

FOR SUBLEASE

PHOENIX TOWER

— 18,000 SF —

3200 Southwest Fwy

Level 17

Houston, TX 77027



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

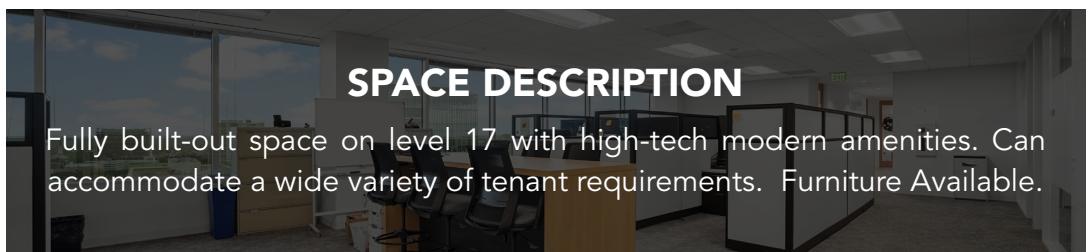
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PROPERTY SUMMARY



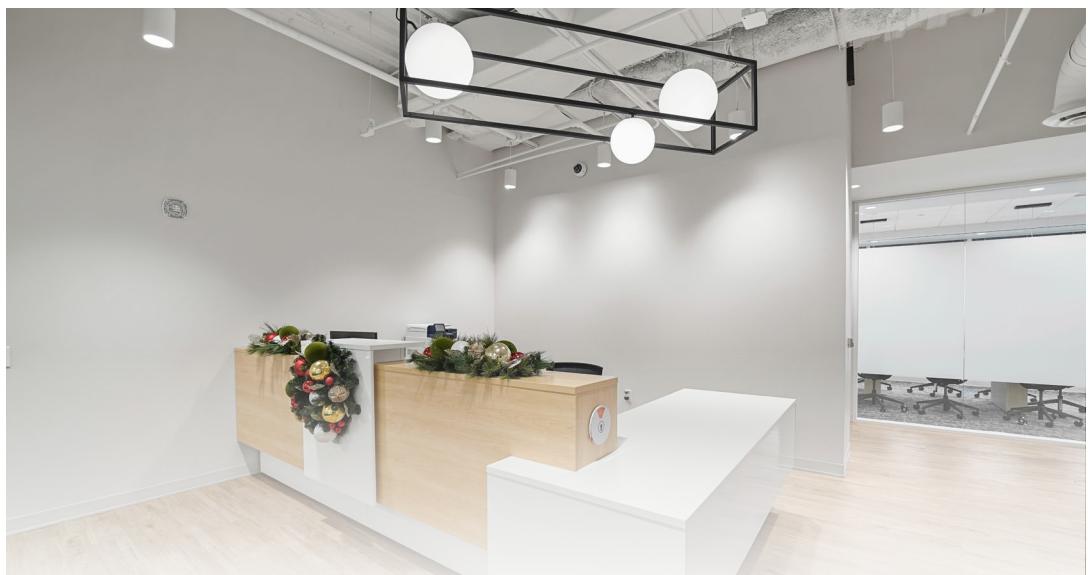
LOCATION DESCRIPTION

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



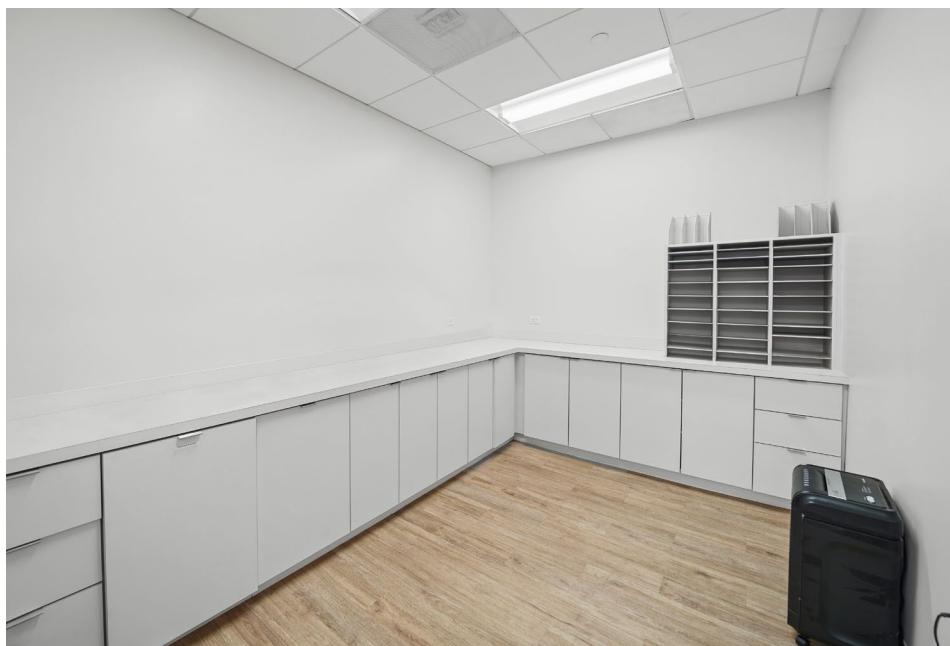
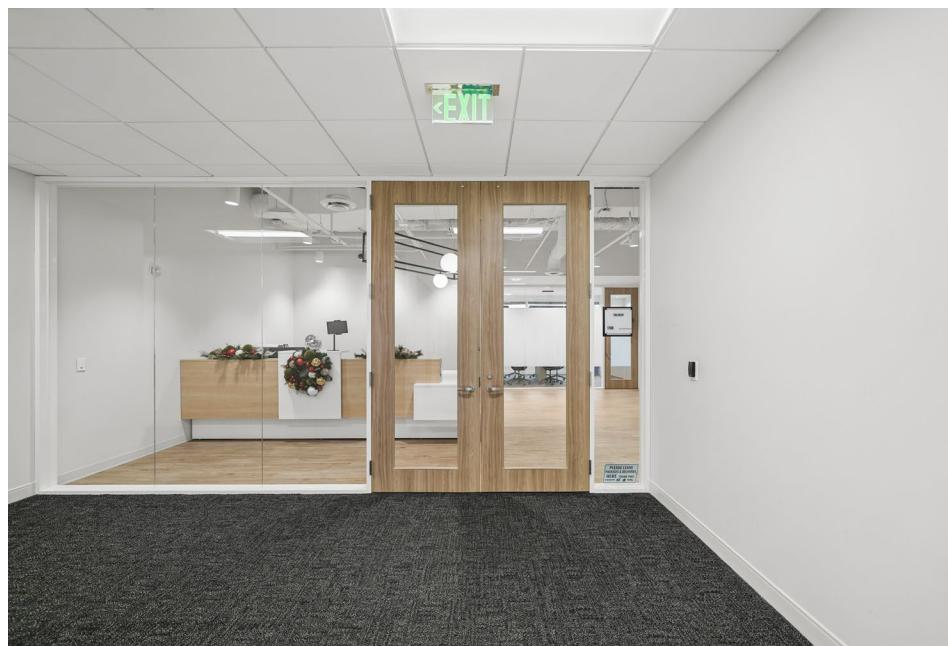
FLOOR PLAN



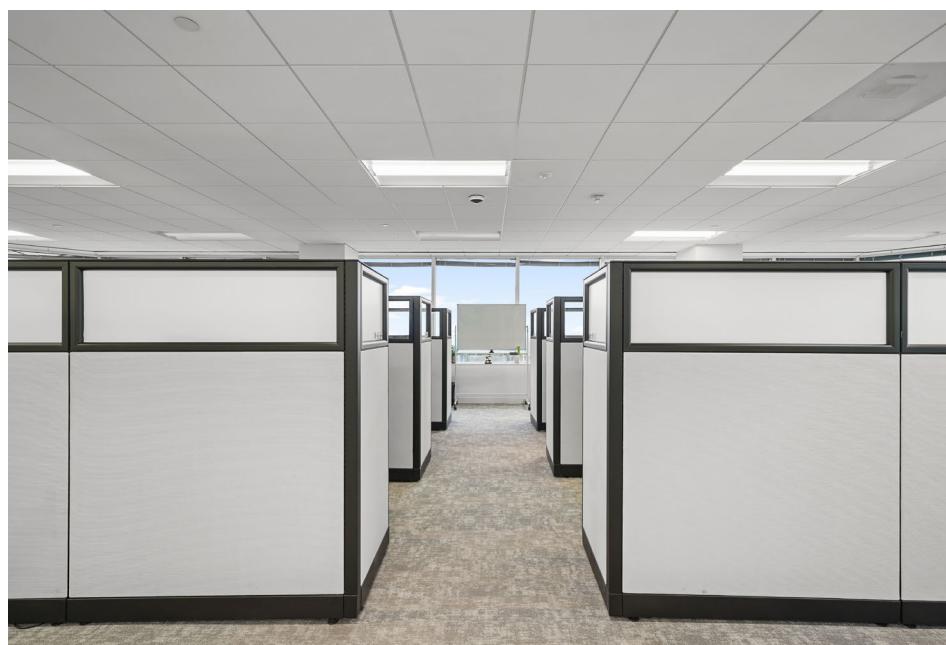
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/Associate	License No	Email	Phone
Sales Agent/Associate's Name	License No	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov