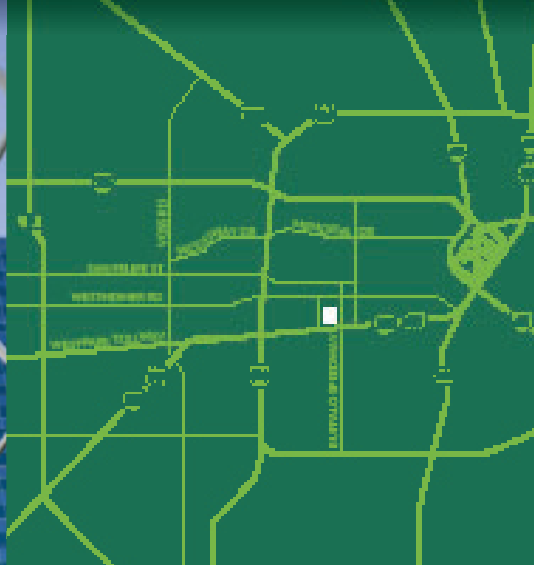


A NEW WAY TO OFFICE



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.

PHOENIX TOWER

AT GREENWAY PLAZA

3200 Southwest Freeway, 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	629,054
MINIMUM LEASE TERM	Negotiable
QUOTED RATE	\$22.00 RSF/NNN (Floors 1-20) \$24.00 RSF/NNN (Floors 21-34)
ANNUAL ESCALATIONS	2.5%
2022 OpEx (Estimated)	\$14.58
AVG. ADD ON FACTOR	Single: 12% - Multi: 19%
PARKING RATIO	3.5/1000
PARKING RATE	Unreserved: \$45.00 Reserved: \$75.00
TELECOM PROVIDERS	AT&T/CBeyond/Cogent/Comcast/Logix/ Phoneline/Phonoscope/twTelcom

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

