

424,011 SF  
Available for Lease



## Constellation Post Oak

14942-15012 S Post Oak Road, Houston, TX 77053

(click or scan  
for website)



Ready for Occupancy



green ready

Building 1.....	302,825 SF
Building 2.....	121,186 SF

**Total** **424,011 SF**

- Proximate to Beltway 8, the project provides excellent connectivity throughout the MSA via Hwy 59, SH 288, Hwy 90 and Fort Bend Parkway.
- Prime location for e-commerce fulfillment to rooftops in both inner-loop Houston and fast growing Fort Bend County.
- State-of-the-art design including high clear heights (32'-36' min), multiple points of ingress/egress with full circulation, trailer parking, ESFR sprinkler systems and LED lighting.
- "Green ready" design, including conduit for EV charging and roof spec sufficient for solar, to accommodate tenant-specific ESG needs.

**40K - 424K**  
SF available

**32' - 36'**  
clear height

**1/2 mile**  
to Beltway 8

**~20 Minutes**  
to Houston's inner  
loop consumers

A Development of  
 **constellation**  
real estate partners  
&  
**CROW HOLDINGS**  
CAPITAL

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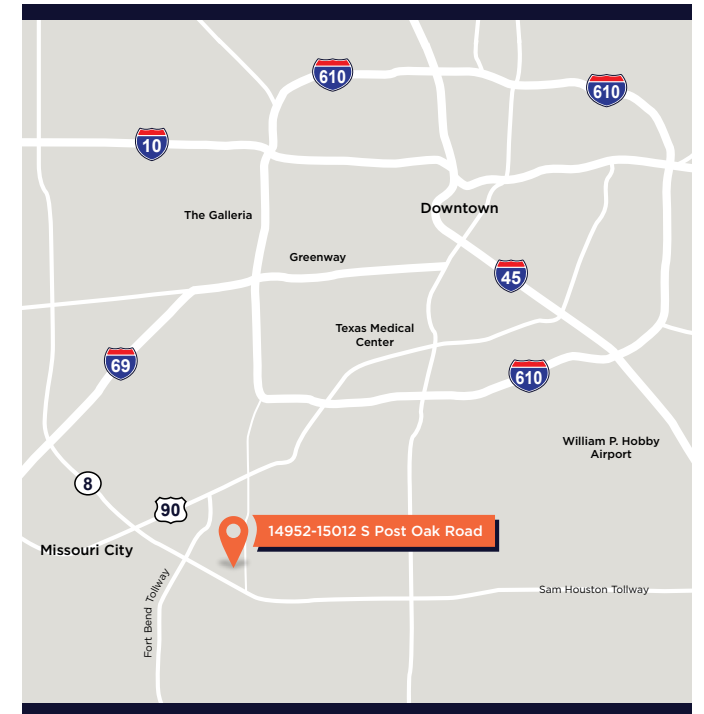
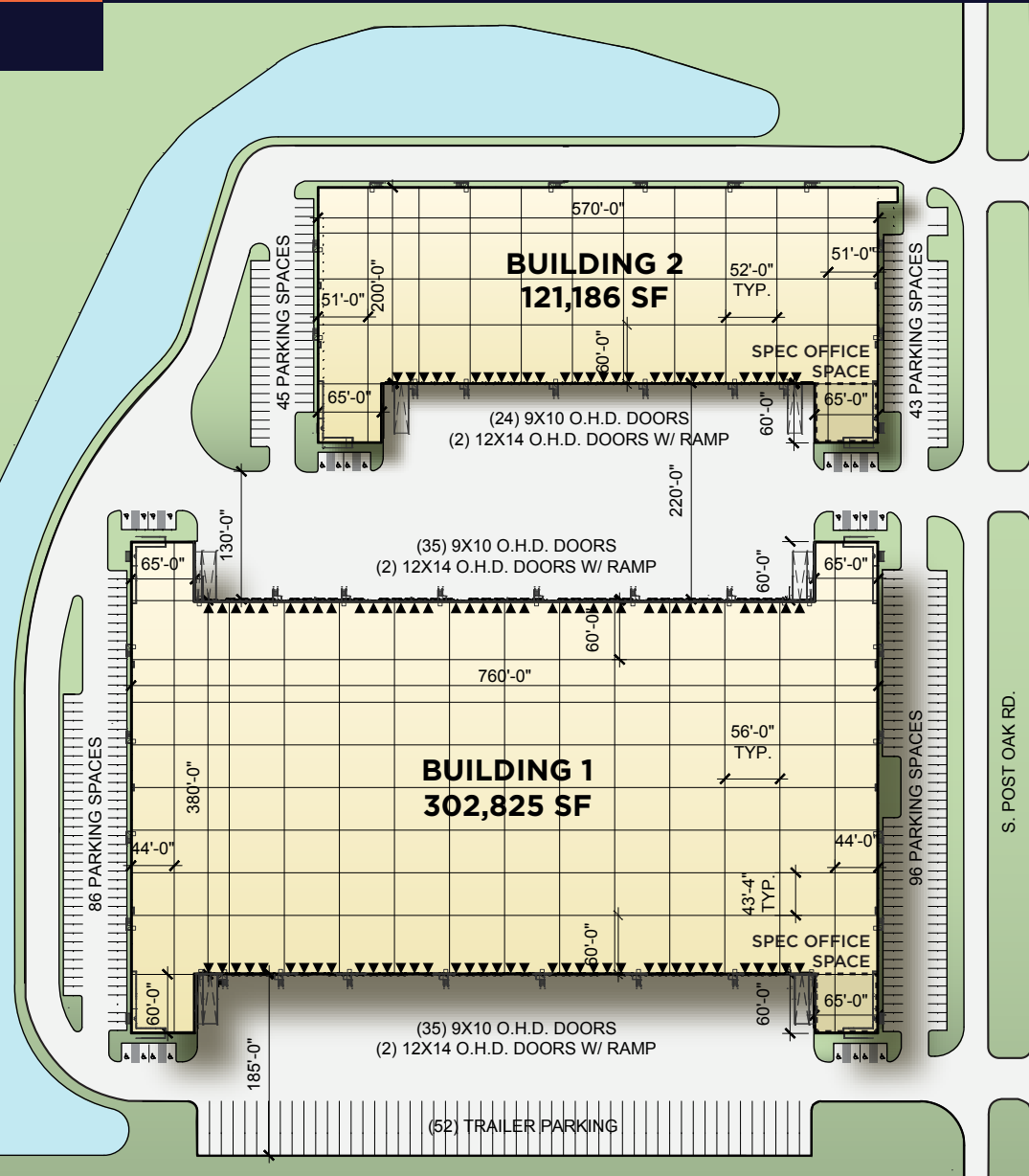
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## BUILDING 1

- 302,825 SF
- Divisible to 75,000 SF
- Spec Office Space: 3,473 SF
- Cross-dock configuration
- Dock packages every other door (35k lb levelers)
- Clerestory windows and skylights on interior bays
- Electrical service - 1,800 amps and sized to accommodate up to 4,000 amps
- 36' minimum clear height
- 185-220' truck courts
- 52 trailer spaces
- 182 parking spaces

## BUILDING 2

- 121,186 SF
- Divisible to 40,000 SF
- Spec Office Space: 3,473 SF
- Front-load configuration
- Dock packages every other door (35k lb levelers)
- Clerestory windows and skylights on interior bays
- Electrical service - 902 amps and sized to accommodate up to 2,000 amps
- 32' minimum clear height
- 220' shared truck court
- 88 parking spaces



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