

M

4265

San Felipe

Welcome to



4265
San Felipe

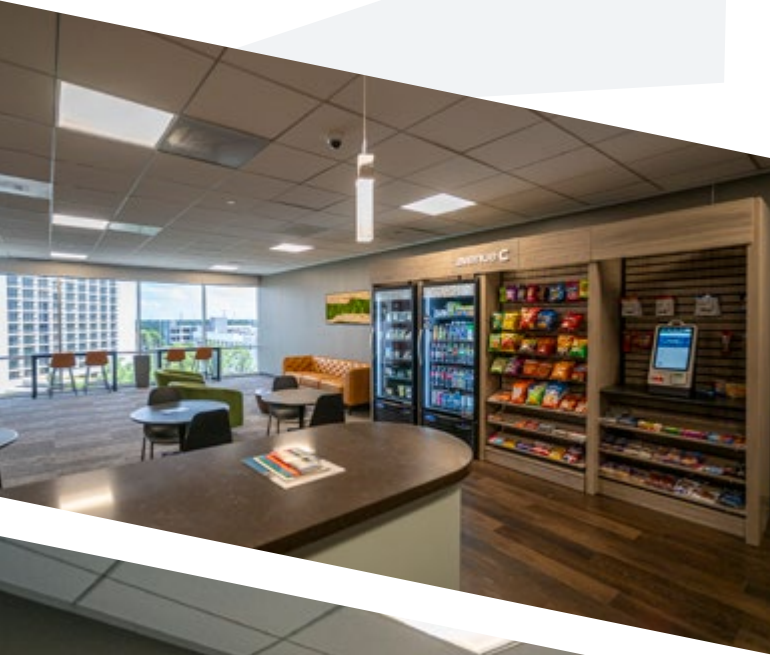
Property Highlights

- 209,769 RSF Class A Office Building
- Office availabilities from 1,200 to 17,000 RSF
- Training Room with 32 person capacity
- Boardroom with dedicated break area
- The Getaway tenant lounge and grab & go market
- The Oasis outdoor patio & lounge
- Signage rights available
- 2.8/1000 garage parking with direct building connection on multiple floors
- On-site property management and engineering



ELEVATE YOUR WORKDAY

A higher tier
of office
space



The Getaway Tenant Lounge / Grab & Go



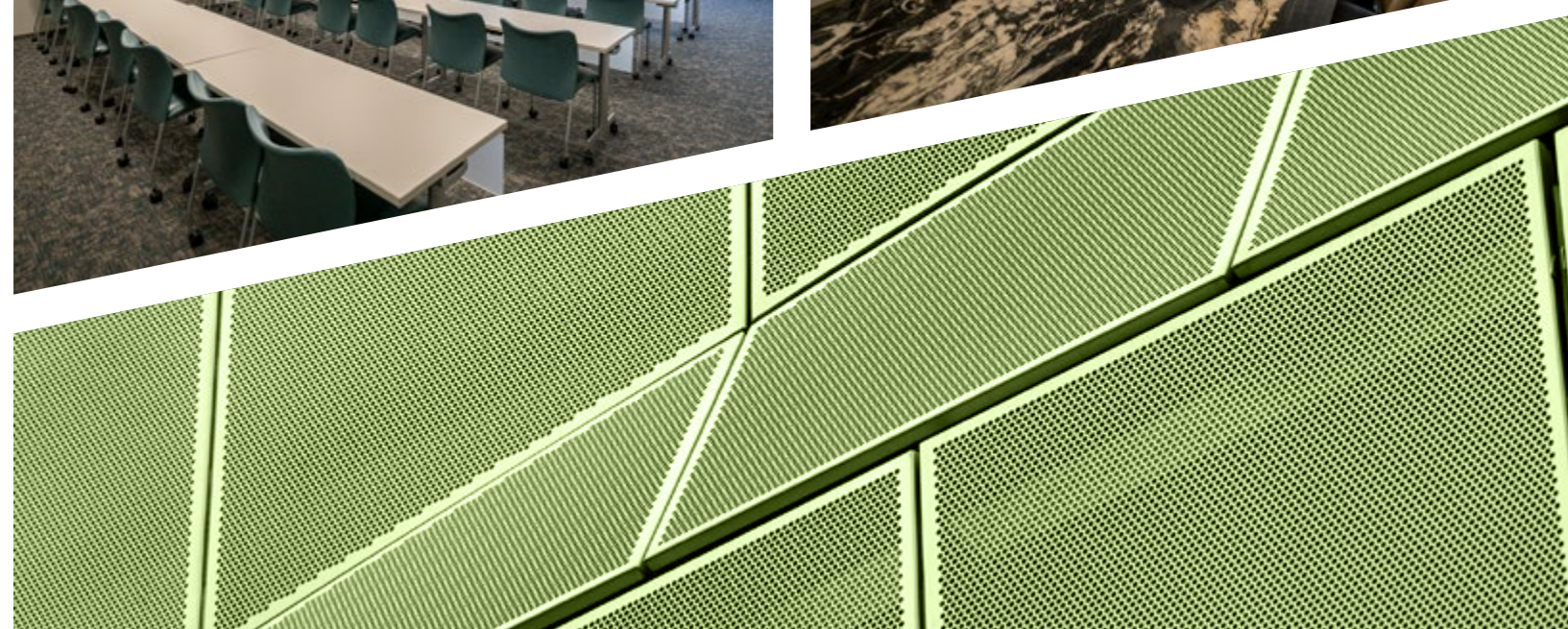
The Oasis Patio & Lounge



Training Room



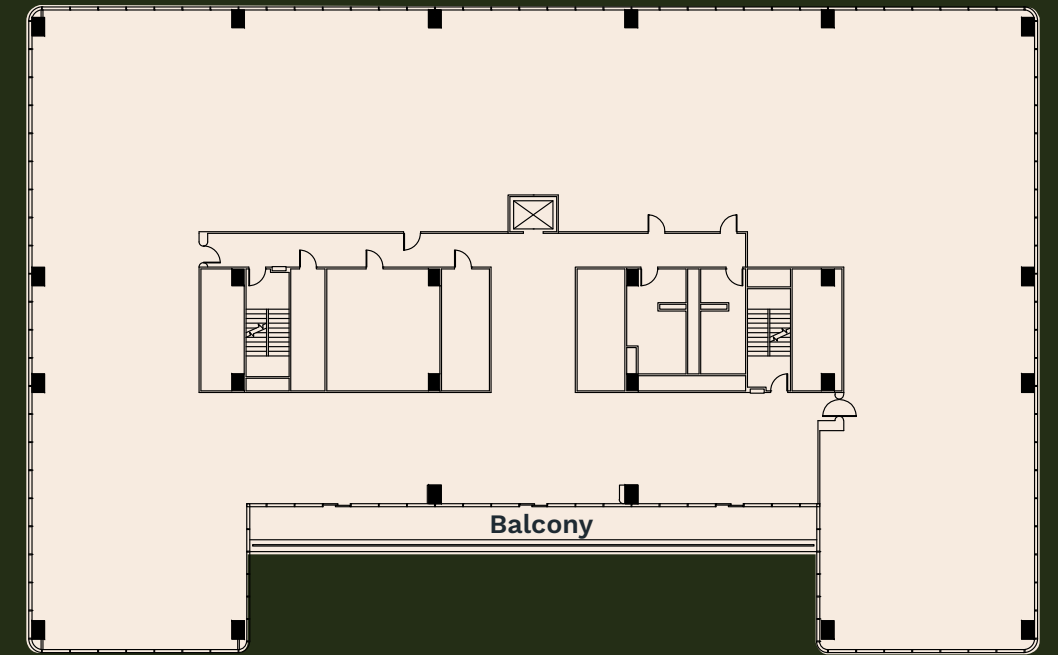
Boardroom



PENTHOUSE FLOOR AVAILABLE

Suite 1400 - 17,423 RSF

- White box condition ready for build-out on the top floor
- 360-degree views including Downtown, West Loop/Galleria and Greenway Plaza
- Signage rights available
- North-facing balcony
- Skylight above elevator lobby providing additional natural light

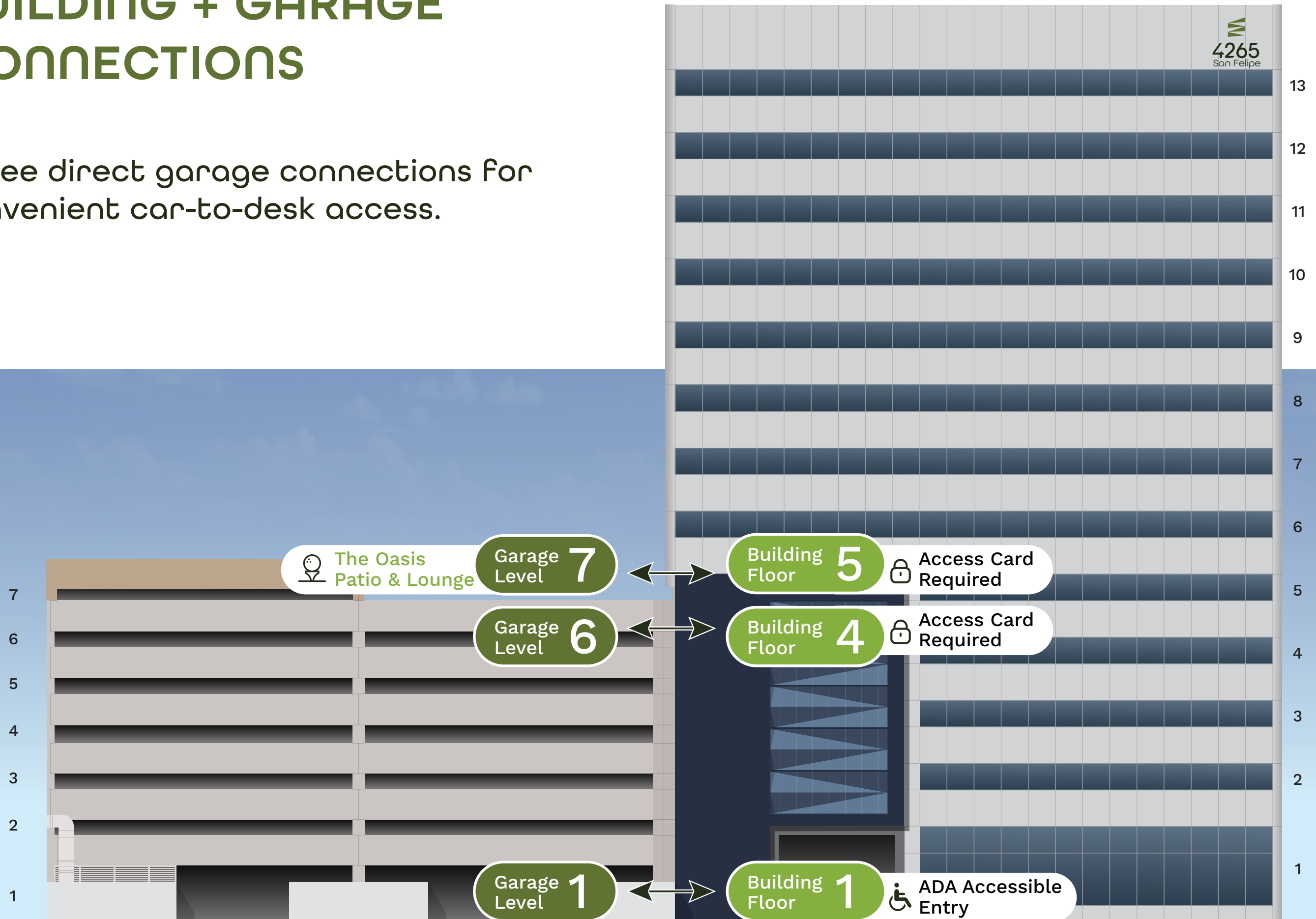


Suite 1400 | Existing Conditions



BUILDING + GARAGE CONNECTIONS

Three direct garage connections for convenient car-to-desk access.



DINING

Area Amenities

Walkable Restaurants



- B** The Remington
- C** Mack Allen's (Opening 2026)
- D** Park House

RIVER OAKS DISTRICT

Steak 48, Le Colonial, MAD, Loch Bar, Hopdoddy, Grotto, Tuck Room, Toulouse, Little Hen, Azumi, Bari, Ojo De Agua

More Options

UPTOWN PARK

Uptown Sushi, The Rustic, McCormick & Schmick's, Flower Child, Etoile, Postino, Mendocino Farms, Merus Grill, Songkran, Duchess, Crave, J. Alexander's, Urbe

THE POST OAK

Willie G's, Mastro's, Bloom & Bee, H, Stella's, Craft F&B, King Ranch Texas Kitchen

BLVD PLACE

Annie Cafe & Bar, North Italia, True Food, Ninfa's, Prey, Tavola, Dough Zone

CENTRE AT POST OAK

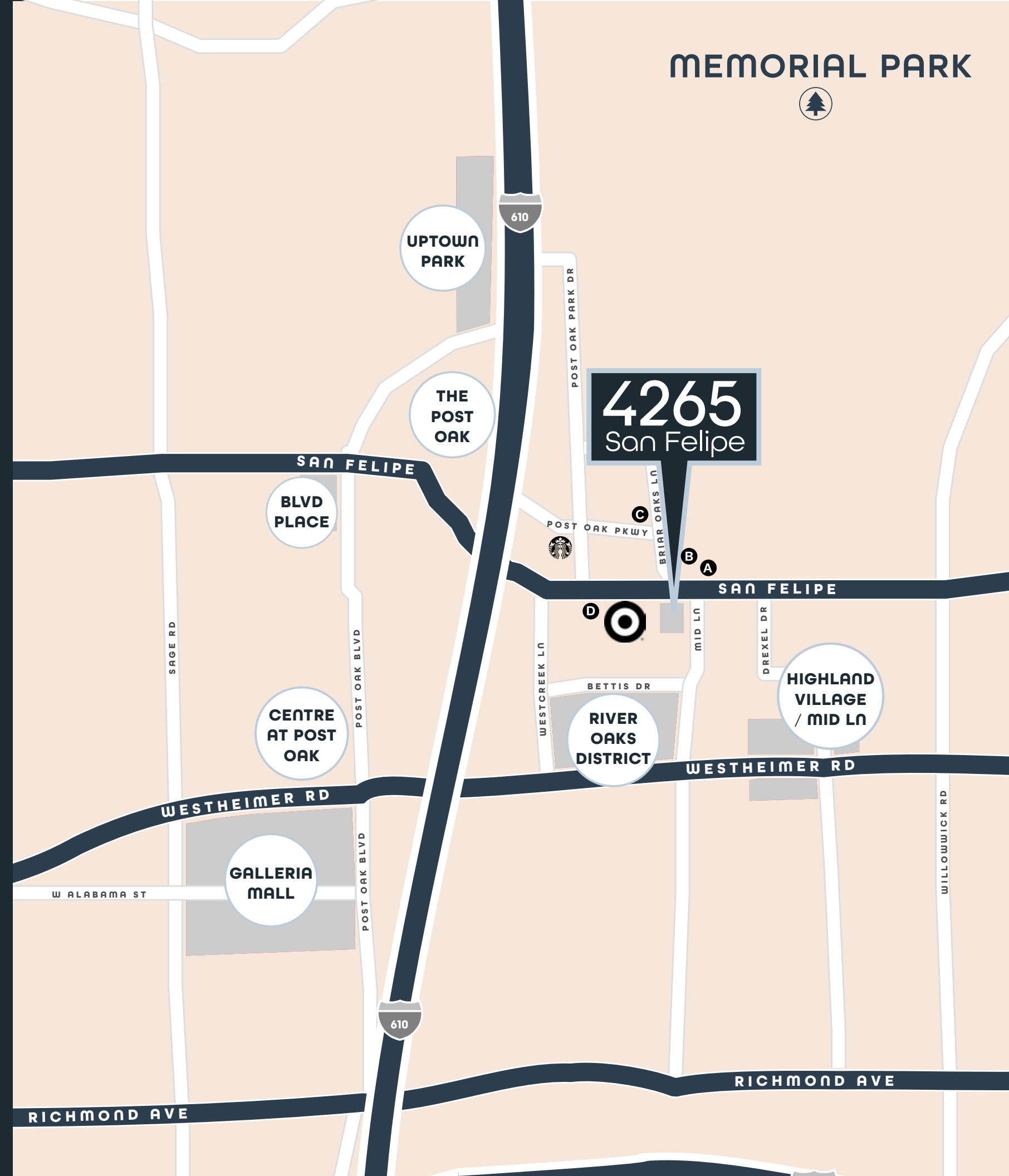
Caracol, MOXIES, Grand Lux Cafe, Snooze, Il Bracco, Morton's, Kenny & Ziggy's, Rumis, Uchiko, Cafe Ginger, Local Foods, Tacodeli, Nando's, Balboa Surf Club

THE GALLERIA

PF Chang's, Del Frisco's, Blanco, Fig & Olive, The Cheesecake Factory, 51fifteen, The Oceanaire, Musaafer, Joey, Nobu, Daily Grill, White Oak Restaurant & Bar

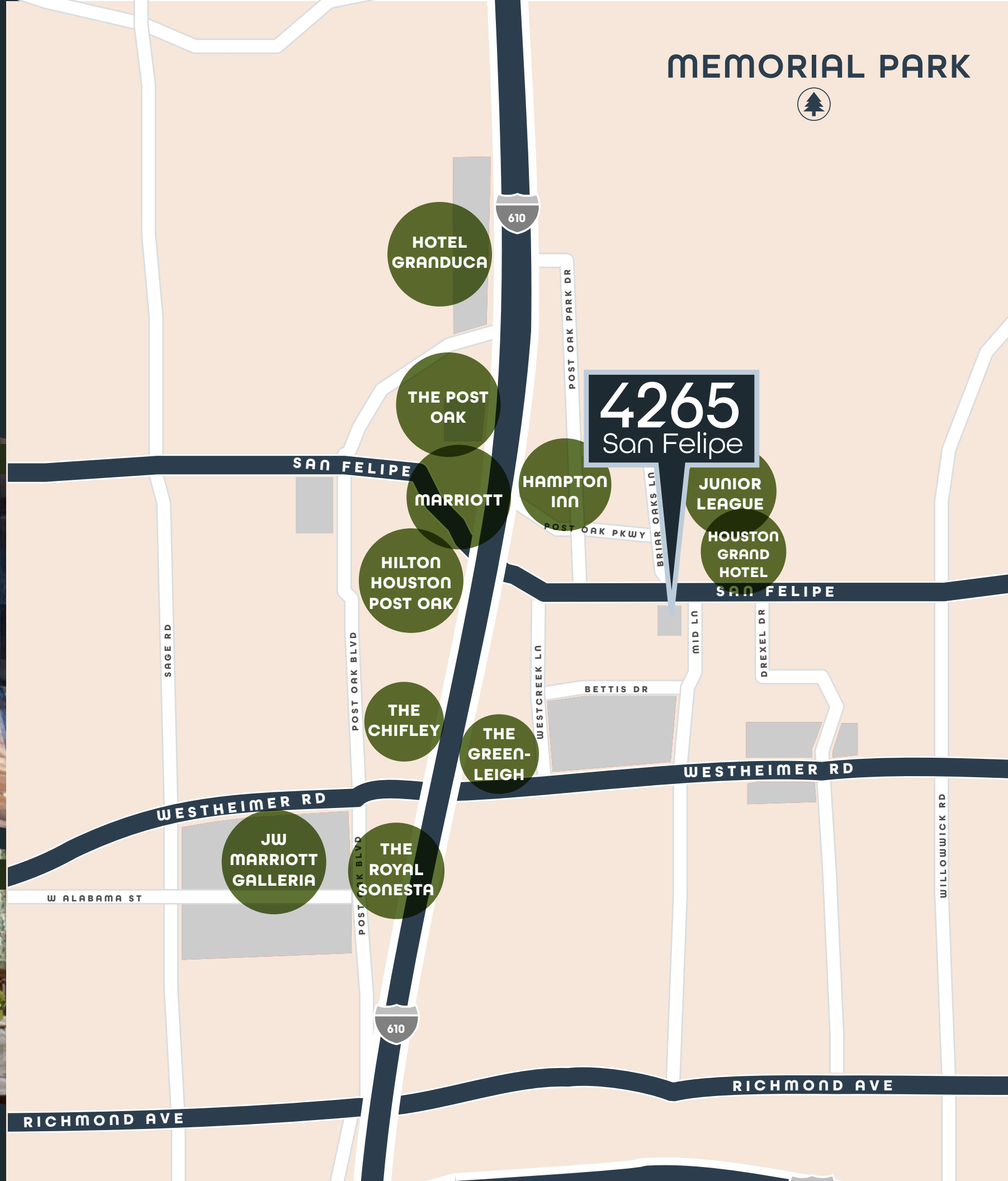
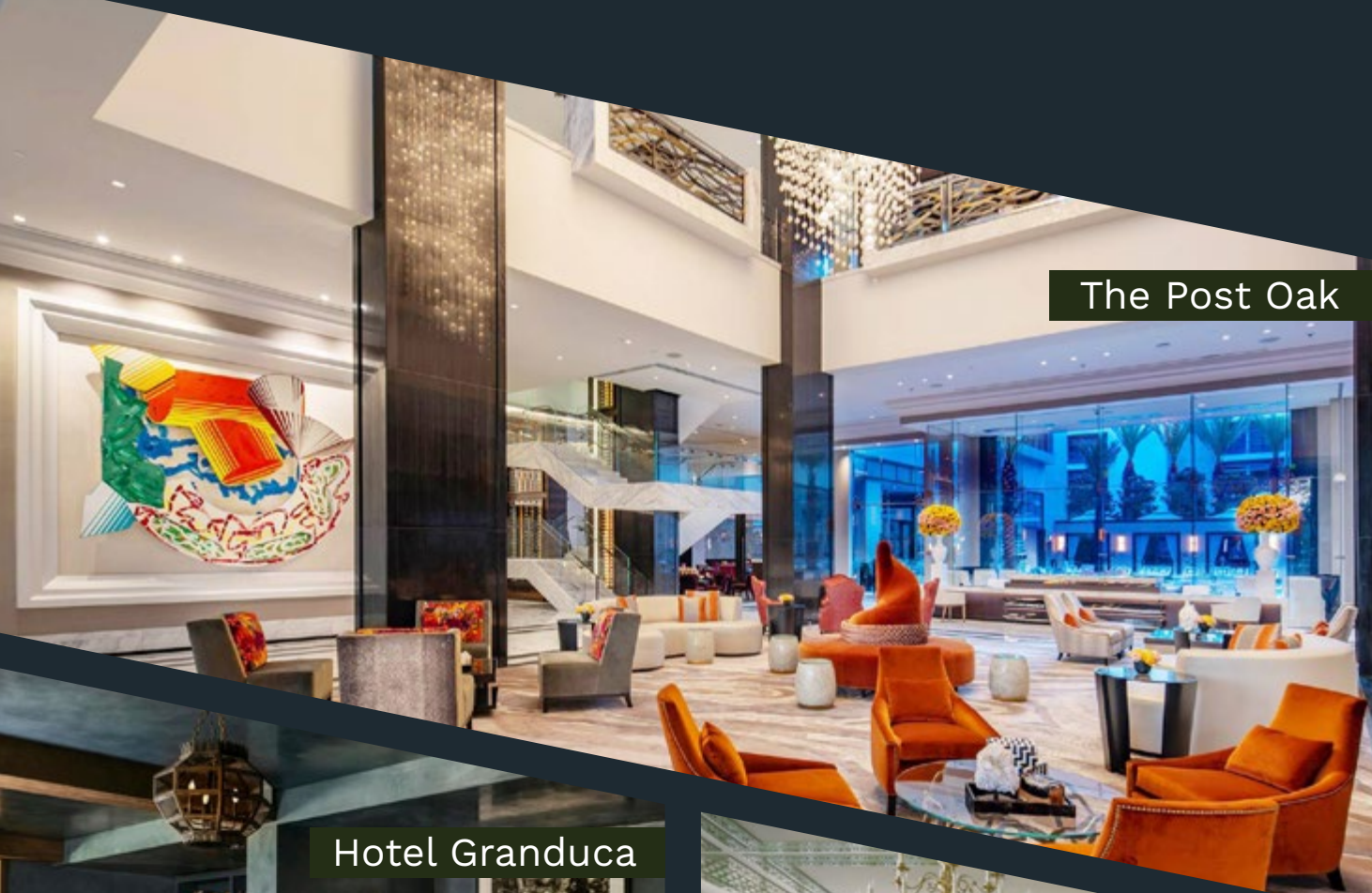
HIGHLAND VILLAGE / MID LN

Escalante's, RA, Gauchos, Le Peep, Sweet Paris, Sprinkles, Concura, Ouisie's Table, Little Rey, TEN Sushi, Dante



HOSPITALITY

Area Amenities



ACCESS

West Loop Proximity

DRIVE TIMES
(minutes)

2

River Oaks
District

5

Uptown Park

5

BLVD Place

5

Memorial
Park

5

The Galleria

12

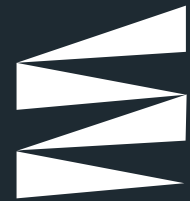
Greenway
Plaza



Very Walkable

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