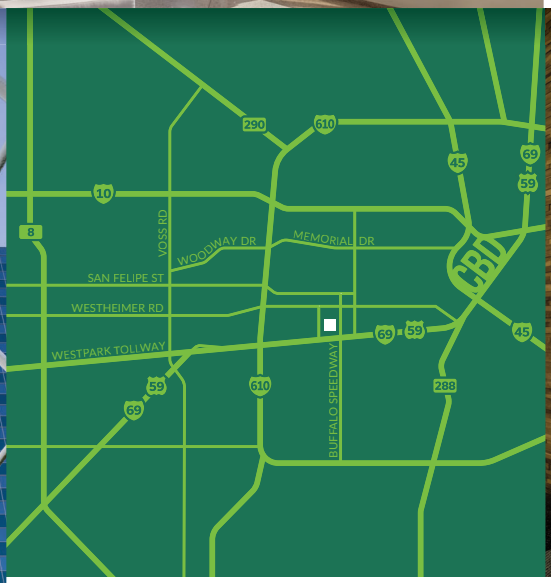
PHOENIX
TOWER
AT GREENWAY PLAZA

# 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, 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. 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.

PKY

832.308.6055 | pky.com

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 | $20.00 - $25.00 RSF/NNN |
| ANNUAL ESCALATIONS | 2.5% |
| 2020 OpEx (Estimated) | $13.81 |
| AVG. ADD ON FACTOR | Single: 12% - Multi: 19% |
| PARKING RATIO | 3.5/1000 |
| PARKING RATE | Unreserved: $45.00<br>Reserved: $75.00 |
| TELECOM PROVIDERS | AT&T/CBeyond/Cogent/Comcast/Logix/ Phoneline/Phonoscope/twTelcom |

## AMENITIES

ATM

Casual Dining

Catering

Commercial Printing & Graphics Services

Conferencing

Dry Cleaner

Fitness Centers with Locker Rooms

Food Trucks

Greenspace

Hair Salon

Lawn Games

LEED-Gold Certified

Lifetime Fitness

Needlepoint Bipolar Ionization

On-Site Full-Service Automotive Support

On-Site Management

Outdoor Seating & Meeting Areas

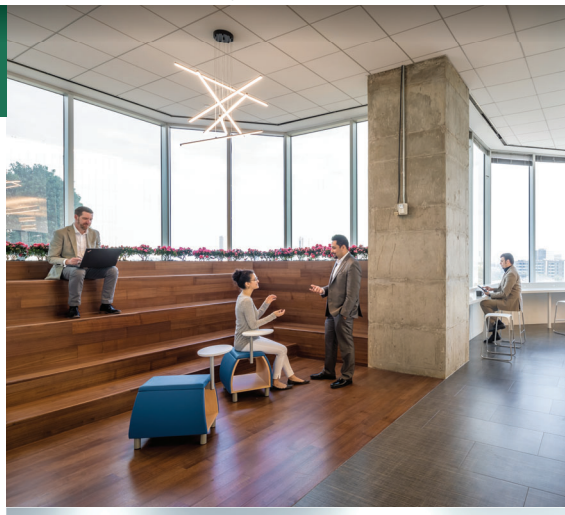
Primrose Childcare

Security Personnel

The HUB - Food Hall and Gathering Space

Upscale Dining at Tony's

Touchless Entry

UVC Sanitizers in High Traffic Areas

Wire Scored