

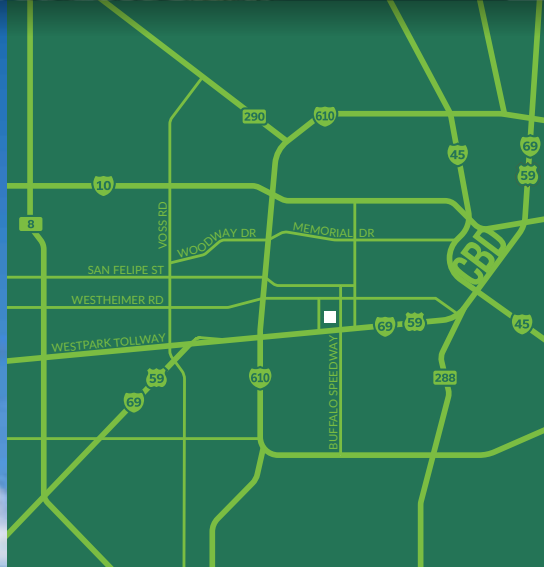
ONE

GREENWAY PLAZA

A NEW WAY TO OFFICE



VIBRANT LUSH
AMENITY-RICH SUSTAINABLE
DINING
BUSINESS HUB CONVENIENT
SPACIOUS DYNAMIC
GREENWAY



Located in Greenway Plaza between the central business district and The Galleria, One Greenway Plaza is an 11-story tower offering excellent value in a one-of-a-kind campus. The building contains 210,038 square feet of office space with flexible floor plates. One Greenway Plaza not only enjoys all of the amenities of the Greenway Plaza campus but is also surrounded by a wide selection of retail, dining, hotel and recreation opportunities all within five minutes of the building.



BUILDING PROFILE

| | |
|-----------------------|---|
| CAMPUS SIZE | 4.9 M RSF |
| BUILDING SIZE | 210,038 |
| MINIMUM LEASE TERM | 3 Years |
| QUOTED RATE | \$17.50 |
| ANNUAL ESCALATIONS | 2.5% |
| 2018 OpEx (Estimated) | \$13.24 |
| ADD ON FACTOR | Single: 8.88% - Multi: 16.87% |
| PARKING RATIO | 3/1000 |
| PARKING | Unreserved: \$58.25 Reserved: \$110.25 |

AMENITIES

- ATM
- Card-Key Access
- Casual Dining
- Catering
- Collaborative Center
- Commercial Printing & Graphics Services
- Conferencing
- Dry Cleaner
- Fitness Centers with Locker Rooms
- Food Trucks
- GasMob
- Greenspace
- LEED-Gold Certified
- Lifetime Fitness
- On-site full-service automotive support
- On-site Management
- Outdoor Seating
- Putting Green
- Retail Banking
- Security Personnel
- Shoe Shine
- The HUB - Food Hall and Gathering Space
- Upscale Dining at Tony's
- Zagster Bike Share Program
- Zipcars

