

FOR SUBLEASE

PHOENIX TOWER

— 18,000 SF —

3200 Southwest Fwy

Level 17

Houston, TX 77027

RifleCRE



18,000 SF PLUG-AND-PLAY OFFICE SUBLEASE AT 3200 SOUTHWEST FWY

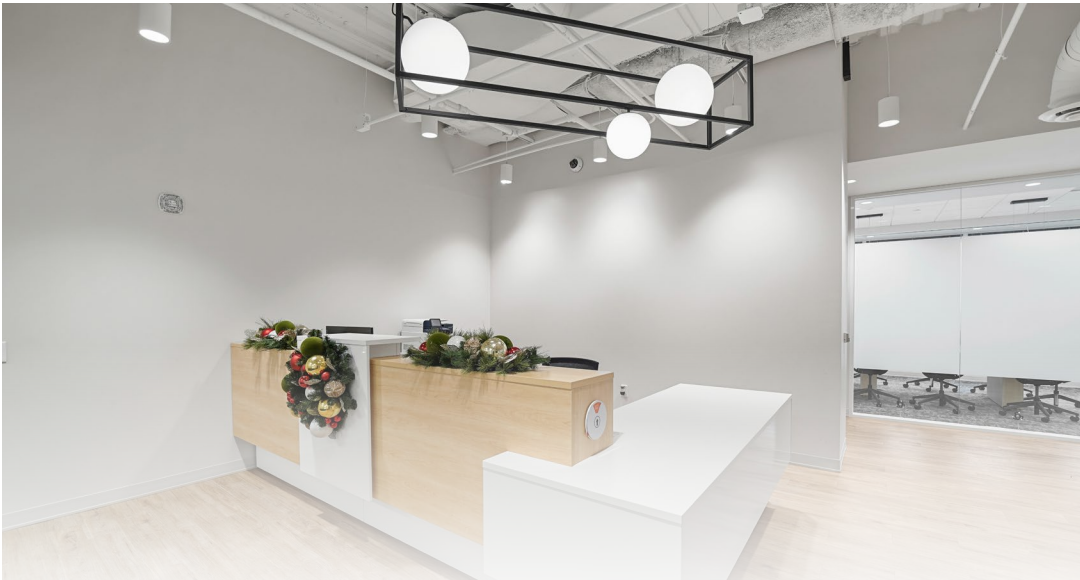
PROPERTY SUMMARY

LOCATION DESCRIPTION

Phoenix Tower is situated on Houston’s Buffalo Speedway and positioned at the entrance of Greenway Plaza. The Class-A tower serves as a key landmark for this mixed-use complex and provides access to Loop 610 and Interstate 45. Placed between Houston’s two largest airports, Hobby Airport is a 20-minute drive, and Bush Intercontinental Airport is a 30-minute drive.

SPACE DESCRIPTION

Fully built-out space on level 17 with high-tech modern amenities. Can accommodate a wide variety of tenant requirements. Furniture Available.



18,000SF PLUG-AND-PLAY IN HOUSTON’S HIGHLY ESTEEMED PHOENIX TOWER AT BELOW-MARKET RATES

SPACE HIGHLIGHTS

- » Efficient mix of 23 enclosed offices and 57 workstations
- » 3 conference rooms with seating from 8-14
- » Plug and play move-in ready
- » Recently build-out
- » Class A Finishes
- » Modern Work Space
- » Boardroom
- » 17th-floor views
- » Below market rental rate

BUILDING AMENITIES

- » Fitness Center
- » On-Site Cafes/Catering
- » Coffee Bar
- » Commercial Printing & Graphics
- » Covered Parking
- » Dry Cleaner
- » Event Space
- » Food Trucks
- » Florist
- » Full-Service Automotive Support
- » Hair Salon
- » On-Site Management

ECONOMICS

Rental Rate:	\$22.00 /SF/YR
Estimated OPEX (2023):	\$14.06 /SF/YR
Term:	Thru March 2027
Garage Parking:	\$75.00 Reserved \$45.00 Unreserved
Parking Ratio:	3.5/1000

HIGHLIGHTS

Efficient mix of
open and enclosed
offices and workstations



Plug-and-Play Space



Modern Finishes

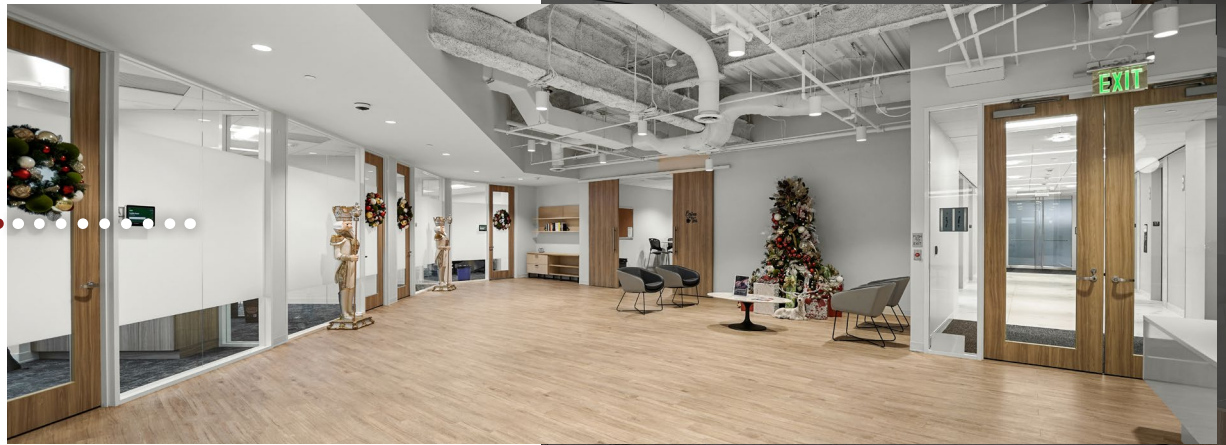


HIGHLIGHTS

Recently Built-out



Class A Finishes,
Modern Work Spaces



Collaborative Spaces
with Great Views



HIGHLIGHTS

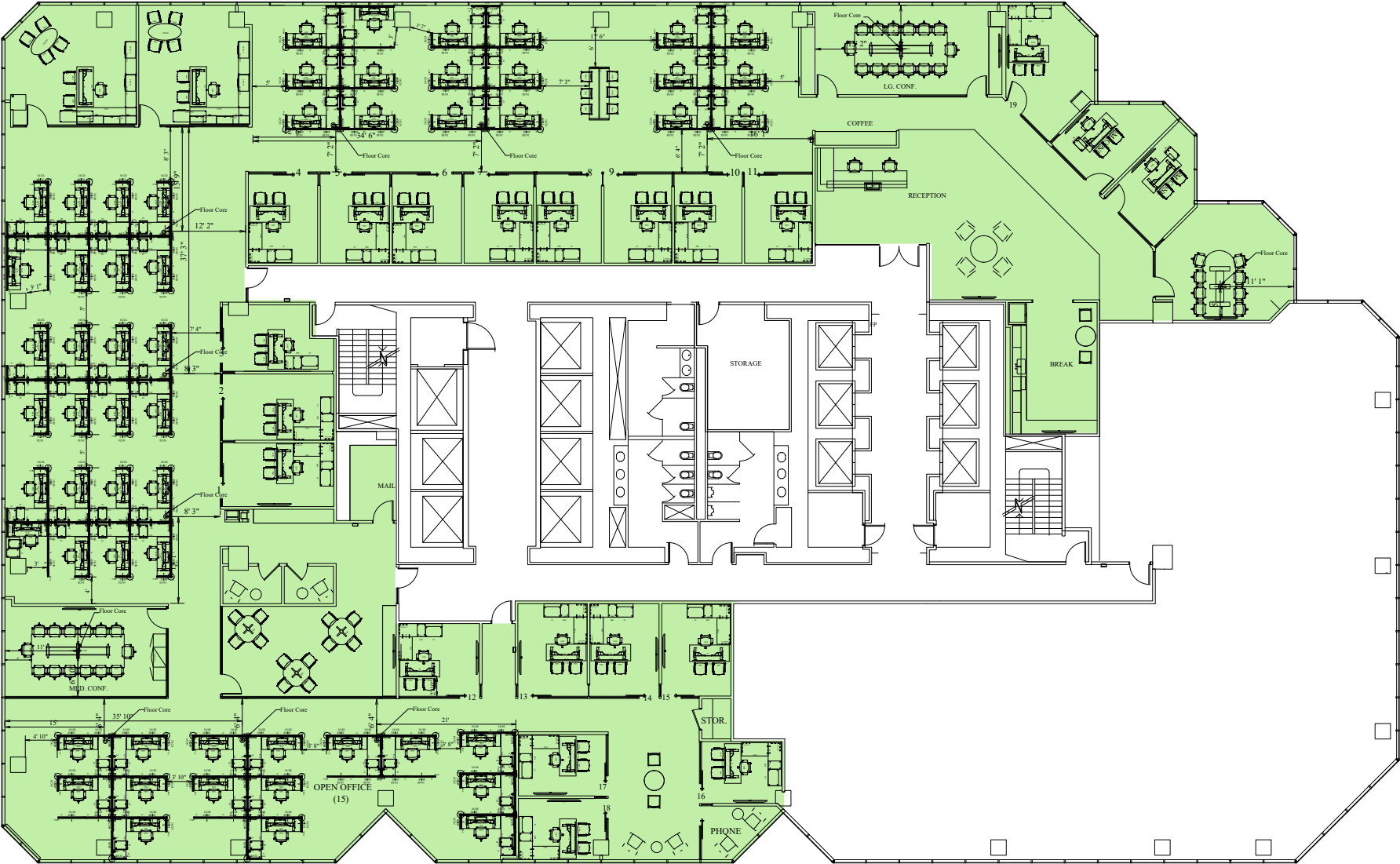
Executive Offices



Furniture Available



FLOOR PLAN



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



