

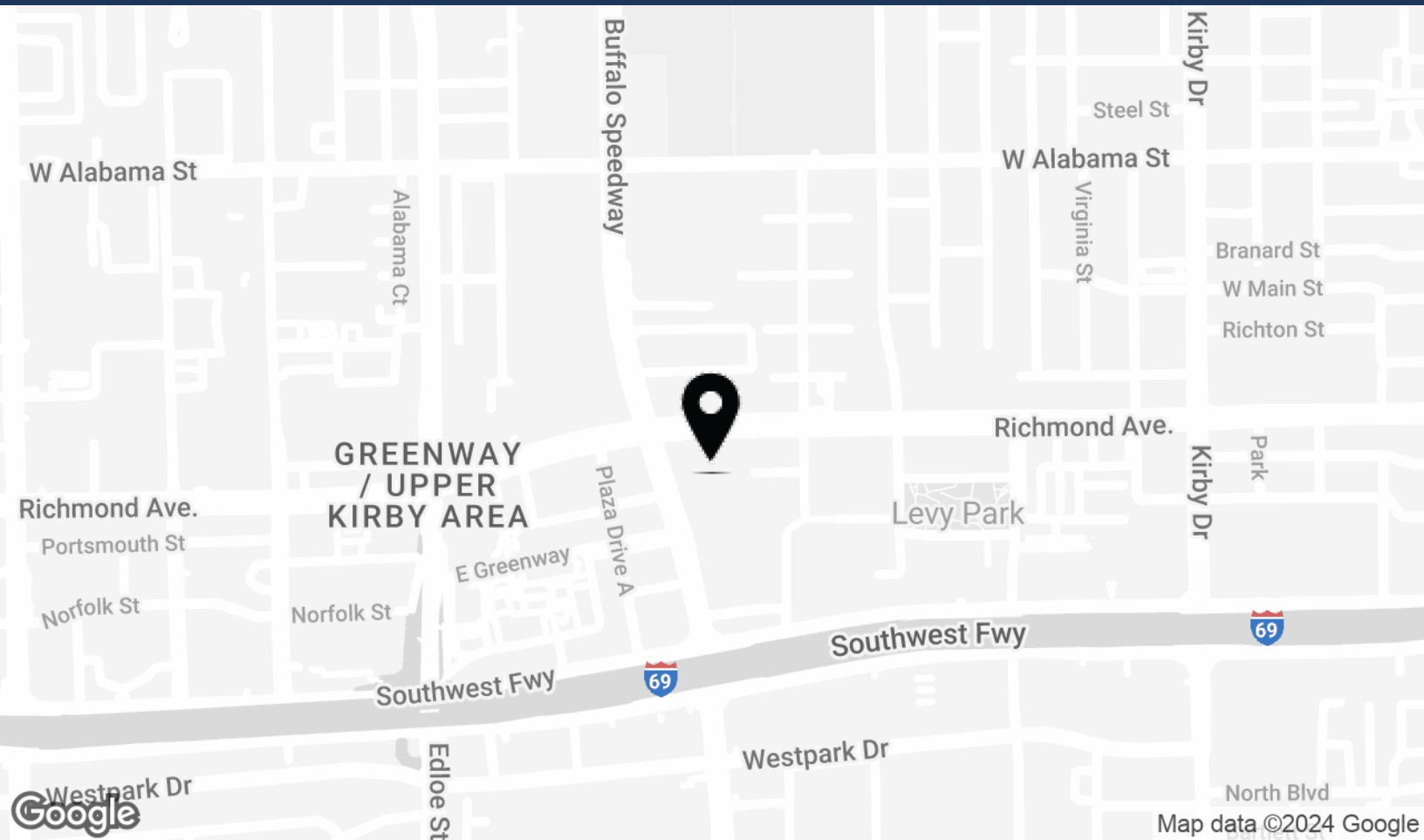


50,178 SF AVAILABLE

Greenway Plaza's Landmark Office Building

3737 BUFFALO SPEEDWAY, HOUSTON, TX 77098

**AVISON
YOUNG**



Building Summary

Lease Rate:	Negotiable
Building Size:	390,919 SF
Available SF:	574 - 25,484 SF
Lot Size:	4.97 Acres
Year Built:	2016
Renovated:	2018

Property Overview

3737 Buffalo Speedway is a state of the art office project designed to provide best in class office space and amenities to tenants looking to be inside Loop 610 in an urban neighborhood that is experiencing a boom in retail, restaurant and residential development.

Eloquently located in the Greenway Plaza submarket at the southeast corner of Richmond Avenue and Buffalo Speedway, Phase I of the 4.97 acre site includes a 387,000 square foot, 18-story, Class A+ LEED certified office tower, a 3.5/1000 7-level structured parking garage and a complete amenity package including a signature ground floor restaurant, fitness center with locker rooms and a conference center.

Location Overview

3737 Buffalo Speedway benefits from easy ingress and egress from Highway 59 and close proximity to Interstates 610, 45 and the Westpark Tollway. Tenants enjoy panoramic views of Houston, including the CBD, The Galleria, River Oaks and the Medical Center as well as convenient access to numerous shopping and dining centers, such as Highland Village and The Galleria.



HIGHLIGHTS

3737 Buffalo Speedway

- 18-story, 390,919 SF class A+ office building
- 360 degree floor-to-ceiling glass throughout offer panoramic views in all directions
- 10 foot interior ceiling height with MERV 13 Filters
- LEED®- EB Gold Certified (2018)
- Gym and locker room
- Conference center with multiple rooms and configurations
- Incorporated parking garage provides 3.5/1,000 SF
- Multiple on-site dining options, including award-winning Eunice
- Efficient typical floor plates average 25,800 SF



Get More Information

Wade Bowlin

D 713 209 5753

wade.bowlin@avisonyoung.com

Marti Grizzle

D 713 209 5809

marti.grizzle@avisonyoung.com

**AVISON
YOUNG**

1000 Main St
Suite 2400
Houston, TX 77002
avisonyoung.us/web/houston