



# BLVD PLACE

1700 POST OAK BOULEVARD, HOUSTON, TX 77056



## PROPERTY LOCATION

This upscale, mixed-use development offers an exceptional opportunity for retailers seeking a storefront that provides a strategic presence in one of Houston's most affluent and economically powerful districts. Located in the heart of the Galleria/Uptown district, BLVD Place centers your business among top national brands, thriving office towers, luxury residential developments, and some of the city's highest-income households. Tenants benefit from excellent frontage along Post Oak Blvd and San Felipe Rd, with seamless access to major thoroughfares, including Westheimer Rd and the 610 Loop. With a walkable, amenity-rich environment and a strong daytime and nighttime population, BLVD Place provides the ideal setting for retailers looking to elevate their brand and capture a sophisticated, high-spending customer base.

## PROPERTY HIGHLIGHTS

- 6-story mixed-use center with 217,074 sf of retail, executive office and general office space
- Property is anchored by a flagship Whole foods which features enhanced amenities such as an in-store brewery and coffee bar
- On-site parking includes five (5) story parking garage in addition to a surface lot

## WENDELL NAULT

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## AVAILABILITY

1,160 SF flexible office space for retail use

4,772 SF 2nd Gen Restaurant w/Patio

## TRAFFIC COUNTS

58,597 VPD via San Felipe Street

272,872 VPD via West Loop Highway 610

\*data derived from TxDOT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$170,311	\$144,139	\$138,676
Total Population	22,065	195,092	517,482

\*data derived from 2023 AlphaMap



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## LEGEND

Unavailable



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## AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 1-100	Whole Foods Market	52,369 SF
Suite 1-110	The Eye Gallery	1,226 SF
Suite 1-120, 1-220, 1-300, 1-400	Frost Bank	54,712 SF
Suite 1-140,1-150,1-160	One Medical	4,513 SF
Suite 1-180	True Food Kitchen	5,133 SF
Suite 1-190	Ninfa's Original	6,326 SF
2-110, 2-210	Cactus Club Cafe	12,224 SF
Suite 2-140	Sakowitz Furs	2,588 SF
Suite 2-150	The Tox Company	1,414 SF
Suite 2-160	Bellami Hair	1,791 SF
Suite 2-170, 2-190	North Italia	6,293 SF

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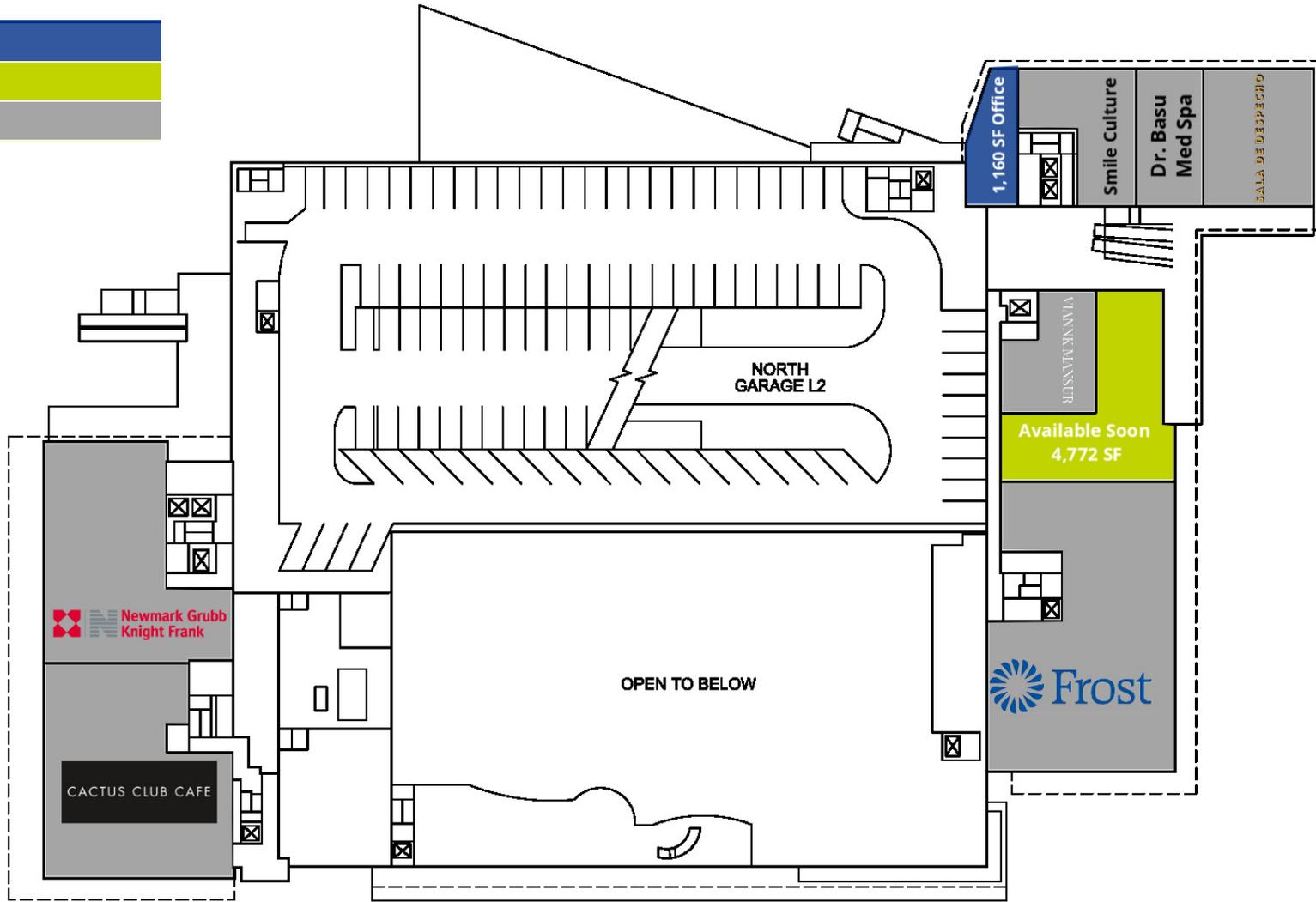


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### LEGEND

Available
Available Soon
Unavailable



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## AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 1-120, 1-220, 1-300, 1-400	Frost Bank	54,712 SF
Suite 1-250	Available Soon	4,772 SF
Suite 1-260	Boardroom Galleria	1,873 SF
Suite 1-270	Smile Culture	2,150 SF
Suite 1-280	Dr. Basu Med Spa	1,783 SF
Suite 1-290	sala de despacho	2,860 SF
2-110, 2-210	Cactus Club Cafe	12,224 SF
Suite 2-250	Newmark Grubb Knight Frank	5,798 SF
1160 SF Office	Available	1,160 SF

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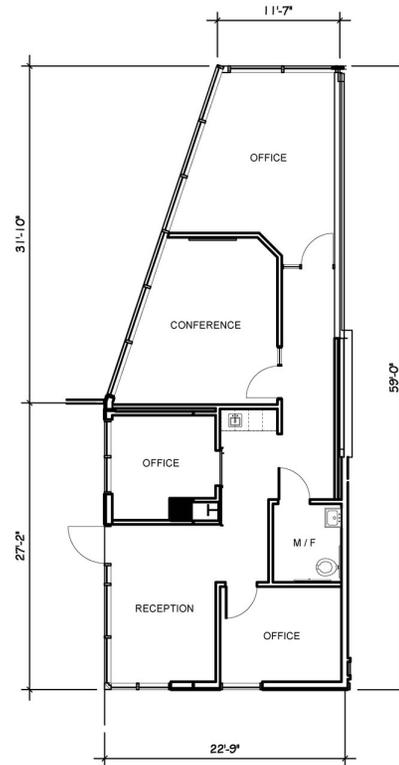
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1,160 SF

FLOOR PLAN



1700 POST OAK BLVD  
HOUSTON, TEXAS

DATE: 2-18-2022



DESIGN DRAWING IS  
SUBJECT TO  
CHANGE WITHOUT  
NOTICE DO NOT USE  
FOR REGULATORY  
APPROVAL, PERMIT,  
OR CONSTRUCTION.

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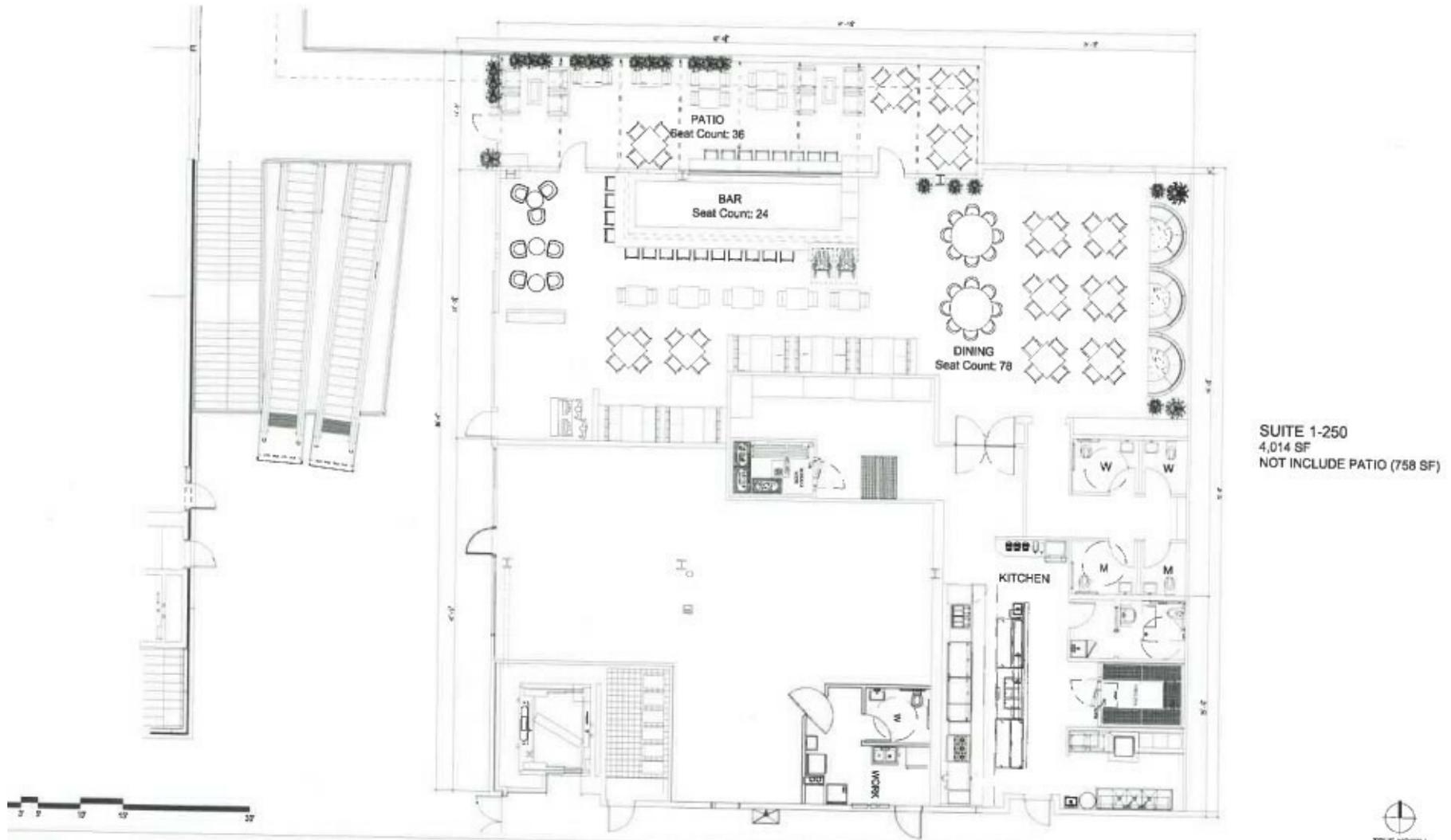
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SUITE 1-250  
4,014 SF  
NOT INCLUDE PATIO (758 SF)

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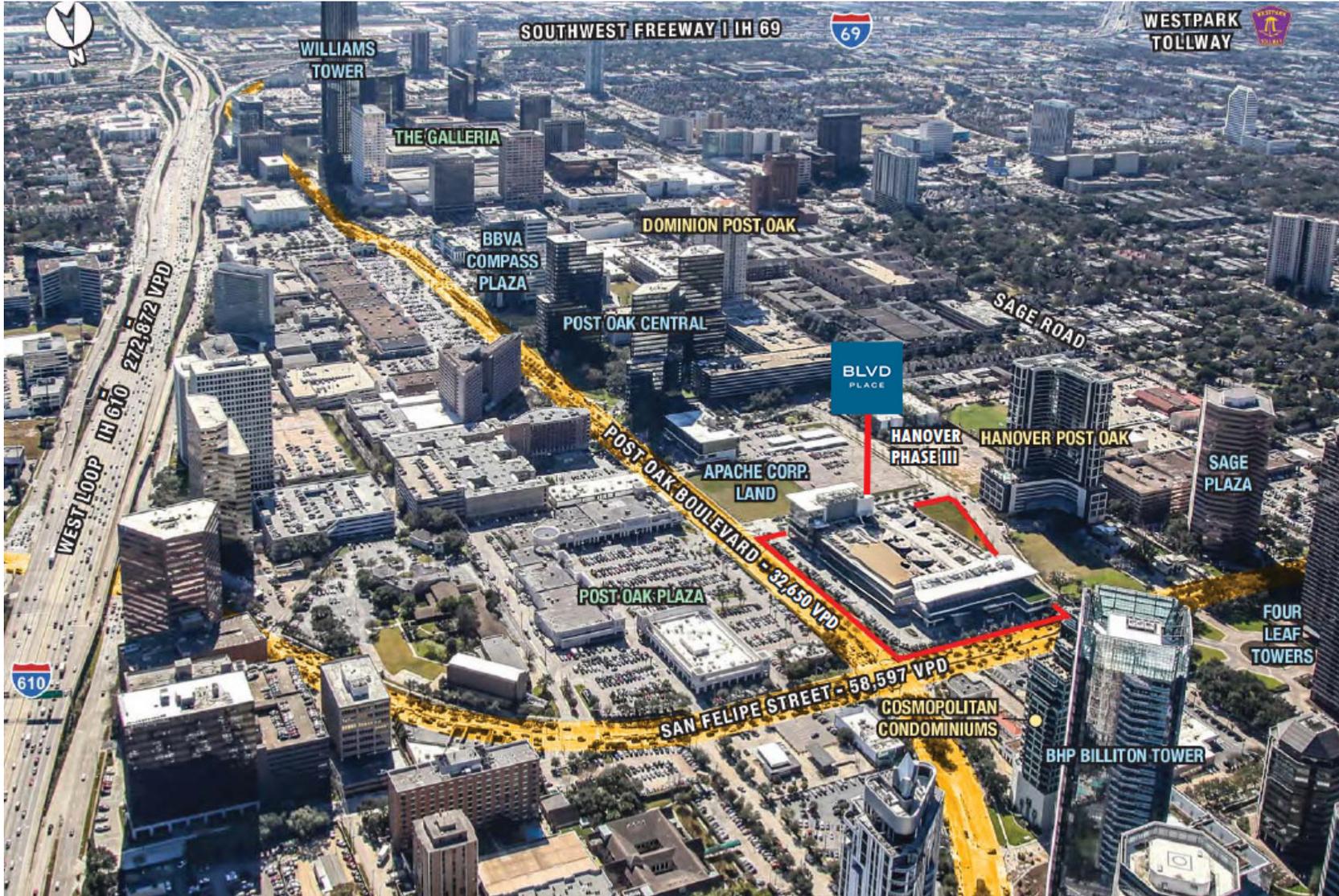
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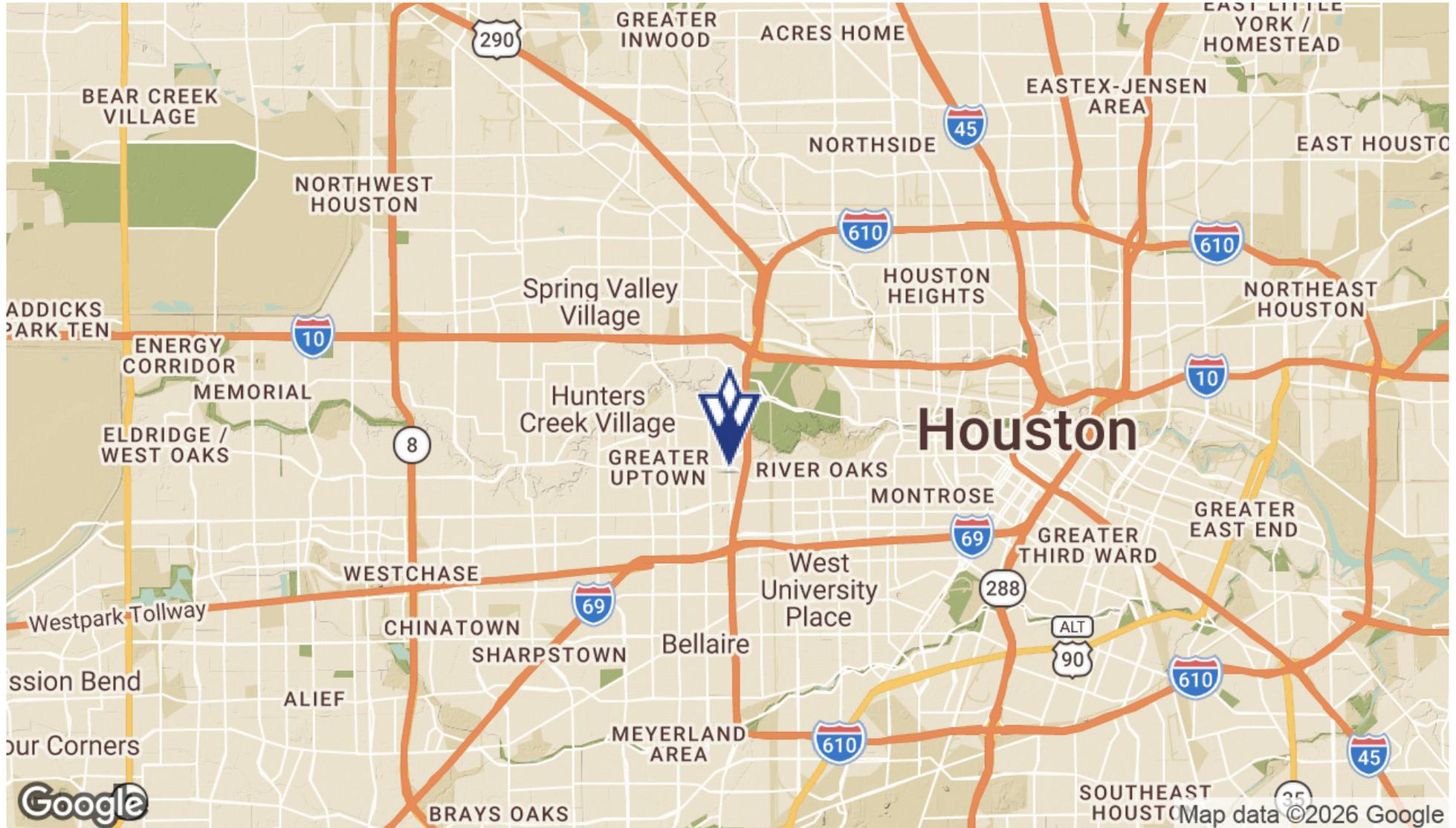
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WHOLE FOODS ANCHORED | 1700 POST OAK BOULEVARD, HOUSTON, TX 77056



## 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.

Licensed Broker/Brokm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent /Associate	License No.	Email	Phone
Sales Agent /Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_ Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

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