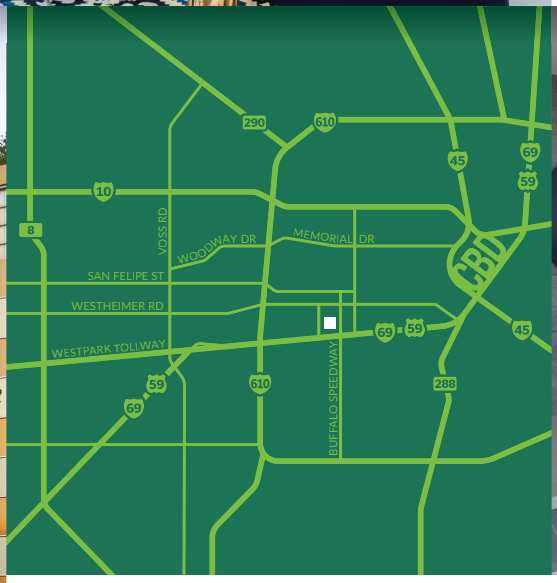
3800
BUFFALO SPEEDWAY
AT GREENWAY PLAZA

A NEW WAY TO OFFICE

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



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. 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.

PKY
832.308.6055 | pky.com

3800
BUFFALO SPEEDWAY
AT GREENWAY PLAZA

3800 Buffalo Speedway, Houston, TX 77046

BUILDING PROFILE

CAMPUS SIZE	4.9 M RSF
BUILDING SIZE	155,801
MINIMUM LEASE TERM	3 Years
QUOTED RATE	$15.00 - $19.00 RSF/NNN
ANNUAL ESCALATIONS	$0.50
2020 OpEx (Estimated)	$13.96
AVG. ADD ON FACTOR	Single: 12% - Multi: 17%
PARKING RATIO	3/1000
PARKING	Unreserved: $58.25 Reserved: $110.25

AMENITIES

ATM

Casual Dining

Catering

Commercial Printing & Graphics Services

Conferencing

Dry Cleaner

Fitness Centers with Locker Rooms

Food Trucks

Greenspace

Hair Salon

LEED-Gold Certified

Lifetime Fitness

Needlepoint Bipolar Ionization

On-Site Full-Service Automotive Support

On-Site Management

Outdoor Seating & Meeting Areas

Primrose Childcare

Security Personnel

The HUB - Food Hall and Gathering Space

Upscale Dining at Tony's

Touchless Entry

UVC Sanitizers in High Traffic Areas

Wire Scored