

The Colliers logo consists of the word "Colliers" in a white, serif font, centered within a blue rectangular box. Below the text are three horizontal stripes: a thin yellow stripe, a thin red stripe, and a thin blue stripe.

Accelerating success.

A photograph of a modern, multi-story office building with a large glass facade and a prominent entrance. The building is surrounded by greenery, including trees and a flower bed with pink and orange flowers in the foreground. A stone wall in the foreground features the address "520 POST OAK" in large, raised letters. The sky is clear and blue.

520 POST OAK

Sublease Available

520 Post Oak Blvd
Houston, Texas 77027

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A modern office lobby with a white grid ceiling, recessed lighting, and a large glass wall on the right. The left wall features two abstract art pieces. A wood-paneled wall in the center is illuminated. In the foreground, there are several white armchairs and a small table with a potted plant. Large, dark, rectangular planters with red and yellow flowers are arranged along the glass wall. The floor is light-colored tile.

About 520 Post Oak

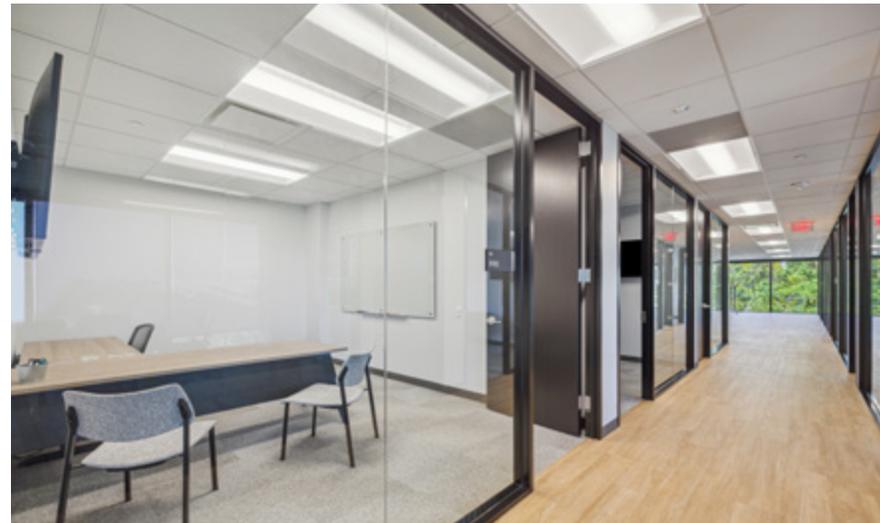
520 Post Oak, Houston, TX is a Class "A" office building in Post Oak Park, with a heavily wooded, park-like setting adjacent to the Galleria area. Newly renovated, this office building offers tenants a boutique feel with views of Buffalo Bayou. Located just inside the west 610 Loop with access to all major highways via the 610 Loop.

Sublease Details

- Suite 600 - 13,159 RSF
- Move in ready; Plug n Play
- Term Expiration: June 30, 2028
- FF & E: negotiable
- Availability: Immediate, subject to Landlord consent

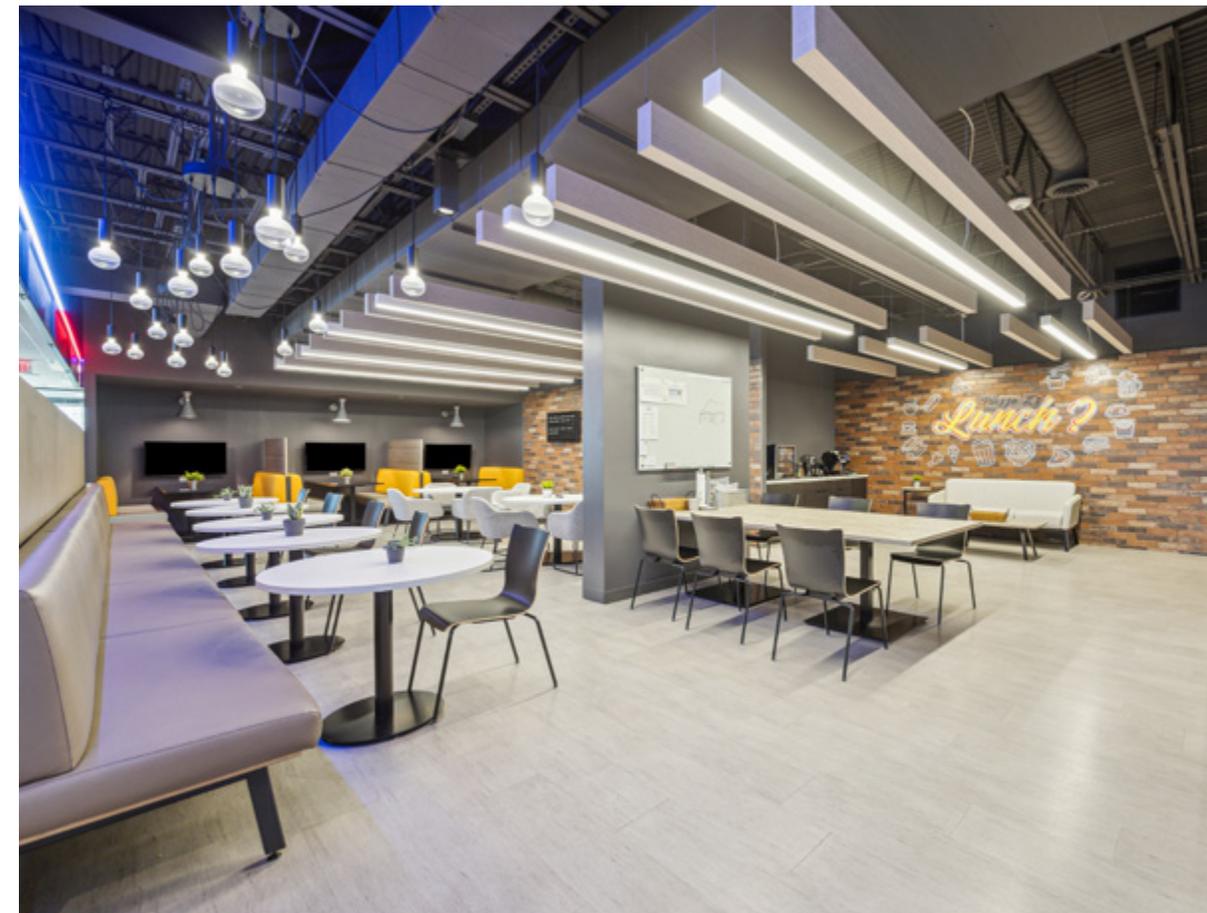
Rate

- Rental Rate: \$15.00 / RSF Net
- OpEx: \$14.50/RSF (2025)
- Parking Ratio: 3.5/1,000 SF at Landlord's quoted rates



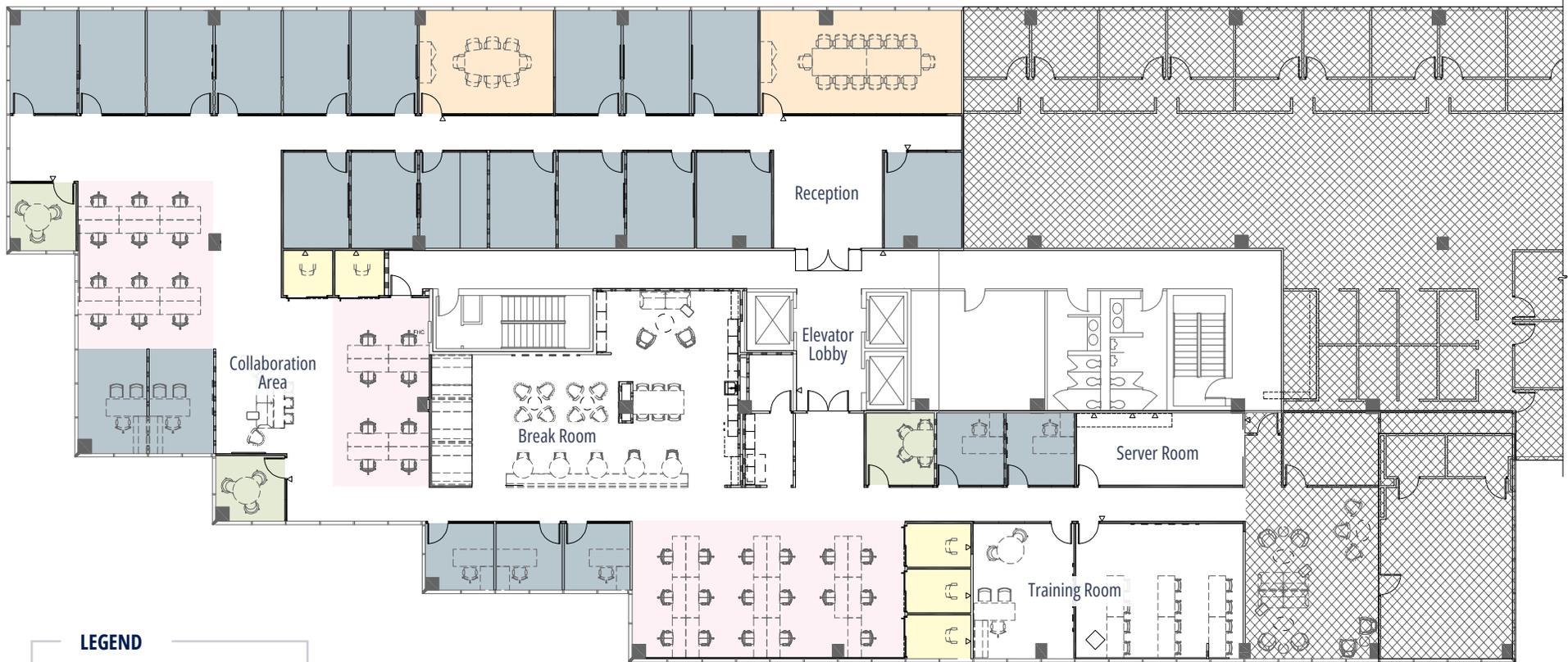
Features

- Designed by Ware Malcomb
- Floor to ceiling windows
- Above building-standard finishes throughout (\$92.00 / SF - Buildout)
- Brand new furniture available
- One-half (1/2) block from Starbucks



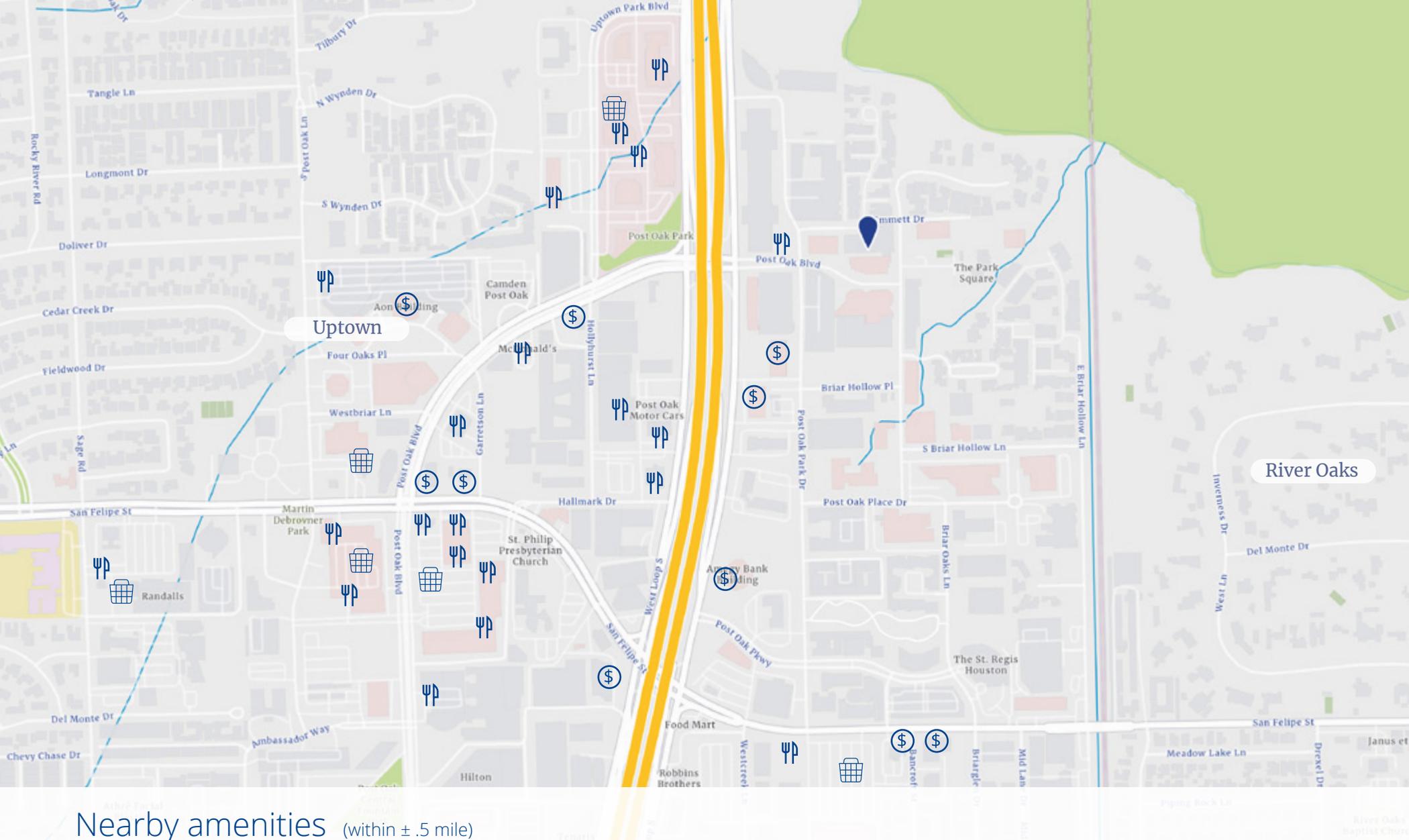
Floor Plan

Suite 600 | 13,159 RSF



LEGEND

- Offices (24)
- Open Seating (37)
- Conference Rooms (2)
- Huddle Rooms (3)
- Telephone Rooms (5)



Nearby amenities (within ± .5 mile)

Food ☕

- Starbucks
- The Rustic
- Lombardi Cucina Italiana
- Flower Child
- J. Alexanders
- Bloom & Bee
- Mastro's Steakhouse
- Willie G's Seafood

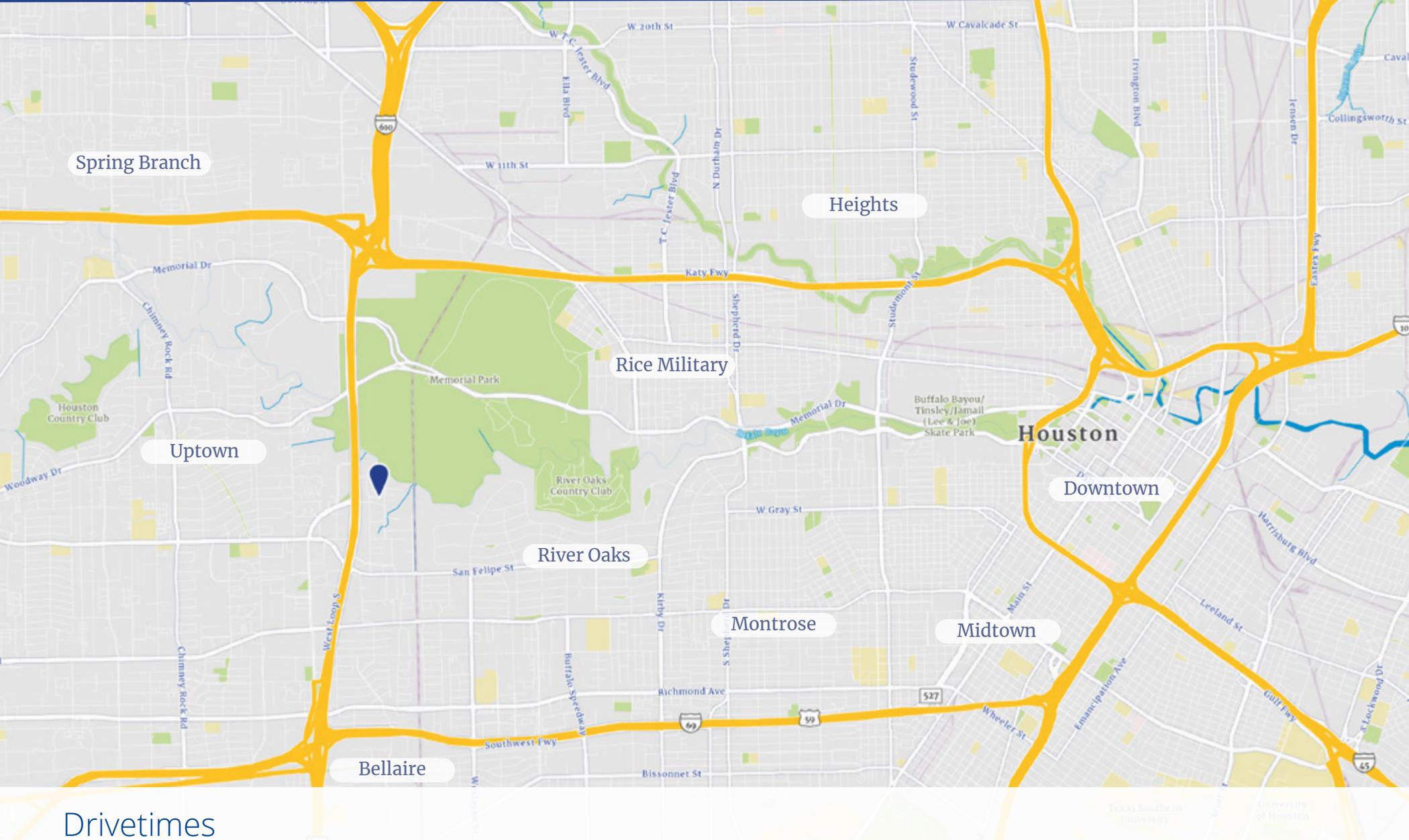
Banks 💰

- Guaranty Bank & Trust
- Wallis Bank
- Prosperity Bank
- Wells Fargo Bank
- Amegy Bank
- Central Bank
- Cadence Bank
- Stellar Bank

Shopping 🛒

- Uptown Park
- Tanglewood Shopping Center
- Post Oak Plaza
- BLVD Place

* Not all amenities located on map are listed



Drivetimes

- West Loop 610: 1 min.
- Interstate 10: 4 min.
- Interstate 69: 5 min.
- Beltway 8: 10 min.
- Hwy 288: 13 min.
- Downtown Houston: 15 min.
- Interstate 45: 15 min.



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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.

11-2-2015



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.

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.

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.

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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Buyer/Tenant/Seller/Landlord Initials

Date