

Sublease

± 2,521 RSF Available

2229 San Felipe St
Houston, Texas 77019

Colliers

Accelerating Success

Jordan Trout

Associate Vice President
+1 713 830 2149
jordan.trout@colliers.com

Edward Edson

Principal
+1 713 830 2122
edward.edson@colliers.com

The image shows a spacious, modern office lobby. The ceiling features a large, circular skylight with a geometric pattern of dark lines. The walls are primarily composed of vertical wood panels, with some sections of light-colored stone or concrete. A reception desk with a decorative metal front and a vase of flowers is visible on the right. The floor is made of large, light-colored tiles. A blue overlay on the left side contains text about the building's amenities.

San Felipe Place | Amenities

- Class A office building near River Oaks
- Elegant lobby featuring limestone, granite and wood paneling accents
- Blackwater Coffee Roasters coffee shop
- 2,000 SF rooftop balcony
- Banking
- 24-hour security
- Panoramic views of Houston skyline

Sublease details: Level 13 | ± 2,521 RSF

- Net rent \$35.00/RSF
- OpEx \$23.09/RSF (Est. 2025) plus a 3% management fee
- Term expiration January 31, 2031
- Furniture is negotiable
- Available upon Landlord's consent
- Elevator lobby exposure
- High-end design and finishes
- Floor to ceiling windows
- Access to building balcony (9th floor)



Panoramic views



High-end finishes



Current Floorplan



- Level 13
- $\pm 2,521$ SF traditional office suite:
 - 3 offices
 - large conference room
 - break room
- $\pm 3,774$ SF contiguous space available

Building Amenities



Blackwater Coffee Roasters located in the building lobby, offering coffee and light bites.

2,000 SF rooftop balcony on the 9th floor available to all tenants, with views of downtown Houston



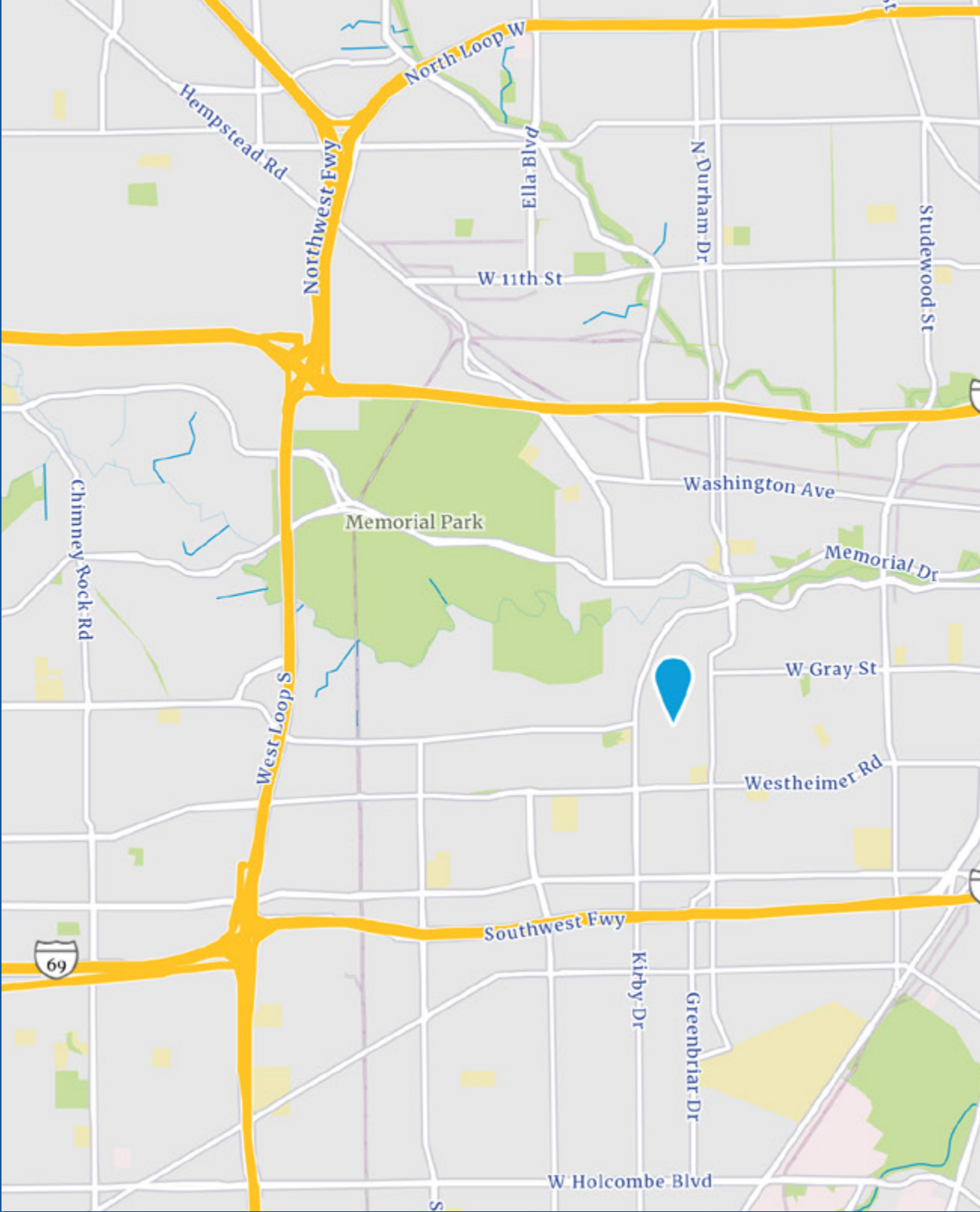
Location & Access

Just minutes away from retail, dining, residential and offices

Destination	* Drivetime ±
Bld Place	10 minutes
The Galleria	12 minutes
Uptown Park	10 minutes
River Oaks District	4 minutes
Memorial Park	9 minutes

Highway access	* Drivetime ±
Interstate 69	6 minutes
Interstate 10	7 minutes
West Loop 610	8 minutes
I - 45 (Gulf Fwy)	10 minutes
Highway 288	11 minutes
Downtown Houston	12 minutes
Texas Medical Center	17 minutes

* subject to current traffic conditions



Map data © OpenStreetMap contributors, Imagery © Mapbox, All rights reserved. We make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should consult with a professional for more information.



Colliers

1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Jordan Trout

Associate Vice President
+1 713 830 2149
jordan.trout@colliers.com

Edward Edson

Principal
+1 713 830 2122
edward.edson@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.



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.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Designated Broker of Firm	License No.

danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
--	-------------

Email	Phone
-------	-------

Jordan Trout	697883
Sales Agent/Associate's Name	License No.

jordan.trout@colliers.com	+1 713 830 2149
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date