

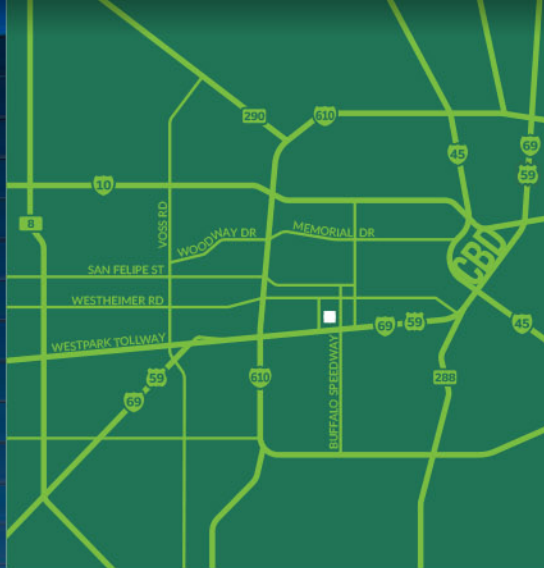
# EIGHT

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, Eight Greenway Plaza is a 15-story Class-A tower in an unmatched amenity-rich campus. The building contains 255,305 square feet of office space with flexible floor plates. Eight 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.



## BUILDING PROFILE

|                        |                                                                                       |
|------------------------|---------------------------------------------------------------------------------------|
| CAMPUS SIZE            | 4.9 M RSF                                                                             |
| BUILDING SIZE          | 255,305                                                                               |
| MINIMUM LEASE TERM     | 3 Years                                                                               |
| QUOTED RATE            | \$17.50                                                                               |
| ANNUAL ESCALATIONS     | \$0.50                                                                                |
| 2017 OpEx (Estimated)  | \$15.46                                                                               |
| CONSTRUCTION ALLOWANCE | \$25.00 per RSF <small>Conditional based on suite, term and credit of tenant.</small> |
| PARKING RATIO          | 3/1000                                                                                |
| \$PARKING UNRESERVED   | \$60.00                                                                               |
| \$PARKING RESERVED     | \$105                                                                                 |

## AMENITIES

- ATM
- Card-Key Access
- Casual Dining
- Catering
- Collaborative Center
- Commercial Printing & Graphics Services
- Conferencing
- Dry Cleaner
- Fitness Centers with Showers
- Food Trucks
- Greenspace
- LEED-Gold Certified
- On-site full-service automotive support
- On-site Management
- Outdoor Seating
- Putting Green
- Retail Banking
- Security Personnel
- Shoe Shine
- The Houston City Club
- Upscale Dining at Tony's
- Zipcars

