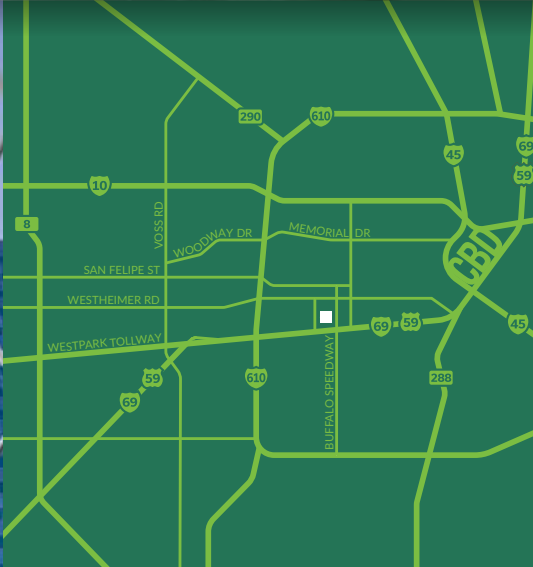


A NEW WAY TO OFFICE



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



Located in Greenway Plaza between the central business district and The Galleria, Phoenix Tower is a 34-story Class-A tower clad in bands of silver and blue-green reflective glass. The building contains 629,054 square feet of office space with flexible floor plates ranging from 1,000 to 77,000 square feet. Phoenix Tower 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.

PHOENIX TOWER

AT GREENWAY PLAZA

3200 Southwest Freeway, Houston, TX 77046

BUILDING PROFILE

CAMPUS SIZE	4.9 M RSF
BUILDING SIZE	629,054
MINIMUM LEASE TERM	Negotiable
QUOTED RATE	Floors 9-20: \$20.00 Floors 21-34: \$22.00
ANNUAL ESCALATIONS	2.5%
2018 OpEx (Estimated)	\$14.85
ADD ON FACTOR	Single: 12.20% - Multi: 19.66%
PARKING RATIO	3.5/1000
PARKING	Unreserved: \$45.00 Reserved: \$75.00

AMENITIES

- ATM
- Card-Key Access
- Casual Dining
- Catering
- Collaborative Center
- Commercial Printing & Graphics Services
- Conferencing
- Dry Cleaner
- Fitness Centers with Locker Rooms
- Food Trucks
- Greenspace
- Lawn Games
- LEED-Gold Certified
- Lifetime Fitness
- On-site full-service automotive support
- On-site Management
- Outdoor Seating
- Retail Banking
- Security Personnel
- Shoe Shine
- The HUB - Food Hall and Gathering Space
- Upscale Dining at Tony's
- Zagster Bike Share Program
- Zipcars

