

**GREENSTREET TOWER
PLUG + PLAY**





GreenStreet Office Tower

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Instant Connectivity

GreenStreet's amenity rich, 4-block campus enhances employers' most valuable asset, their people. Located in the heart of thriving Downtown Houston, GreenStreet Tower's 260,000 SF of class-A office space is dedicated to innovative and collaborative businesses looking for unique space, surrounded by convenience, hospitality, and amenities that enable people to be their best.

Plug + Play Space Available:

200,000 SF Plug + Play

Flexible Terms

150 cubicles per floor

2 large, 1 medium, and 2 small conference rooms per floor

Tower Details:

11 story class-A office tower

Dedicated 8-level parking garage with 24/7 controlled access

3.5:1,000 parking ratio

24,300 SF floorplates

3 level hospitality inspired lobby with concierge service

Lobby connected ground level retail

11' glass windows

35' bay depths

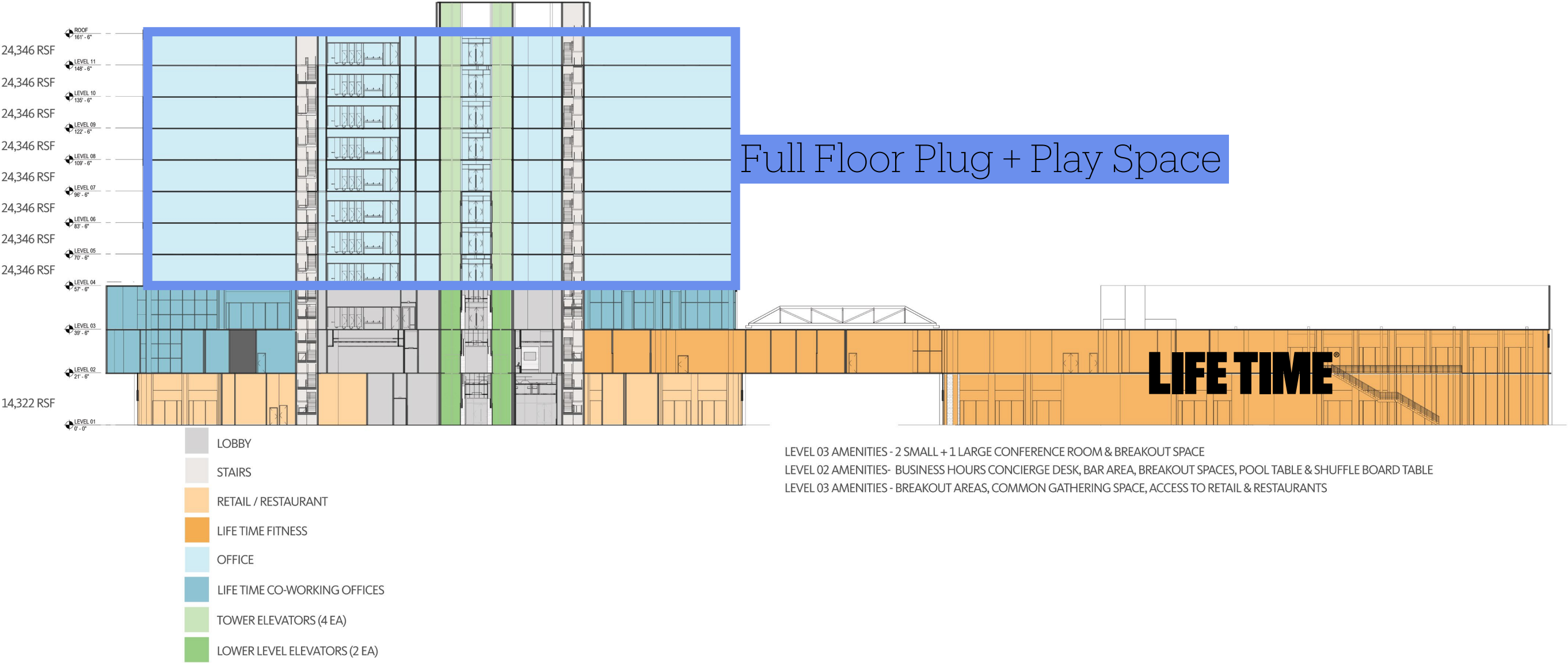
Two low-rise elevators & four exclusive tower elevators

Dedicated meeting space

Mixed-use campus of shops, dining & entertainment

Diamond Club Life Time Athletic, Spa and Cafe







Full Floor Plug + Play Space



Full Floor Plug + Play Space

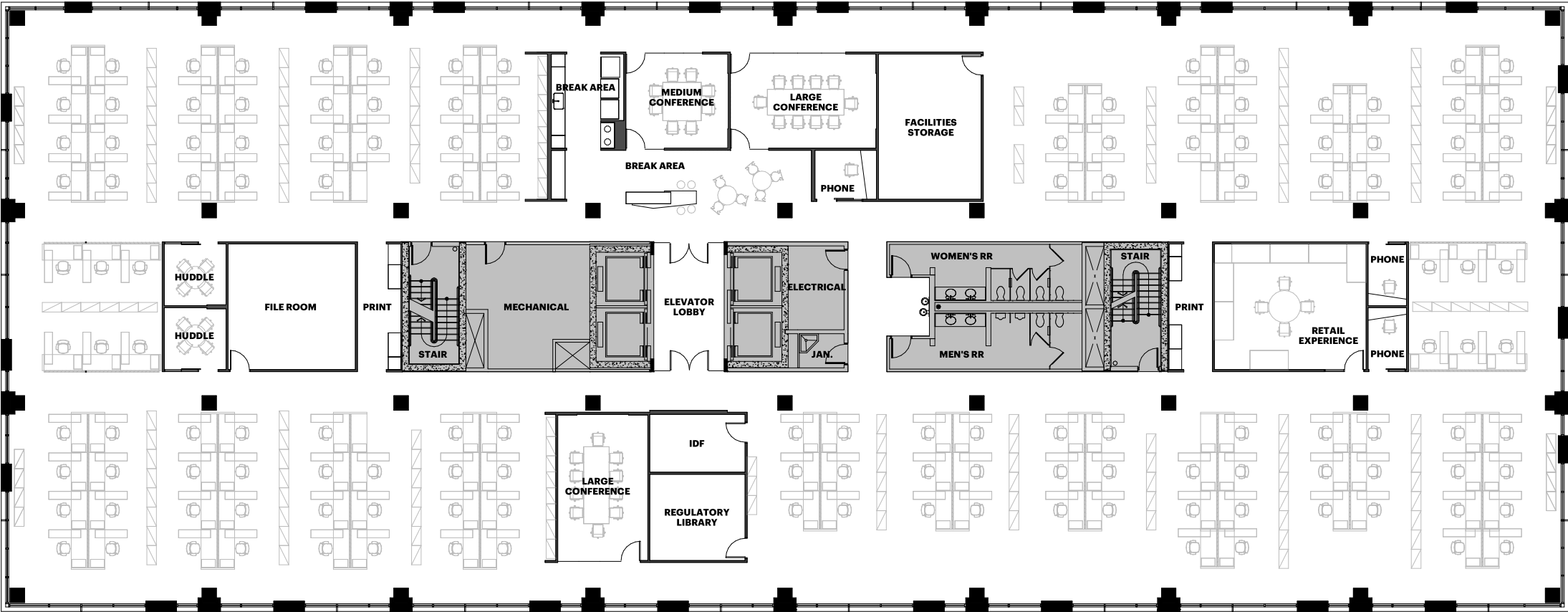


Full Floor Plug + Play Space



Conference Room Space in Suite

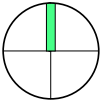
■ Building Core



ROOM / SEAT COUNTS:

Large Conference	2 Rooms / 10 Seats ea.	Break Area	1 Room / 10 Seats
Medium Conference	1 Room / 8 Seats	Phone Room	3 Rooms / 1 Seat ea.
Huddle	2 Rooms / 4 Seats ea.		
Workstations	72" Desk / 142 Seats		
Retail Experience	1 Room / 4 Seats		

GreenStreet Tower - Level 10
Total RSF - 24,346
1/16" = 1'-0"





GreenStreet Tower Lobby Level 1



GreenStreet Tower Lobby Level 2



GreenStreet Tower Lobby Level 3





GreenStreet Amenities

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GreenStreet is the new model of urban lifestyle, fitness, and workspace.

108,000 sf

FITNESS CLUB, COWORKING, SPA

40,000 sf

RETAIL SPACE

4

CONTIGUOUS CITY BLOCKS

223

**LUXURY BOUTIQUE HOTEL
ROOMS ON SITE**

348,000 sf

**CREATIVE, INCUBATOR,
TECH AND TOWER OFFICE SPACE**

80,000 sf

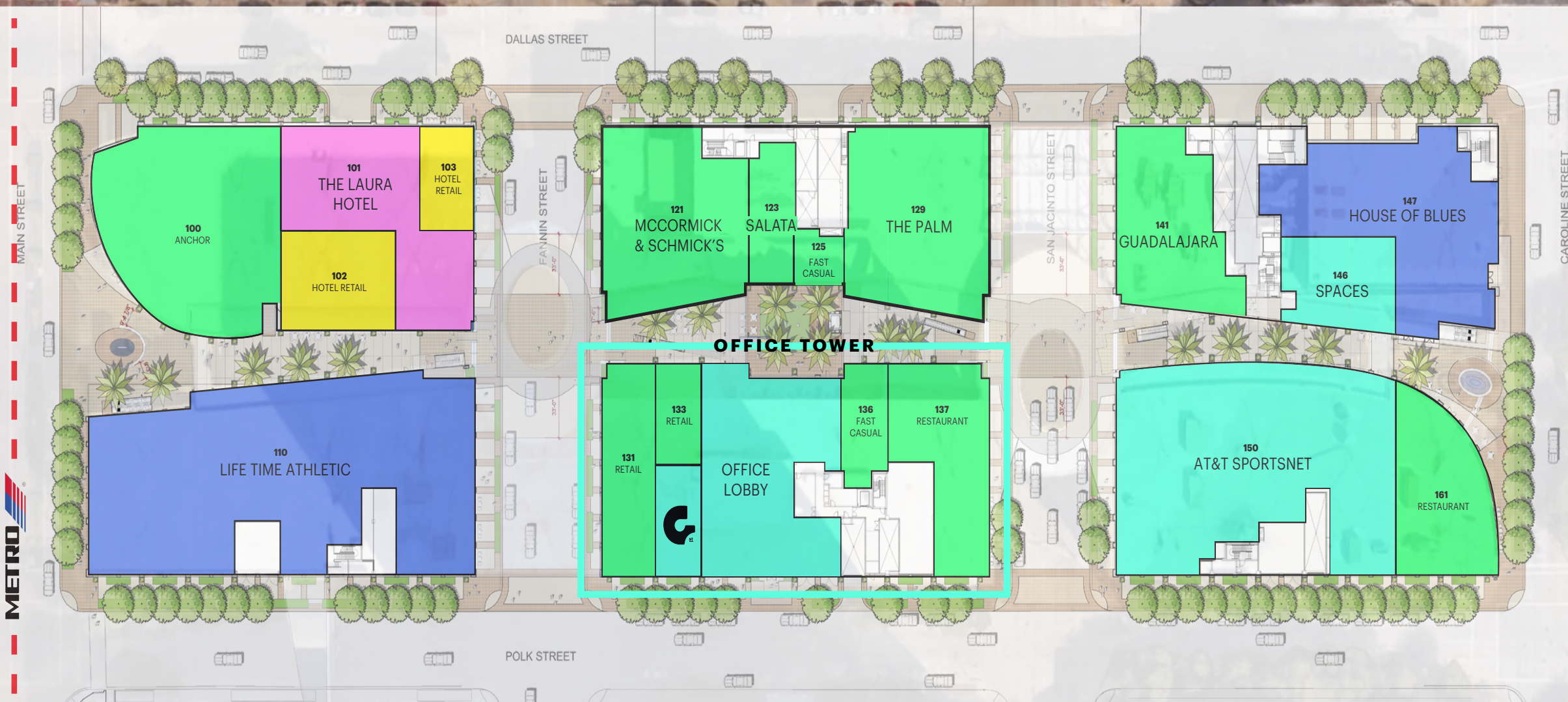
ENTERTAINMENT SPACE

40,000 sf

RESTAURANT SPACE



**THE ONLY TRULY MIXED-USE
ENVIRONMENT IN DOWNTOWN
HOUSTON, GREENSTREET OFFERS
AN EXPERIENCE LIKE NO OTHER.**





The Laura Hotel Lobby



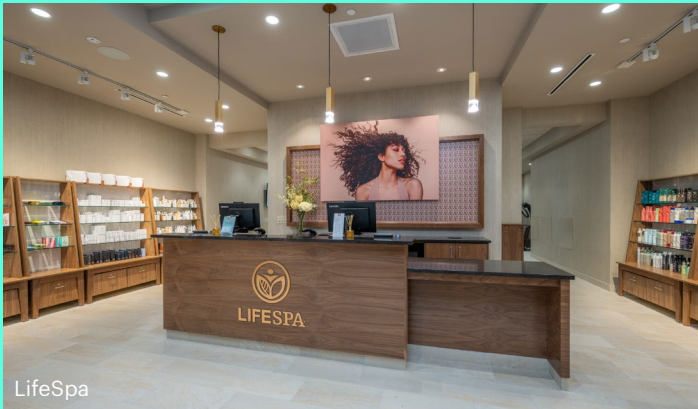
House of Blues



Life Time Athletic



Life Time GreenStreet



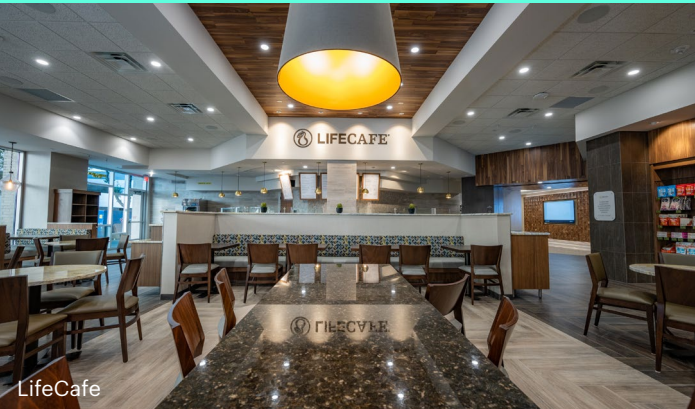
LifeSpa



Life Time GreenStreet



Life Time GreenStreet



LifeCafe

INNOVATIVE CREATIVE NEIGHBORS



A global team of agency expatriates, 9thWonder combines all their experiences to create a unique offering of thinkers, tinkerers and doers with the intent to break convention. To fill a void in what brands deserve from their creative partner.

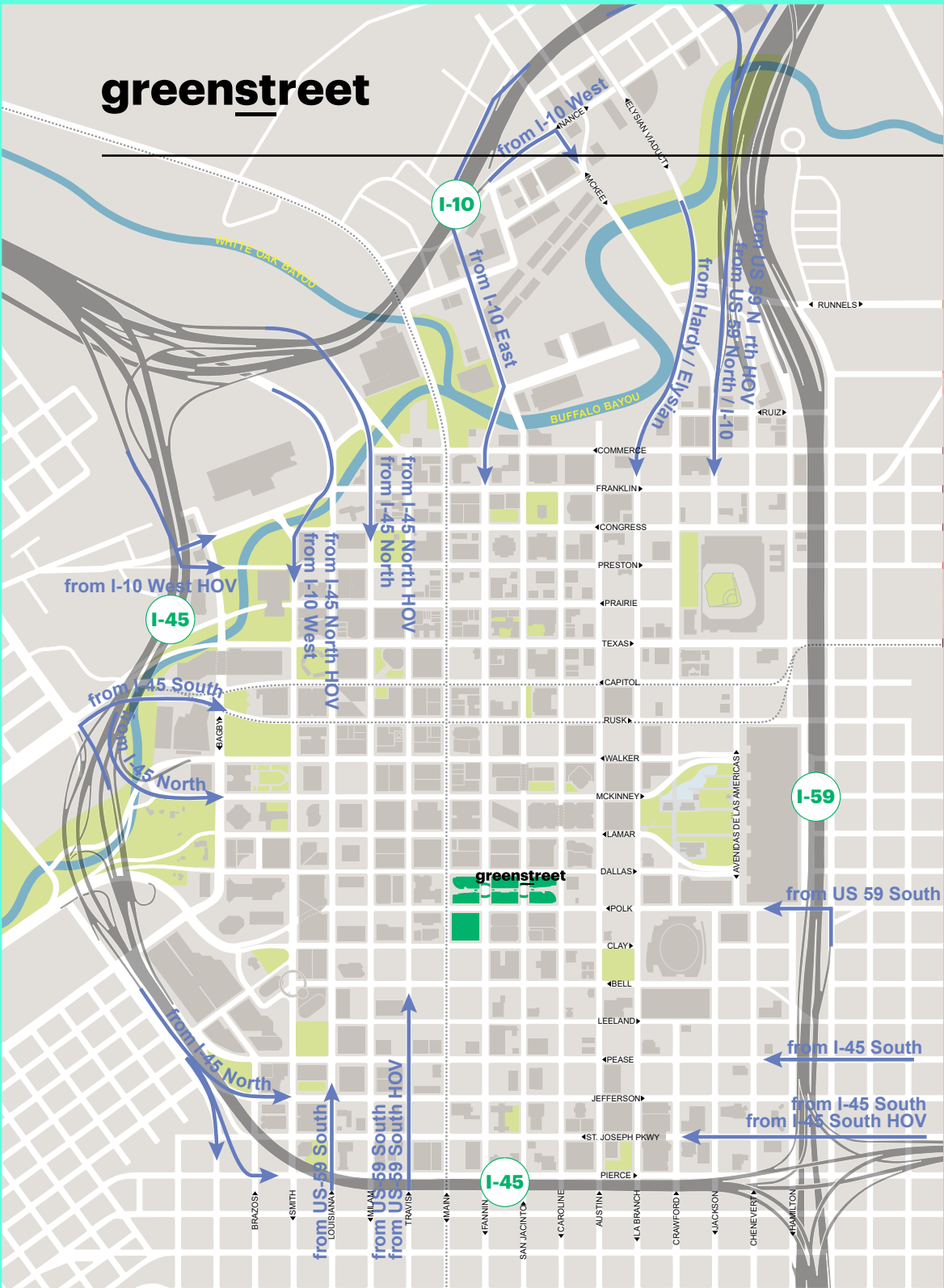


With unmatched amenities and careful consideration in every detail, Life Time Work is designed for the pursuit of a healthy and fulfilling worklife. More than just an office, it's a place where individuals and small teams can be productive and engaged.



Spaces believes work is about people and ideas. Their Spaces are inhabited by forward thinkers, innovators and game changers who are confident in achieving their goals. Whether you are a small business, entrepreneur or a corporate intrapreneur, at Spaces can help expand your horizon.

greenstreet



EASY TRANSIT

96
TRANSIT PARADISE

96
VERY WALKABLE

62
CYCLIST FRIENDLY

PARKING

1,450
PARKING GARAGE SPACES
IN ATTACHED GARAGE

3.5:1,000
PARKING RATIO

*Transit scores according to walkscore.com

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lifestyle, fitness, and workspace.

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OFFICE LEASING BROCHURE
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GREENSTREETDOWNTOWN.COM

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