

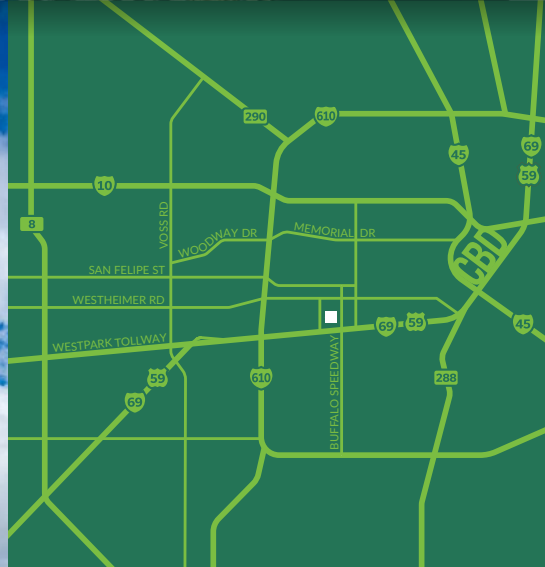
THREE

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, Three Greenway Plaza is a 21-story Class-A tower in an unmatched amenity-rich campus. The building contains 518,578 square feet of office space. Three 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.

THREE

GREENWAY PLAZA

Three Greenway Plaza, Houston, TX 77046



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	518,578
MINIMUM LEASE TERM	5 Years
QUOTED RATE	\$23.00 RSF/NNN \$26.00 RSF/NNN (Suite 1360)
ANNUAL ESCALATIONS	2.5%
2022 OpEx (Estimated)	\$14.88
AVG. ADD ON FACTOR	Single: 14% - Multi: 20%
PARKING RATIO	3/1000
PARKING	Unreserved: \$70.35 Reserved: \$93.50 - \$132.50 Surface: \$47.25



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

