

# PHOENIX TOWER



3200 SOUTHWEST FREEWAY HOUSTON, TEXAS



# THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor to the owner, is pleased to present for sale a 100% fee simple interest in Phoenix Tower ("the Property"), a 630,594 SF landmark Class A office building in Houston's premier Greenway Plaza submarket. At 80.8% leased and with 6.9 years of WALT, Phoenix Tower offers the unique opportunity to acquire incredibly located institutional quality real estate with robust contractual cash flows and minimal lease-up requirements. Phoenix Tower is equipped with market leading onsite amenities including a fitness center, deli, and a private, half-acre outdoor sky terrace complete with a reflection pond and outdoor seating. The Property's expansive amenity base is enhanced by walkability of Greenway Plaza. Phoenix Tower has seen strong recent leasing momentum with over 200,000 square feet of leasing done in the past 12 months, creating compelling near term upside potential by capitalizing on the Property's institutional quality and irreplaceable location, and completing the on-going lease up.

3200 Southwest Freeway  
HOUSTON, TEXAS

630,594 SF  
NET RENTABLE AREA

80.8%  
LEASED

6.9 Years  
WALT (AS OF MARCH 2023)

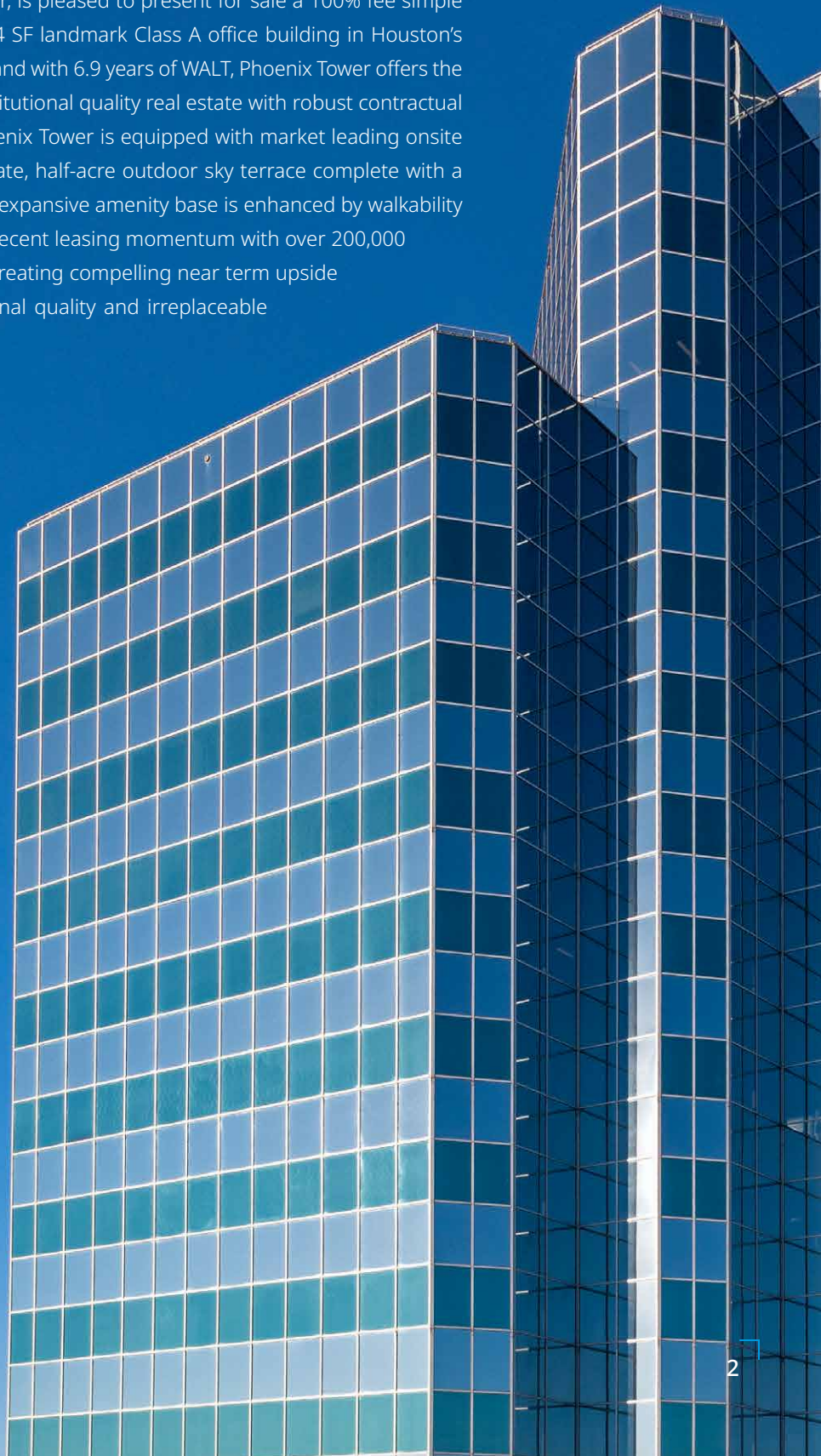
1984 / 2011  
YEAR BUILT / YEAR RENOVATED

34 Stories  
26 FLOORS OFFICE  
8 FLOORS PARKING

25,000 SF  
AVG FLOOR PLATE

3.5 / 1,000 SF  
PARKING RATIO

200,000 SF  
LEASING ACTIVITY IN PAST 12 MONTHS

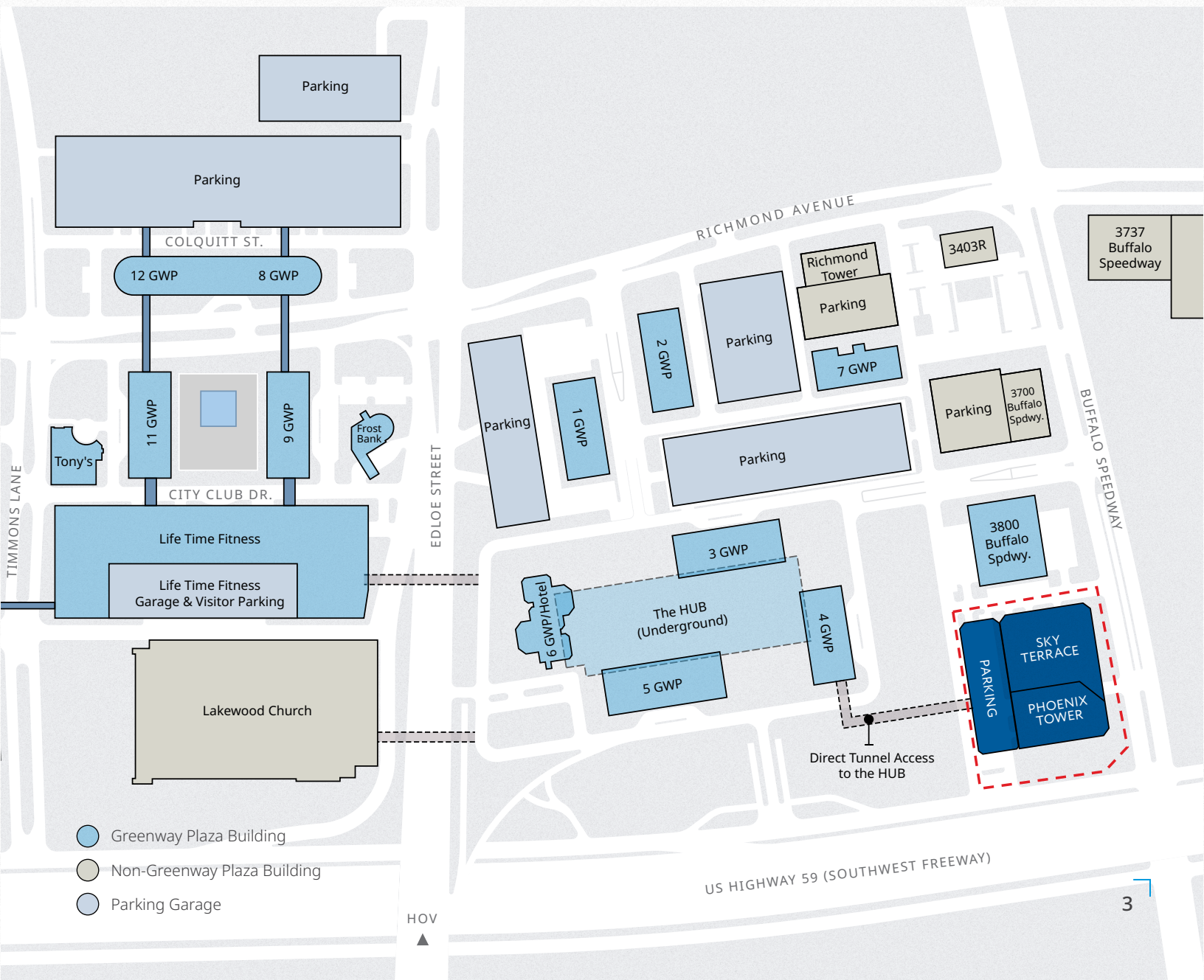




# GREENWAY PLAZA

Greenway Plaza is a 52-acre master-planned, mixed-use development of 11 buildings and roughly 4.9 million square feet of office space. Greenway Plaza is a highly amenitized urban-style project that thoughtfully combines a mix of uses while being mindful of vehicular access, walkability, and design. The attention to vehicular and pedestrian access, diverse array of walkable amenities, and efficient floor plate and green space design, ensure that Greenway Plaza will permanently remain one of Houston's most sought after, landmark office campuses.

As a part of Greenway Plaza, Phoenix Tower is in walking distance of the diverse array of restaurants, green spaces, tenant conference areas and more. Connectivity with Greenway Plaza along with Class A Trophy quality makes Phoenix Tower an irreplaceable office asset that commands some of the highest rents in Greenway Plaza.





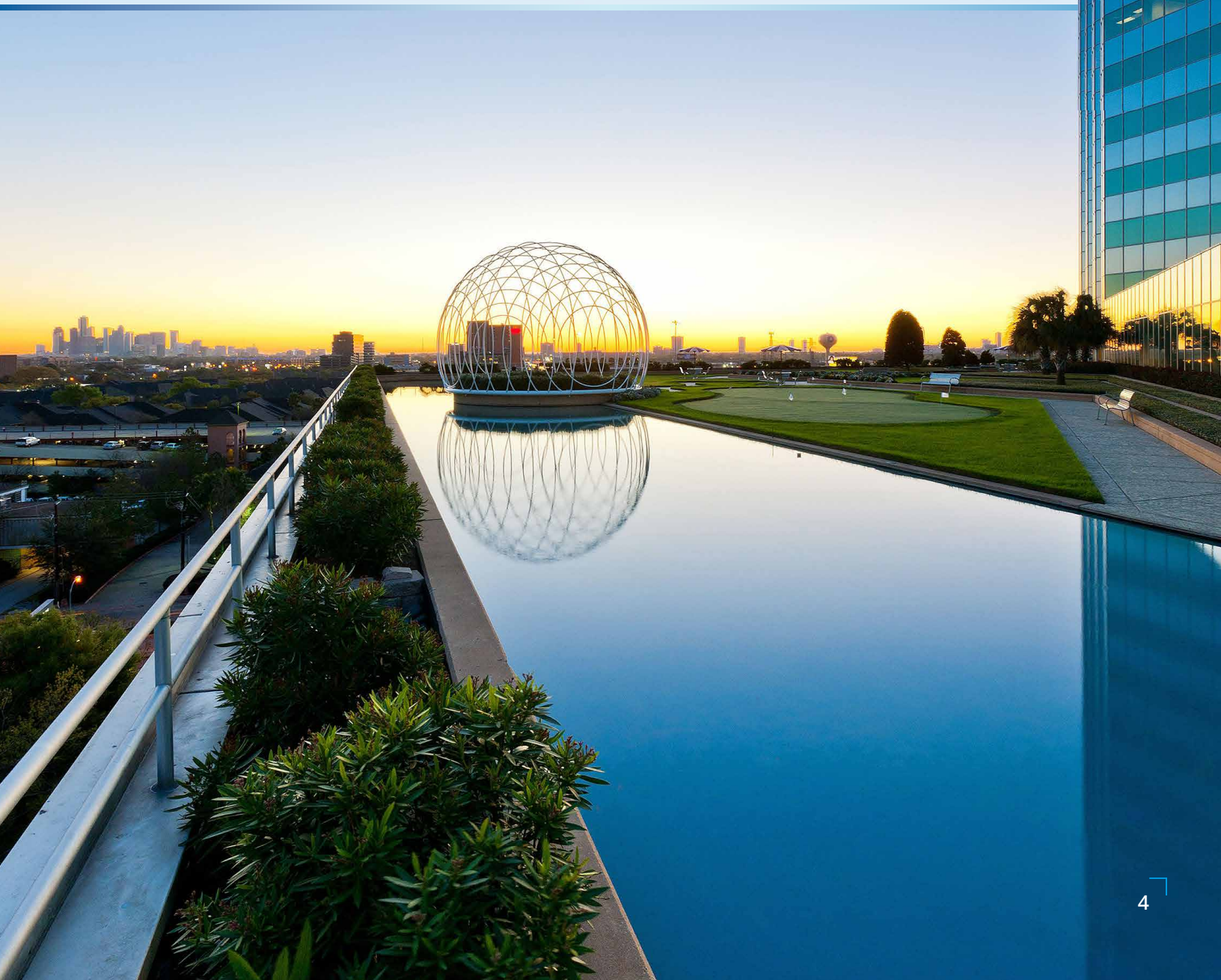
# INVESTMENT HIGHLIGHTS

## Fully Amenitized Class-A Quality Asset

Phoenix Tower is a fully amenitized Class A Trophy office tower complete with an onsite fitness center, tenant conference center, and a beautifully landscaped half-acre sky terrace. In addition to onsite amenities, Phoenix Tower benefits from Greenway Plaza connectivity and access to the wide array of amenities offered by Greenway Plaza.

## Industry Leading Sustainability

The building meets all of the current standards for sustainability, energy conservation and ESG attributes in demand by today's owners and tenants.





# INVESTMENT HIGHLIGHTS

## Premier Location In Inner-Loop Houston

Phoenix Tower is strategically situated among Houston's premier business districts, most affluent residential neighborhoods, and exciting retail destinations. With direct access to the Southwest Freeway, Phoenix Tower is one of Houston's best located office buildings.





# INVESTMENT HIGHLIGHTS

## Diversified Rent Roll

Tenancy in Phoenix Tower is comprised of a balanced mix of law firms, financial companies, architecture firms, and development companies with minimal exposure to the energy industry.

## Robust Leasing Momentum

The superior quality, amenities, above market parking ratio, and location of Phoenix Tower is exemplified by market-leading leasing momentum and occupancy. In the past 12 months, there has been over 200,000 square feet of leasing activity at the Property, including 137,000 square feet of new leases executed.

## Newly Completed Garage Expansion

In 4Q 2020, a \$13.5MM garage expansion was completed adding an additional 604 spaces for a total of 1,984 spaces. The garage expansion changed Phoenix Tower's parking ratio from 2.2 spaces per 1,000 SF to 3.5 spaces per 1,000 SF.



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