Iconic Tower — Transformed for Today
Rebuilding the tenant experience from the ground up

This landmark tower is being transformed into a modern, sustainable, innovation hub to support Houston’s leading creative companies — designed to meet or exceed the demands of a changing workforce, today and tomorrow.

This iconic property has been meticulously maintained and operated since it was first commissioned as a global corporate headquarters by a leading energy company.

With a focus on helping modern organizations inspire talent, every aspect of the renovation is designed to offer amenities and programs to strike the perfect balance between hospitality and workspace — from the arrival experience, to three levels of new and enhanced amenities.

A new freestanding restaurant with an engaging outdoor space can be programmed for activities, a new food hall style café on the ground level will offer healthy and convenient menu options, new common areas include a comfortable lobby lounge ideal for coffee, connecting or disconnecting, plus access to a spa-styled fitness center featuring health and wellness activities for group or self-paced programs.

5555 San Felipe is owner-operated and maintained with an eco-friendly and sustainable approach. Our award-winning project is LEED Gold certified and participates in various campaigns for recycling, conservation and green-building operations. At every level, our tenants and their satisfaction come first.
Transformation

Everything your team needs to thrive

M-M Properties set a vision of rebuilding the tenant experience from the ground up. There are new modern finishes, three full floors of curated amenities, light-filled spaces and a new, freestanding signature restaurant. 5555 San Felipe will be an inspired and collaborative office environment — the destination workplace — for today's valuable employees.

All renderings and diagrams are for conceptual purposes and are subject to change.
Active Lobby Lounge

The new social hub of the building

Concourse level two will be the gathering spot of the building — a hospitality-inspired area with coffee service, collaborative seating, co-working space, Wi-Fi and a state-of-the-art media wall. The ideal space for casual conversation, informal business or just taking a break.
Designed to Inspire

Enhanced lobby experience

Every aspect of the renovation is focused on creating consistently pleasant tenant experiences. 5555 San Felipe will incorporate modern finishes and materials to accentuate the natural light for superior aesthetics throughout the entire two-level lobby.

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Ground Level Café

Food hall inspired service with a wide array of healthy options for fresh food, fast

The delicious choices are yours. We’re bringing a tasty assortment of fresh, organic and locally sourced food options for the convenience and delight of our tenants. Ordering ahead is easy using our pre-order / pre-pay App — so your food is ready the moment you arrive to dine-in or take-out.
Breathe new energy into your workday

FIT5555 is the place to power-up your day with a quick workout, a personal training session or a group class. Every program centers on our tenants and their well-being. Enjoy resort-style locker rooms and private spa feel. Open all day for your convenience.
Signature Restaurant

Sure to be a building and neighborhood favorite

5555 San Felipe will have a new signature restaurant located on the east lawn. Great dining and engaging events will be programmed into the design of this addition. Destined to be the go-to spot for client lunches and dinners, celebrating a successful transaction or meeting colleagues for social hour.
Premier Location

Houston's best neighborhoods, hotels, restaurants and shopping destinations are only minutes away
Area Amenities

The Uptown/Galleria submarket is Houston’s original and most successful live/work/play environment with an unmatched quality and density of restaurants, retail and hotels.

MORE THAN
85 Restaurants
38 Hotels
30 Bars
25 Banks
4 Parks
4 Grocery Stores
Premier Area

Talent in every direction — 5555 San Felipe is surrounded by Houston’s best neighborhoods.
Building Access

A variety of access routes make it easy to get in and out of the building all day

- Easy access from San Felipe, Yorktown and St. James
- Both east and west options exiting from either side to San Felipe
- Central connecting drive with access from both sides to visitor and tenant parking
- Uber geolocation directing drivers to designated Pickup/ Dropoff point in the covered driveway
Freeway Access

Major freeways connect 5555 San Felipe to every important destination around Houston

Multiple access routes to Loop 610, I-10 and 59/I-69
Building Facts

A 41-story, Class A+ icon, 5555 San Felipe is being transformed into Houston’s ultimate vertical campus, providing a truly innovative approach to the workplace for today’s tenants.

LOCATION
5555 San Felipe Street, Houston, Harris County, Texas 77056. Located on the south side of San Felipe Street between St. James Place to the west and Yorktown Street to the east.

AREA
Located along the western periphery of Uptown, providing convenient access to world-class amenities with relief from the traffic congestion of Post Oak and Westheimer.

WITHIN MINUTES OF:
- More than 8,000 hotel rooms
- More than 100 restaurants
- Hundreds of retail shops, including the Galleria Mall, Houston’s number one shopping and tourist attraction
- Houston’s most exclusive and affluent residential communities, including Tanglewood, Briargrove, Uptown Houston and Memorial/Piney Point

PARKING
Attached garage, containing 10 levels above ground and three below, is connected to the office tower via a glass enclosed, climate controlled concourse on level two. The new freestanding restaurant will have valet parking.

FLOOR PLATES
Large, efficient floors average 27,000 rentable square feet. Parallelogram shape significantly increases the number of corner office capabilities.

AMENITIES
- Iconic, landmark Class A+ office tower design and location
- Unimpeded, spectacular views in all directions
- Dramatic two-story lobby with abundant natural light
- Full service corporate style cafeteria and dining room
- Starbucks coffee bar, sundry shop, shoe shine and credit union with ATM’s on lower level
- Tenant conference center meeting rooms provide overhead projectors, screens and teleconferencing capabilities with Wi-Fi access
- FIT555, the building’s full service fitness center, is located on the third floor and accessible to all tenants
- Freestanding, full service restaurant with bar, activity lawn and valet parking
- New arrival courtyard at restaurant/building entry
- Highly secure 24/7 manned security
- Dry cleaning pickup/delivery
- Professional on-site management
- Parking garage with direct access to lobby

SUSTAINABILITY/AWARDS
LEED®-EB Gold Certified, Energy Star rated, BOMA International and Regional TOBY (The Office Building of the Year) award winner, BOMA 360 Performance Building.

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Owner & Manager

M-M Properties — Legacy buildings with on-site ownership and management

As an owner and operator, M-M Properties employs design thinking on every project we own to align the amenities, programming, aesthetic and services we provide to make our tenants happier, healthier and more productive. Utilizing the latest in science, hospitality and design, we create high-touch environments for our tenants to have more engaged, creative and happier employees. We simply call it “concierge management,” and it is the hallmark of our five million square foot portfolio. Come engage and experience the difference at an M-M Property. mmprop.com