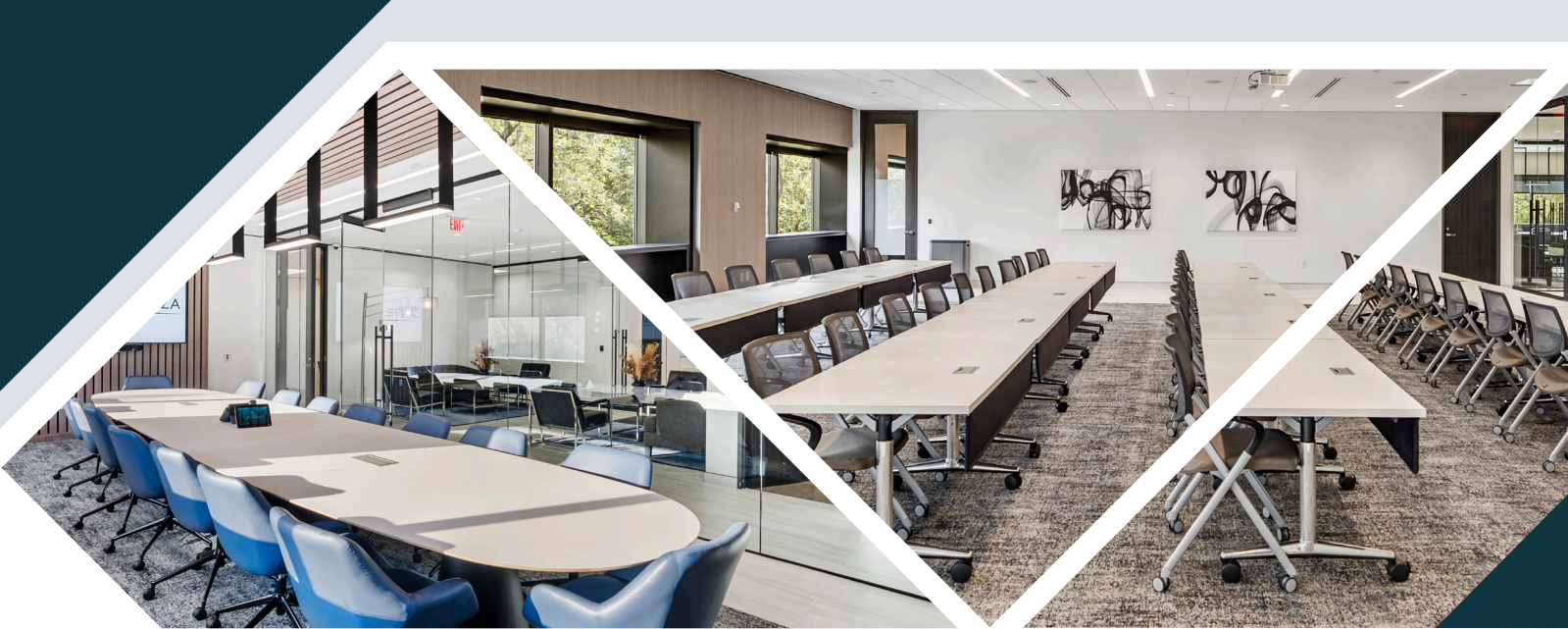
Unlike any other place in the Galleria.

### **Drop-In Games**

Jump into a game whenever the mood strikes.

### **Ready to Play**

All equipment provided for your convenience.



## BUILDING CONFERENCE HUB

Modern & Flexible

### Newly Upgraded

Enjoy our newly renovated state-of-the-art facilities.

### Spaces that Adapt

From small meetings to large conferences, we have it all.

### Cutting-Edge Facilities

Modernize your meetings with top-tier tech.

### Creative Collaboration

Foster teamwork with dynamic, adaptable areas.

### Billiards & More

Engage in games and social activities in a stylish setting.

### Gather & Game

Ideal for casual team-building or relaxing breaks.

### Relax by the Fire

Unwind beside our comfortable, modern fireplace.

### Interactive Entertainment

A space designed for fun and relaxation.

## SFP "FUN ZONE"

Play, Relax, Connect





## GOLF SIMULATOR

Swing Into Action

**Virtual Greens**  
Play world-famous courses without leaving the Plaza.

**Weather-Proof Golfing**  
Perfect your game indoors, year-round.

**Meetings, Reimagined**  
Close deals and build relationships, no conference room required.

**Tee Off Socially**  
Host fun tournaments and casual play sessions.



## CINEMA

Your Private Theater

**Big Screen Magic**  
Watch the latest hits or timeless classics in comfort.

**Luxury Seating**  
Settle into our plush seats and enjoy the show.

**Book Your Screening**  
Ideal for private events and presentations.

**Superior Sound & Vision**  
Experience movies with cutting-edge audiovisual tech.



## ADDITIONAL AMENITIES

Every Detail, Elevated

### Outdoor Seating Elegance

Relax or convene in our beautifully renovated outdoor seating area on the lawn.

### Personal Massage Therapist

Unwind with some relaxing onsite massage therapy.

### Golf Putting Green

Sharpen your short game on our newly installed putting green.

### Esquire Fine Cleaners

Always look sharp with Houston's premiere dry cleaner.

### Carwash Services

Take advantage of the convenient on-site car wash service.

### On-Site Management Team

Our dedicated management team is available to meet your needs promptly.

### Convenient Banking Facility

Complete transactions at our on-site banking center.

### 24/7 Security

Security personnel are on duty around the clock to ensure a safe environment.





## TURN-KEY SOLUTIONS

Effortless Office Setup

### **Spec Suites**

Tailored Offices for Seamless Transition.

### **Explore Ready-to-Use**

Designed for efficiency.

### **Move-in Ready**

Experience seamless transitions into fully equipped suites.

### **Customize Your Workspace**

Flexible options to suit your business needs.

### **Views for Days**

Unobstructed 360 degree city views.



AT THE  
CROSSROADS  
OF  
CONVENIENCE  
AND PRESTIGE

## Restaurants

- |                    |                       |                         |
|--------------------|-----------------------|-------------------------|
| 01. Starbucks      | 06. La Madeleine      | 11. The Brisket House   |
| 02. Local Foods    | 07. Fu's Garden       | 12. Cyclone Anaya's     |
| 03. Leaf and Grain | 08. Southwell's Grill | 13. Common Bond         |
| 04. Torchy's Tacos | 09. Craft Pita        | 14. The Butcher's Grill |
| 05. Mod Pizza      | 10. Cabo Bob's        | 15. Barnaby's Café      |

## Bars & Nightlife

- |               |               |         |
|---------------|---------------|---------|
| 16. Ron's Pub | 17. Muldoon's | 18. Ivy |
|---------------|---------------|---------|

## Banks

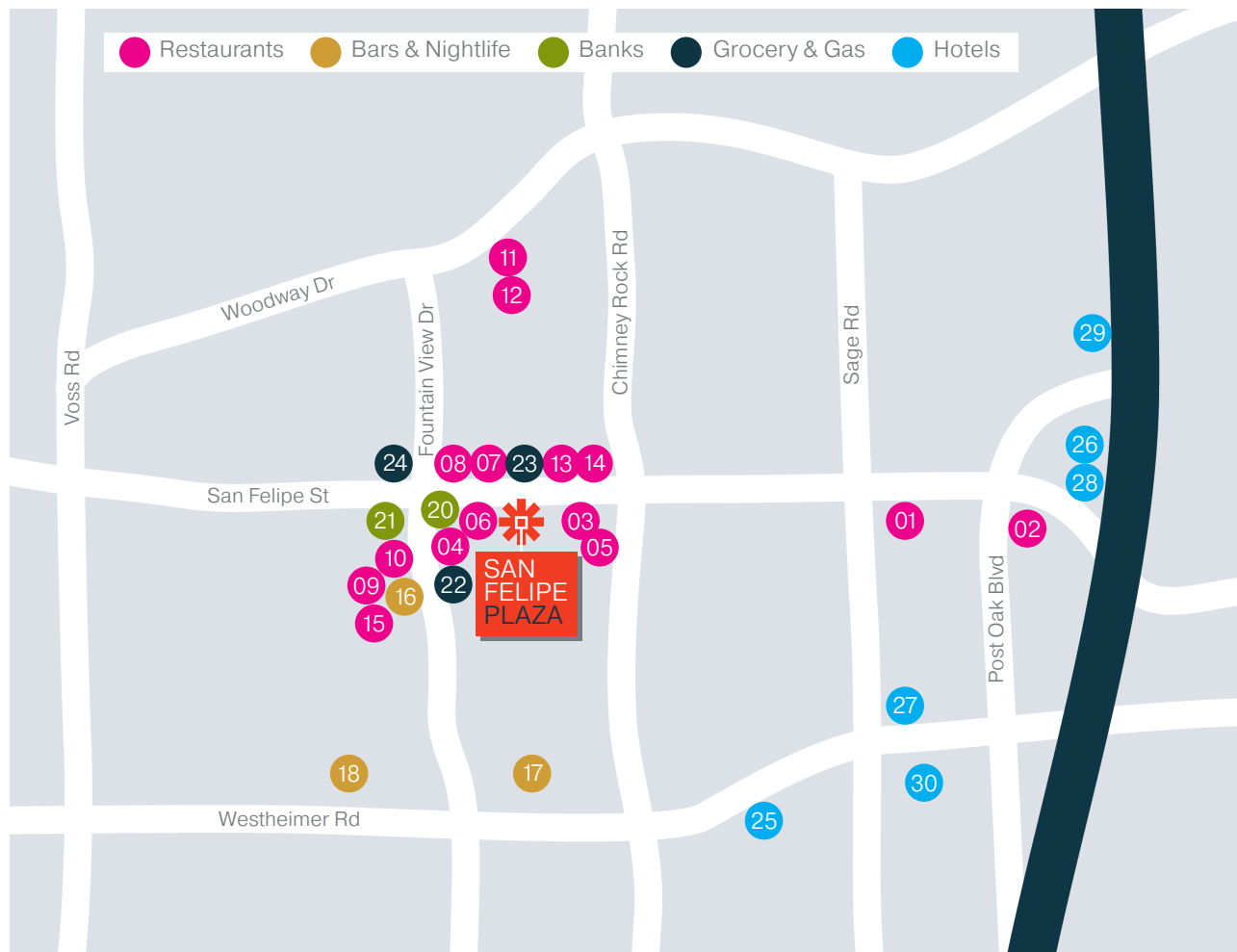
- |           |             |            |
|-----------|-------------|------------|
| 19. Chase | 20. Amarant | 21. Origin |
|-----------|-------------|------------|

## Grocery & Gas

- |           |             |           |
|-----------|-------------|-----------|
| 22. H-E-B | 23. Super K | 24. Exxon |
|-----------|-------------|-----------|

## Hotels

- |                        |                      |                         |
|------------------------|----------------------|-------------------------|
| 25. Aloft Houston      | 27. JW Marriott      | 29. Hotel Granduca      |
| 26. The Post Oak Hotel | 28. Houston Marriott | 30. The Westin Galleria |



# SAN FELIPE PLAZA



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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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date