



CUSHMAN &
WAKEFIELD



FOR SUBLEASE

45,867 RSF | FLOORS 10 & 11

5847

San Felipe Street

SPACE ECONOMICS

Premises

Floor 10 22,933 rsf
Floor 11 22,934 rsf
45,867 rsf

Space divisible in full floor increments

Term

Available within 30 days through April 30, 2029 or April 30, 2034

Rental Rate

Negotiable + OpEx
2024 OpEx estimated @ \$14.50/rsf

Building Amenities

Fitness Center, Collaborative Spaces and Conference Center, The Eatery, Chase Bank, Starbucks Kiosk, The Fresh Fork Catering; Esquire Fine Cleaners

Allowance

“As-Is”

Parking

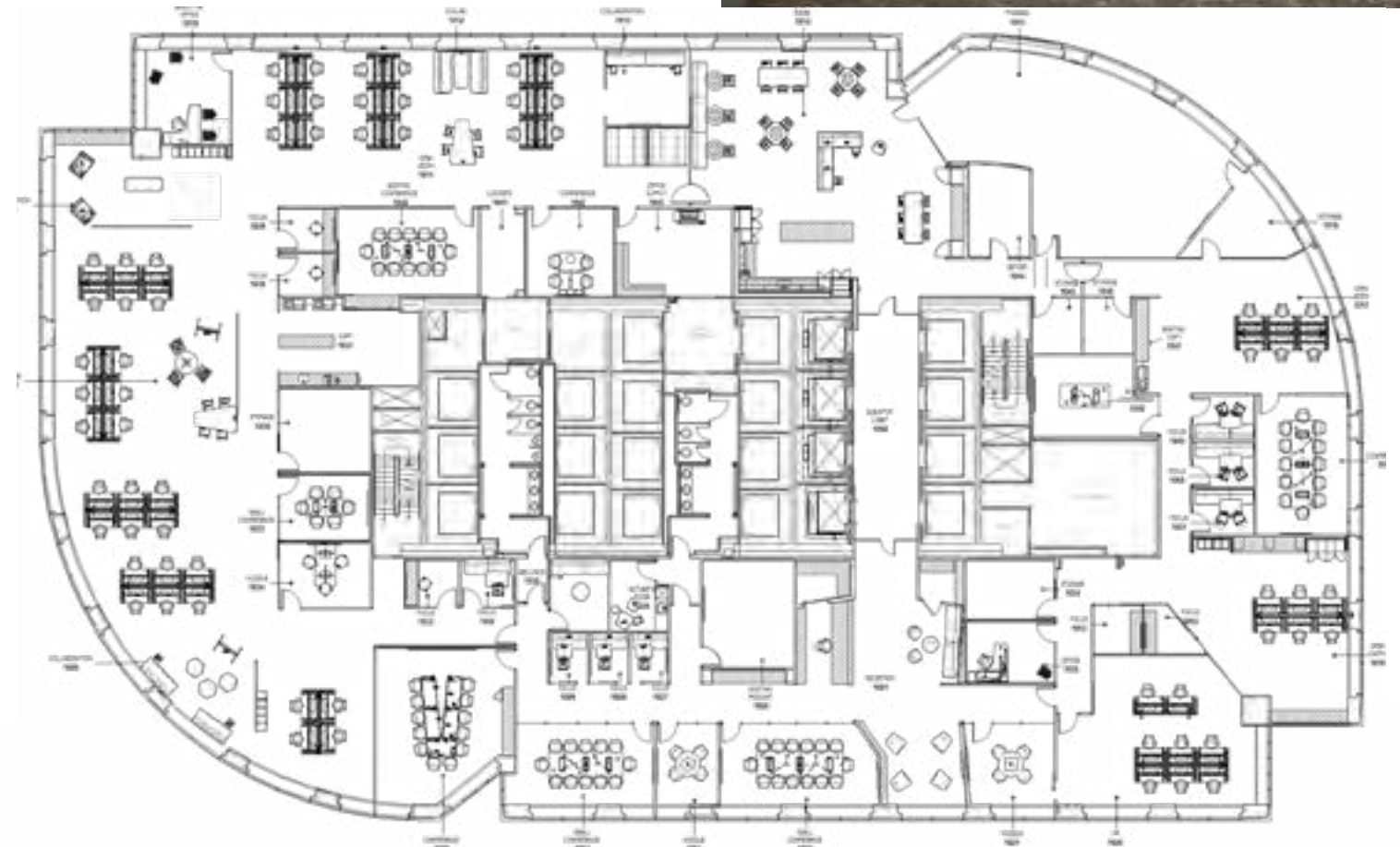
184 Total Spaces
(4 spaces/1,000 rsf)
Unreserved - \$40/mo
Reserved - \$75/mo

Furniture

Negotiable

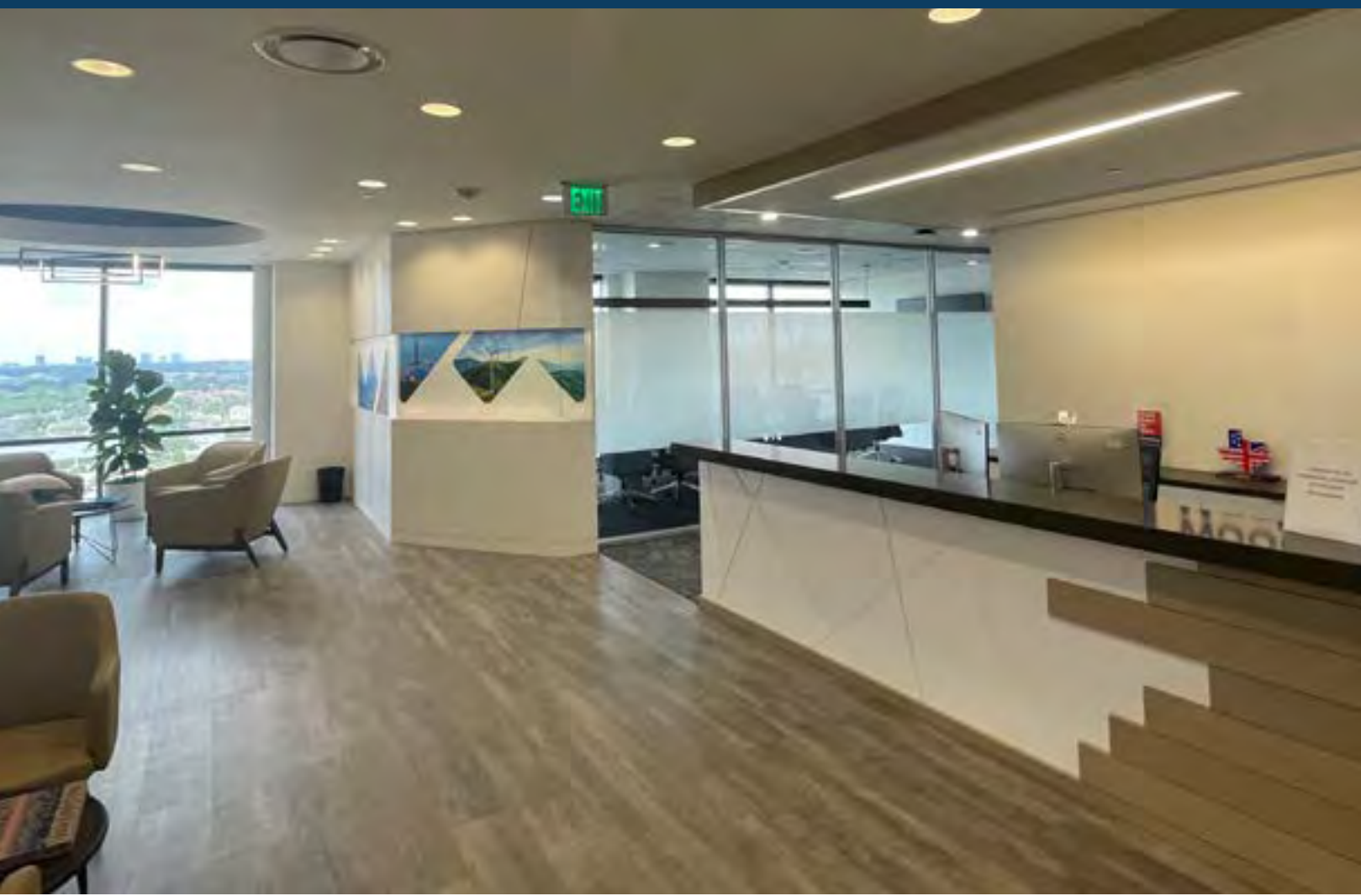
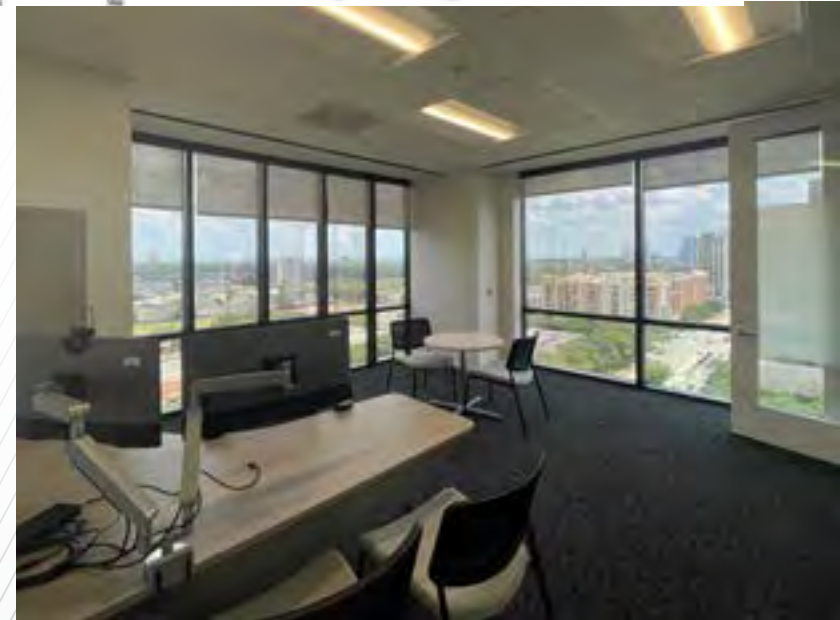
SUBLEASE

Floor 10 - 22,933 rsf



SPACE HIGHLIGHTS

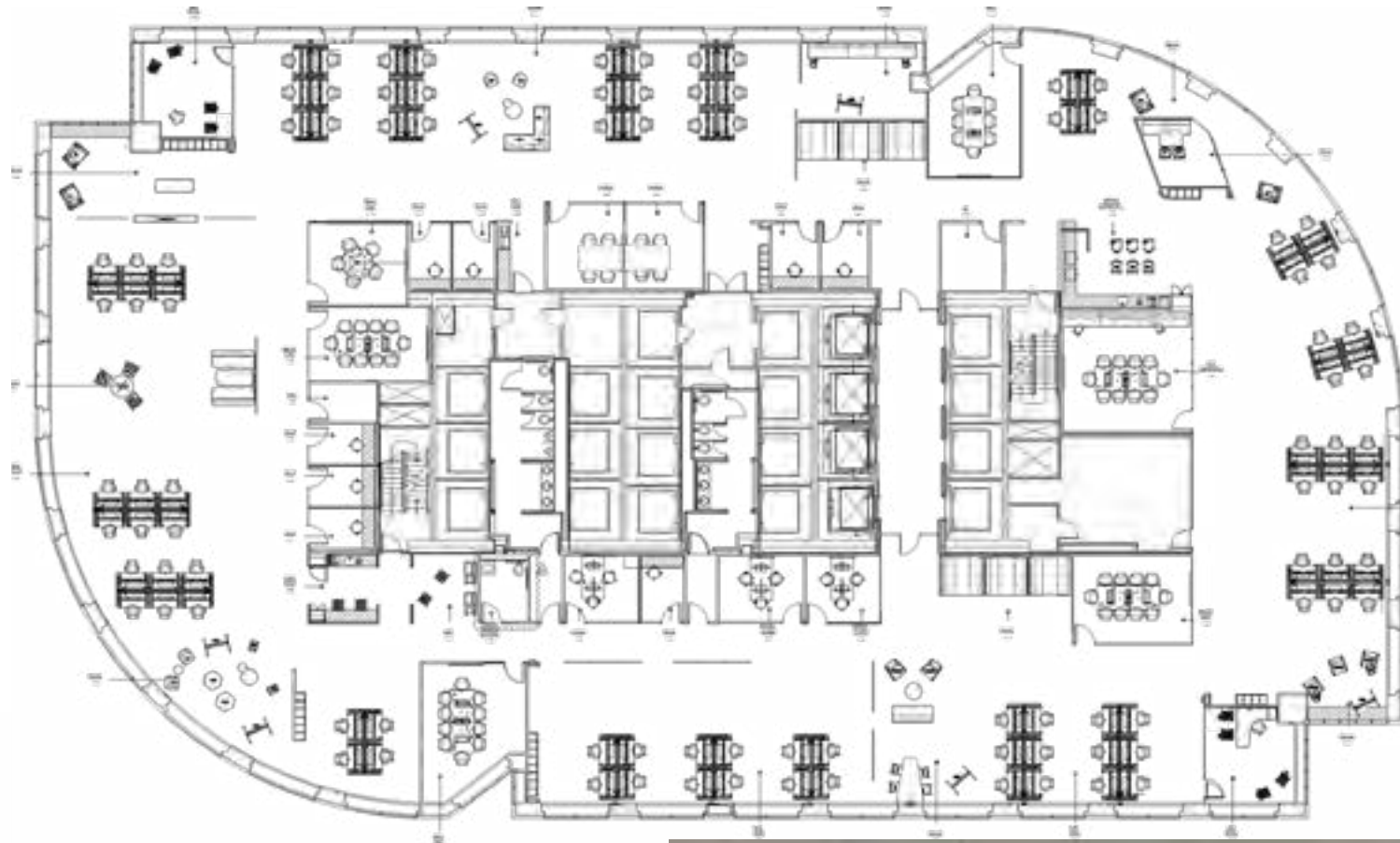
- Large & Small Conference Rooms
- Huddle & Focus Rooms
- Private Window Offices
- Open Work Stations
- Private Interior Offices
- Server Room
- Supply & Copy Rooms
- Collaborative Work Spaces
- Kitchen & Break Room





SUBLEASE

Floor 11 - 22,933 rsf



FLOOR 10

FLOOR 11

SPACE HIGHLIGHTS

- Large & Small Conference Rooms
- Huddle & Focus Rooms
- Private Window Offices
- Open Work Stations
- Private Interior Offices
- Supply & Copy Rooms
- Collaborative Work Spaces
- Kitchen & Break Room





THE NEIGHBORHOOD

In close proximity to many notable and casual dining options along with countless retail centers including Uptown Park and The Galleria. The area is primarily surrounded by tranquil neighborhoods but provides easy access to downtown and the Energy Corridor.

ACCESS POINTS

- 610 Loop
- Interstate 10
- US 69
- Highway 290

CONTACT

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