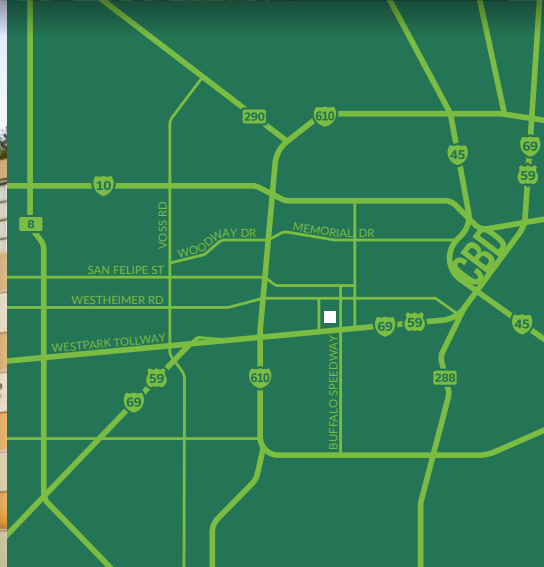


3800
BUFFALO SPEEDWAY
AT GREENWAY PLAZA

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, 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.



BUILDING PROFILE

BUILDING WEBSITE AND HUB VIDEO	Click Here or Scan QR Code to Visit Building's Website
CAMPUS SIZE	4.9 M RSF
BUILDING SIZE	155,801
MINIMUM LEASE TERM	3 Years
QUOTED RATE	\$16.00 RSF/NNN
ANNUAL ESCALATIONS	\$0.50
2022 OpEx (Estimated)	\$14.01
AVG. ADD ON FACTOR	Single: 12% - Multi: 17%
PARKING RATIO	3/1000
PARKING	Unreserved: \$58.25 Reserved: \$110.25

AMENITIES

- Bike Rooms
- Campus Programming
- Casual Dining/Bar-Fusion Eats
- Catering
- Coffee Bar
- Commercial Printing & Graphics
- Coworking Concepts
- Dry Cleaner
- Event Spaces
- Food Trucks
- Florist
- Full-Service Automotive Support
- Grab and Go Stations
- Greenspace
- Hair Salon

- The Hub - Food Hall
- LEED-Gold Certified
- Lifetime Fitness
- On-Site Management
- Outdoor Meeting and Dining
- Post Office
- Primrose Childcare
- Pulse Fitness
- Retail Banking + ATM
- Security Personnel
- Secure Package Delivery
- Shoeshine
- Smoothie and Juice Bar
- Upscale Dining at Tony's
- WiredScore

