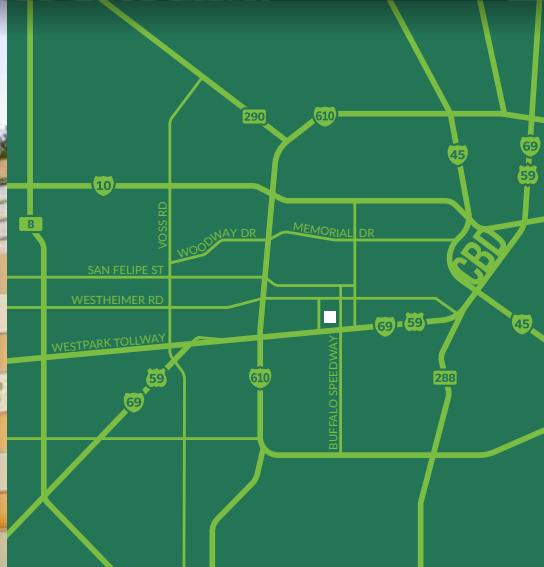


A NEW WAY TO OFFICE



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



Located in Greenway Plaza between the central business district and The Galleria, 3800 Buffalo Speedway is a 5-story tower offering excellent value in a one-of-a-kind campus. The building contains 155,801 square feet of office space with flexible floor plates. 3800 Buffalo Speedway 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	155,801
MINIMUM LEASE TERM	3 Years
QUOTED RATE	\$17.50
ANNUAL ESCALATIONS	2.5%
2018 OpEx (Estimated)	\$12.41
ADD ON FACTOR	Single: 12.51% - Multit: 17.29%
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

