

**GREENWAY PLAZA**

HOUSTON, TEXAS

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ELEVATING TODAY'S WORKPLACE LIFESTYLE



# THE VISION OF A NEW TENANT EXPERIENCE

Ideally positioned between Downtown and Uptown Houston, Greenway Plaza offers the city's premier business destination with a highly-amenitized, 52-acre campus located off I-69.

Greenway Plaza represents the vision of premier, mixed-use destination, merging a pedestrian-oriented environment with activated plazas, green and indoor gathering spaces, elevated food and beverage providers and a myriad of services from coworking and conferencing to fitness and beauty.

## PROPERTY HIGHLIGHTS

52-acre master planned campus

4.2 million SF of office space

Minutes from Downtown Houston, Galleria and Uptown

Wide variety of on-site restaurants from grab-n-go to fine dining

90,000 SF fully-amenitized Life Time fitness center

Primrose School on-site childcare

Flexible solutions including traditional, build-to-suit, & co-working spaces

Industry-leading sustainability and energy-efficient technology

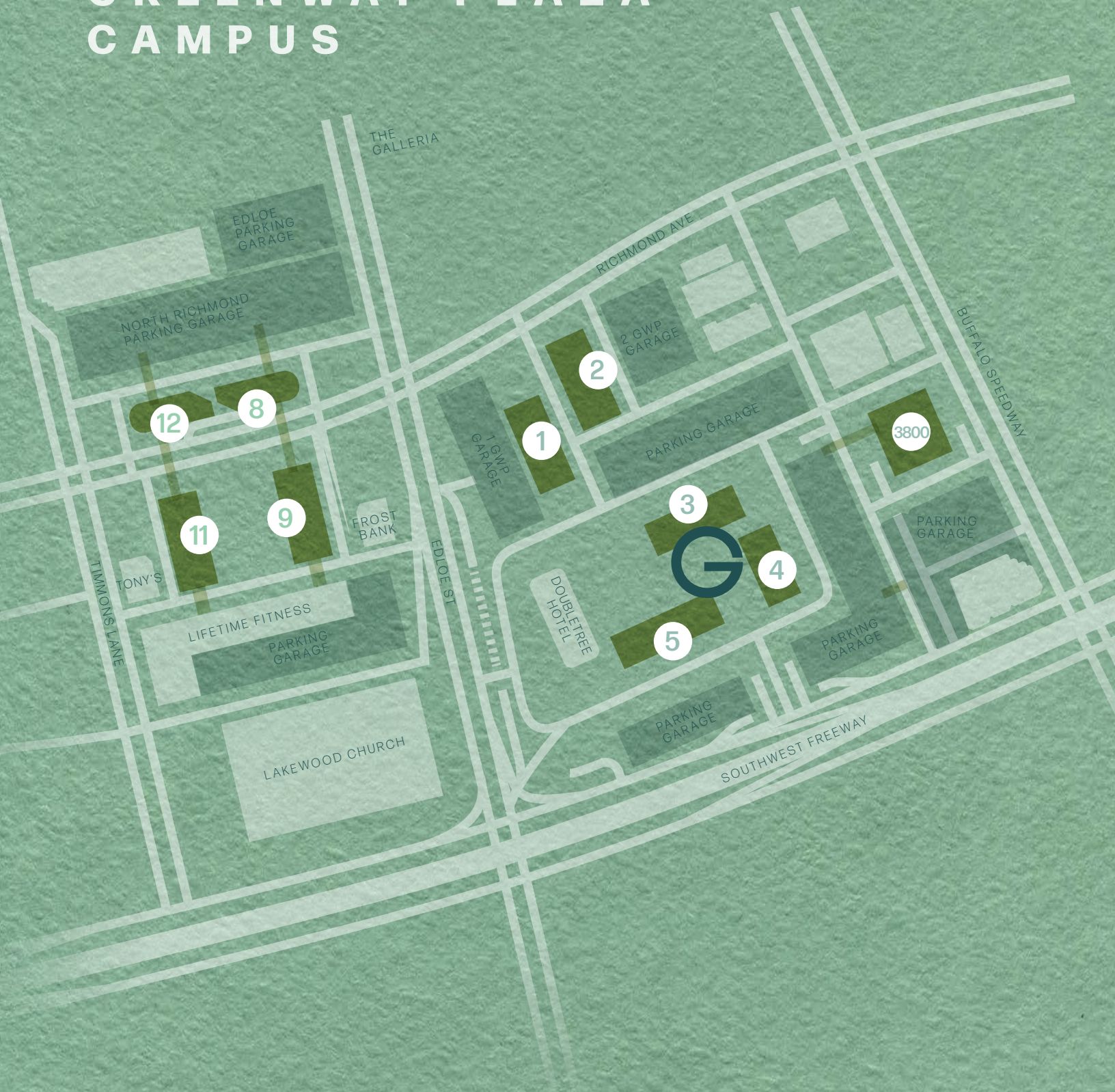


WiredScore





# GREENWAY PLAZA CAMPUS





**1** 1 GREENWAY PLAZA  
- Size: 210,015  
- Floors: 11  
- Typical Floor: 19,094 SF

**8** 8 GREENWAY PLAZA  
- Building Size: 278,798 SF  
- Floors 15  
- Typical Floor: 17,020 SF

**2** 2 GREENWAY PLAZA  
- Building Size: 209,914 SF  
- Floors: 11  
- Typical Floor: 19,581 SF

**9** 9 GREENWAY PLAZA  
- Building Size 746,824 SF  
- Floors: 31  
- Typical Floor: 24,195 SF

**3** 3 GREENWAY PLAZA  
- Building Size 518,578 SF  
- Number of Floors 21  
- Typical Floor: 24,694 SF

**11** 11 GREENWAY PLAZA  
- Building Size 745,956 SF  
- Floors: 31  
- Typical Floor: 23,311 SF

**4** 4 GREENWAY PLAZA  
- Building Size 242,000 SF  
- Number of Floors 11

**12** 12 GREENWAY PLAZA  
- Building Size: 254,920 SF  
- Floors 15  
- Typical Floor: 16,955SF

**5** 5 GREENWAY PLAZA  
- Building Size: 912,011 SF  
- Floors: 31  
- Typical Floor: 26,777 SF

**3800** 3800 BUFFALO SPEEDWAY  
- Building Size: 155,801 SF  
- Floors: 5  
- Typical Floor: 31,160 SF

# COUNTLESS AMENITIES, ONE LOCATION

Collectively, all 11 buildings that make up the Greenway campus offer a wealth of amenities tailored to meet the needs of today's tenants. From morning coffee to after-hours workouts and everything in between Greenway Plaza is designed to empower an activated workday and enhance productivity.

## ON-SITE AMENITIES

- Bike Rooms
- Campus Programming
- Casual Dining/Bar-Fusion Eats
- Catering
- Coffee Bar
- Commercial Printing & Graphics
- Coworking Concepts
- Dry Cleaning
- Event Spaces
- Food Trucks

- Florist
- Grab and Go Stations
- Greenspace
- Hair Salon
- The Hub - Food Hall
- Life Time Fitness
- On-Site Management
- Outdoor Meeting & Dining
- Post Office
- Primrose Childcare

- Pulse Fitness
- Retail Banking + ATM
- Security Personnel
- Secure Package Delivery
- Shoeshine
- Smoothie & Juice Bar
- Upscale Dining at Tony's

## AMENITY HIGHLIGHTS

**Life Time Fitness:** A 90,000 SF athletic resort with an expansive rooftop pool deck, basketball courts and boutique fitness classes.

**Fusion Eats:** Food that tastes like it should be a splurge but is actually a healthy alternative

**Tony's:** Nationally celebrating 57 years at one of Houston's most renowned restaurants

**Primrose Schools:** A national system of accredited private preschools that provides premier early education and childcare.



Fusion Eats



Life Time Fitness



Tony's



Primrose Schools

# WHERE LIFESTYLE MEETS LOCATION

Work hard, play hard... and do it all as efficiently as possible. From the second you step foot on the Greenway Plaza campus, everything you need to stay productive on and off the clock is easily within reach.



# 8<sup>AM</sup>

Drop the little one off at the Primrose School for the day and grab your morning cup of coffee in one convenient location, after enjoying an uninterrupted ride into the office.



# 12<sup>PM</sup>

Pop over to Fusion Eats for a fresh and healthy Pan Asian lunch with coworkers and enjoy a break on the outdoor grand plaza.



# 3<sup>PM</sup>

.Break up the routine of the workday by stepping outside for some fresh air to take a couple afternoon calls under the sun.



# 5<sup>PM</sup>

Clock out for the day and pop over to Life Time to get moving and break a sweat with an invigorating group fitness class.



# 6<sup>PM</sup>

Pick up your child at Primrose and head out to meet the family for dinner at any number of delicious Greenway restaurants.



# A LOCATION FOR BUSINESS

With great proximity to Houston's most affluent and highly educated neighborhoods like River Oaks, West University, and Rice Village, Greenway is home to a myriad of major companies looking to capitalize on the area's premier talent pool. Wherever business takes you, Greenway Plaza's location along I-69 delivers quick access to destinations all over the Houston region.



ACCESS MAP



50  
MIN.

GEORGE BUSH  
INTERCONTINENTAL  
AIRPORT

ATASCOCITA

HUMBLE



20  
MIN.

HOUSTON

45  
MIN.

30  
MIN.

ENERGY  
CORRIDOR

MEMORIAL

I-10

3  
MIN.

3  
MIN.

20  
MIN.

JACINTO

12  
MIN.

RIVER OAKS

DOWNTOWN

15  
MIN.

GALENA PARK



GALLERIA

MIDTOWN

8  
MIN.

BELLAIRE

RICE VILLAGE

6  
MIN.

PASADENA

10  
MIN.

WEST  
UNIVERSITY

MEDICAL  
CENTER

15  
MIN.

5  
MIN.

WILLIAM P HOBBY  
AIRPORT

40  
MIN.

MISSOURI CITY

SUGARLAND

# HOUSTON'S ULTIMATE WORK-PLAY DESTINATION

Located squarely between Downtown and Uptown Houston, Greenway Plaza is surrounded by a vibrant array of high-end restaurants, retail, entertainment, and green spaces, to create the enticing work-play setting that has attracted businesses and residents in droves.

## RESTAURANTS

- 1 MAD
- 2 Hopdoddy
- 3 Toulouse
- 4 Bari Ristorante
- 5 Steak 48
- 6 Loch Bar
- 7 Le Colonial
- 8 Eloise Nichols
- 9 TEN Sushi
- 10 Le Peep
- 11 RH Restaurant
- 12 RA Sushi
- 13 Escalante's Tex Mex
- 14 Gauchos do Sul
- 15 Davanti Ristorante
- 16 Roka Akor
- 17 Tiny Boxwoods
- 18 Bombetta
- 19 Ragin Cajun
- 20 Pizzeria Solario
- 21 Buffalo Wild Wings
- 22 Oishi
- 23 Sushi Wabi
- 24 Collina's
- 25 Urban Social
- 26 Mia Bella Trattoria
- 27 Aburi Sushi
- 28 Tony's
- 29 Buffalo Grille
- 30 Cleburne Cafeteria
- 31 Thai Bistro
- 32 Chili's
- 33 Adair Kitchen
- 34 Los Tios
- 35 Eunice
- 36 Olive Garden
- 37 Guadalupe Grille
- 38 Qin Dynasty
- 39 Kiran's
- 40 Moneycat
- 41 Kata Robata
- 42 Goode Co Seafood

- 43 Hillstone
- 44 Goode Co Taqueria
- 45 Goode Co Armadillo
- 46 Goode Co BBQ
- 47 Eddie V's
- 48 Beck's Prime
- 49 First Watch
- 50 Fleming's
- 51 Grace's
- 52 Mia's Table
- 53 Carrabba's
- 54 Verandah
- 55 Pinstripes
- 56 Sonoma Wine Bar
- 57 Arnaldo Richard's
- 58 Lupe Tortilla
- 59 Pepper Twins
- 60 Giacomo's Cibo e Vino
- 61 Five Central
- 62 CRU Food & Wine Bar
- 63 Relish
- 64 Chuy's
- 65 Armando's
- 66 Lulu's Italian
- 67 Avalon Diner
- 68 Shanghai River
- 69 a'Bouzy
- 70 Doris Metropolitan

## RECREATION

- 1 IPIC Theatres
- 2 Equinox
- 3 Orangetheory
- 4 LA Fitness
- 5 Regal Cinemas
- 6 Life Time Fitness
- 7 Next Level Fitness
- 8 Greenway Fitness
- 9 CycleBar
- 10 AKT Fitness
- 11 The Preserve Fitness
- 12 SoulCycle

## SHOPPING

- 1 Target
- 2 River Oaks District
- 3 Warby Parker
- 4 Kiehl's
- 5 Highland Village
- 6 Apple Store
- 7 Crate & Barrel
- 8 Sephora
- 9 Lululemon
- 10 Pottery Barn
- 11 Central Market
- 12 Costco
- 13 WB Liquors & Wine
- 14 Petco
- 15 Randalls
- 16 Spec's Wine & Spirits
- 17 Kroger
- 18 HEB
- 19 Walgreens
- 20 Whole Foods Market
- 21 Academy Sports
- 22 CVS Pharmacy
- 23 Petsmart
- 24 Trader Joe's
- 25 The Shops at Arrive
- 26 SuitSupply
- 27 Tootsie's
- 28 Knot Standard

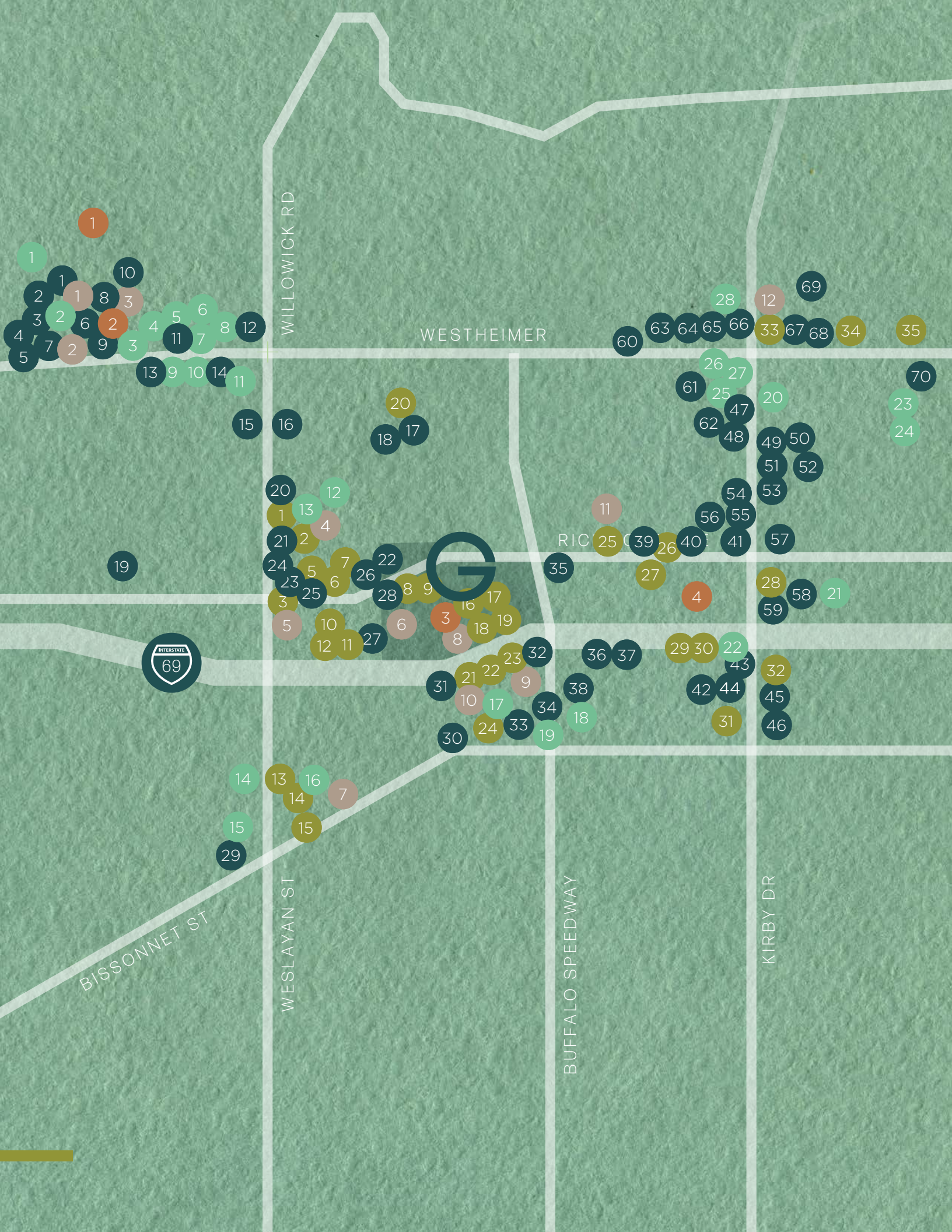
## HOTELS

- 1 St. Regis Houston
- 2 Locale at the Galleria
- 3 DoubleTree by Hilton
- 4 Crowne Plaza Galleria

## QUICK BITES

- 1 Pokeworks
- 2 Panda Express
- 3 Luce Coffee Roasters
- 4 Kolache Shoppe
- 5 Trendy Vegan
- 6 Chipotle
- 7 JuiceWell
- 8 Murphy's Deli
- 9 Fusion Eats
- 10 Potbelly
- 11 Nektar Juice Bar
- 12 Starbucks Coffee
- 13 Chicken Salad Chick
- 14 Leaf & Grain
- 15 Torchy's Tacos
- 16 Fegees BBQ
- 17 Greenway Coffee
- 18 LuLu's Mediterranean
- 19 Cilantro's
- 20 Milk & Cookies
- 21 My Fit Foods
- 22 Rustika Cafe
- 23 Jimmy John's
- 24 Craft Pita
- 25 BB's Tex Orleans
- 26 Slowpokes Coffee
- 27 Gaspachos
- 28 Taco Cabana
- 29 Chick-Fil-A
- 30 Corner Bakery
- 31 McDonald's
- 32 Wendy's
- 33 Local Foods
- 34 DUO Coffee & Pilates
- 35 Jason's Deli





WILLOWICK RD

WESTHEIMER

RIC

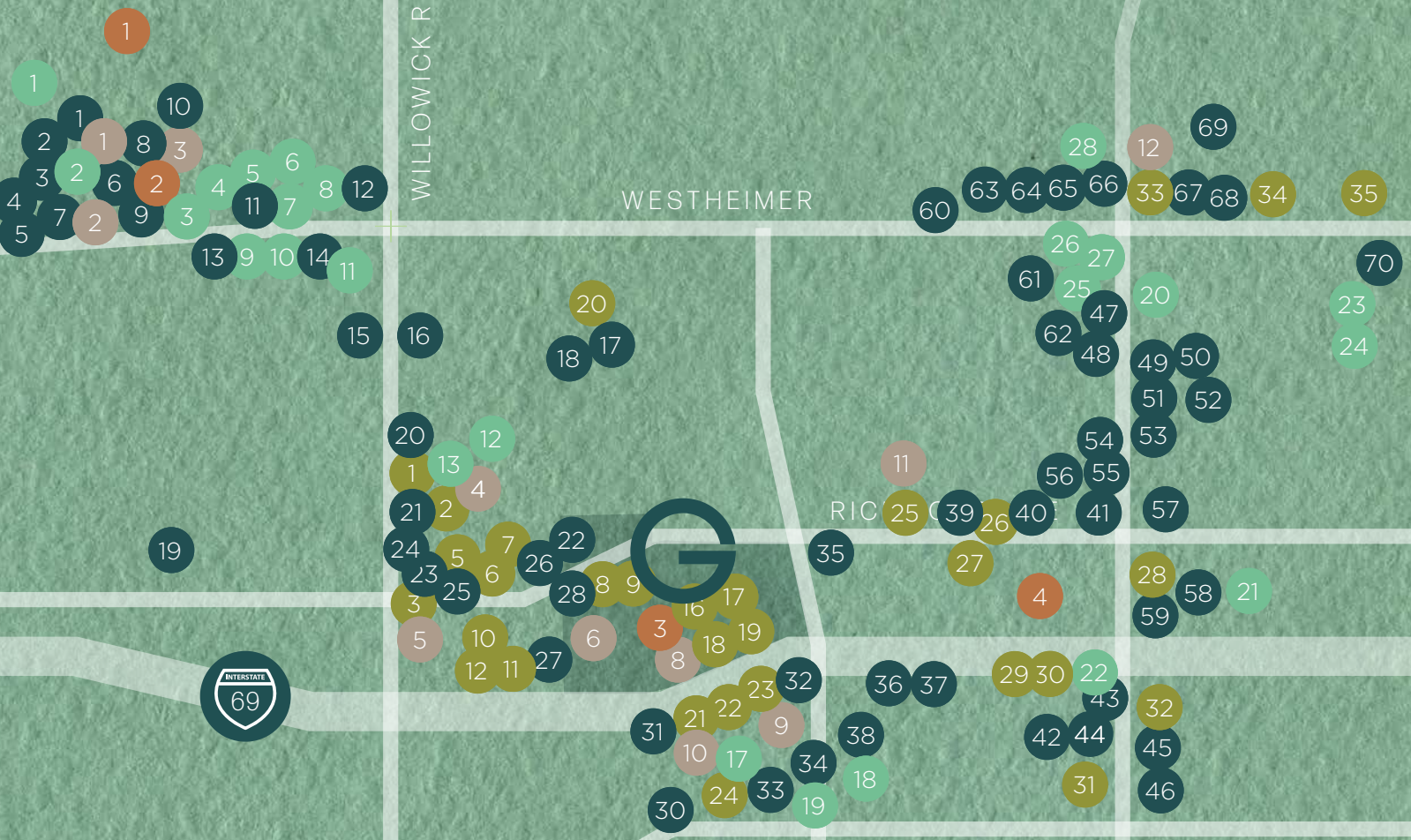


BISSONNET ST

WESLAYAN ST

BUFFALO SPEEDWAY

KIRBY DR



# REIMAGINING THE OFFICE ENVIRONMENT

Greenway Plaza's unique environment empowers tenants to be more productive with spaces and solutions tailored to fit their specific office needs. Whether your business is starting up, you need move-in ready space, or you need a forever home, Greenway Plaza's innovative campus and distinct workspaces are made to satisfy companies of all shapes and sizes.

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**Flexible and scalable solutions**

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**Tenant-specific build-to-suit offices**

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**Move-in-ready RightNow suites**

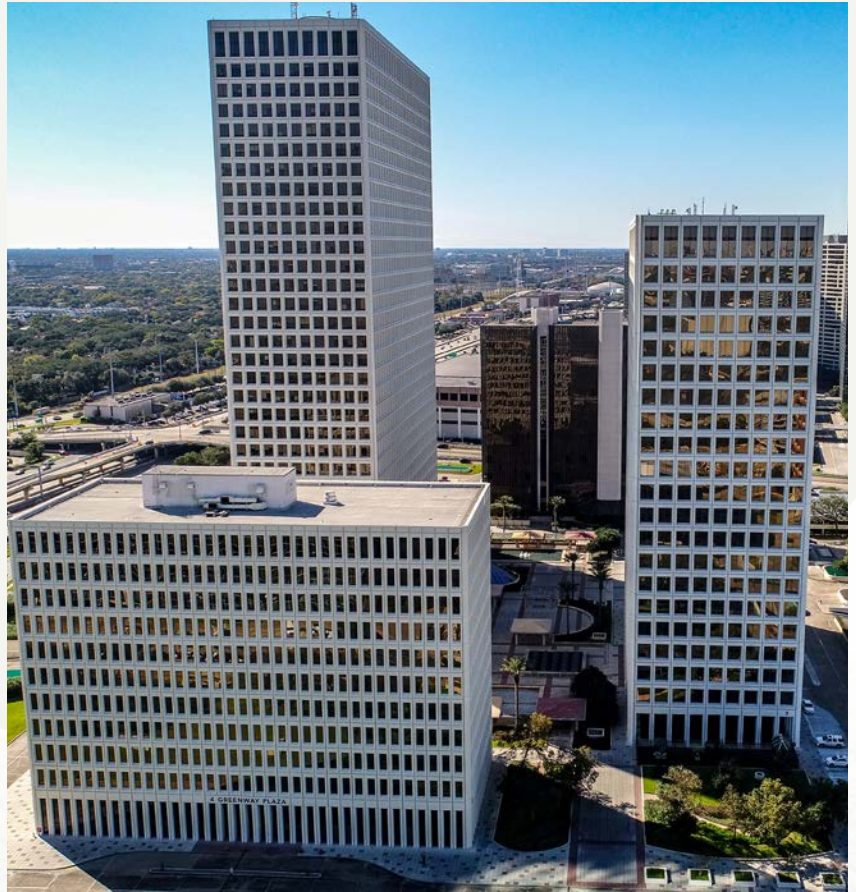
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**Communal workspaces from Regus**





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