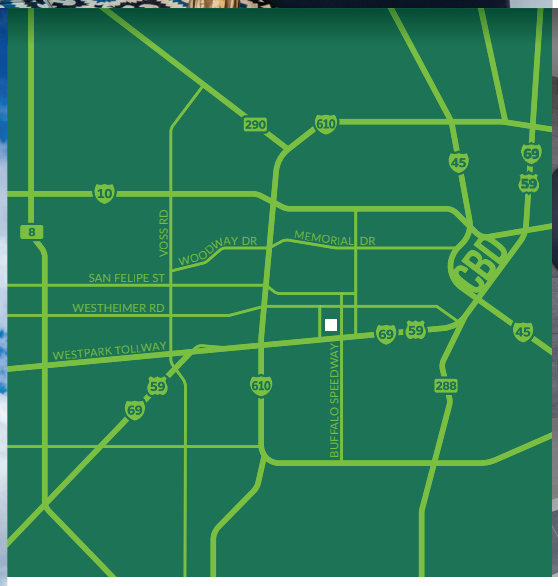
THREE
GREENWAY PLAZA

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.

PARKWAY

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THREE
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Three Greenway Plaza, Houston, TX 77046

BUILDING PROFILE

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 Dinning
- 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