



TWENTY  
GREENWAY

CUTTING-EDGE  
**SCENE.**

OUTSTANDING  
**OPPORTUNITY.**

**CBRE**



## STEP INTO A NEW OPPORTUNITY

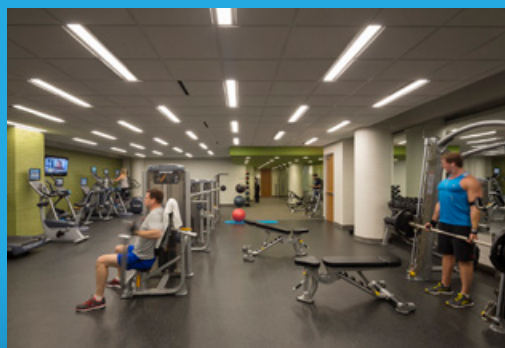
Located in Greenway Plaza – one of Houston's busiest and most vibrant office corridors – **Twenty Greenway** is one of the area's most recognized buildings. Unique stair-step architecture and black reflective glass call attention to the building from every angle. But the benefits of the building go beyond physical recognition. A **Twenty Greenway** location is a step above other office locations.

## REFRESHED AMENITIES FOR A BETTER TENANT EXPERIENCE

Step into **Twenty Greenway** and you are welcomed by contemporary decor, comfortable seating lounges and modern interior finishes were part of a \$6 million dollar capital improvement effort that proves ownership's dedication to creating a standout environment.

*Additional amenities include:*

1. Upgraded lobby with modern artwork and welcoming seating
2. State-of-the-art fitness center with locker rooms
3. Upgraded graphics and exterior landscaping
4. Activated outdoor lounge area
5. Skyline Deli/Coffee Bar
6. Conference Center





## LEADING TECHNOLOGY

Cutting-edge business today requires fully equipped and highly dependable technology. Twenty Greenway's infrastructure includes redundant power, connectivity and bandwidth, as well as available access to multiple communication providers. Technology is ensured with the availability of back up generators and secured underground power support.



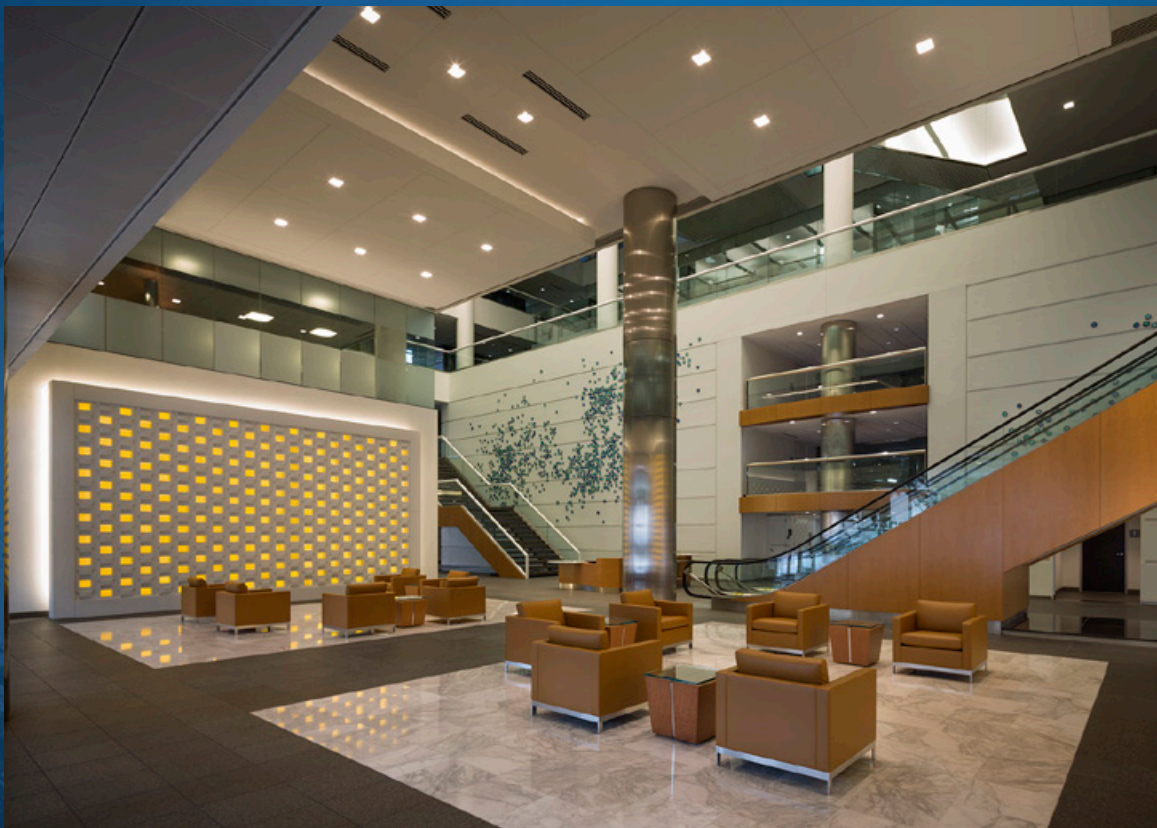
REDUNDANT  
POWER



GENERATORS



CONNECTIVITY







## UNBEATABLE LOCATION AND AMENITIES

**Twenty Greenway** offers numerous high end and alternative Residential and Retail options, including 20+ restaurants within walking distance and dozens more within a short drive. That kind of amenity concentration is rare, and is part of what makes **Twenty Greenway** such a coveted location. In addition to dense amenities, freeway access to Hwy 59 and Loop 610 is just a block away and allows you to connect to the city within minutes of leaving the office.



20+ RESTAURANTS



CONVENIENT  
FREEWAY ACCESS



UNBEATABLE  
LOCATION

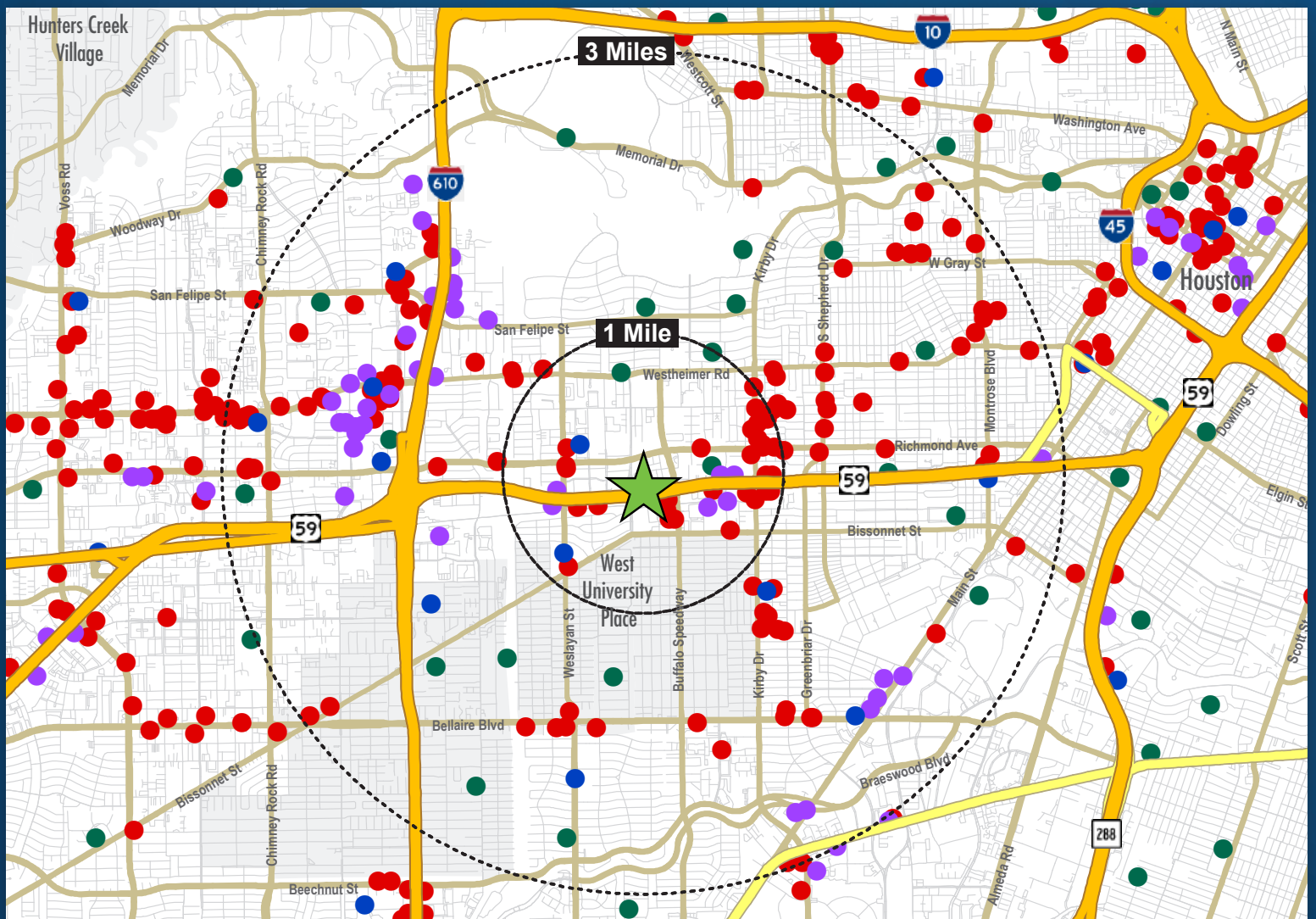




# UNBEATABLE LOCATION AND AMENITIES

- Bombay Brasserie
- Luling City Market BBQ
- Nit Noi
- Ragin' Cajun
- Nielsen's Delicatessen
- Salata
- Costco
- LA Fitness
- Chipotle
- Oporto Café
- Café Express
- Potbelly Sandwiches
- Starbucks
- Fuddrucker's
- Buffalo Grille
- Einstein Bros Bagels
- Buca Di Beppo
- Corner Bakery
- El Tiempo Cantina
- Chuy's
- Central Market
- Up
- Escalantes
- Smith & Wollensky
- PF Chang's
- The Galleria Area
- Hotel Derek
- Double Tree
- Four Points
- Crowne Plaza
- Courtyard Houston

- |  |  |  |  |
|--|--|--|--|
| <span style="color: red;">●</span> <b>Restaurants:</b> | <span style="color: blue;">●</span> <b>Fitness</b> | <span style="color: purple;">●</span> <b>Hotels:</b> | <span style="color: green;">●</span> <b>Parks:</b> |
| 1 mile: 31   | 1 mile: 2  | 1 mile - 7   | 1 mile: 3  |
| 3 miles: 99  | 3 miles: 9   | 3 miles - 32   | 3 miles: 18  |



## STRONG TEAM



Dedicated to providing a world-class experience, ownership and the on-site CBRE property management team maintain a client-focus that anticipates tenant needs. We understand that in order for you to stand out as a business, top service and response times are key.









TWENTY  
GREENWAY

#### LEASING INFORMATION

**Steve Rocher**

Executive Vice President  
713 577 1615  
steve.rocher@cbre.com

**Marilyn Guion**

Senior Vice President  
713 577 1804  
marilyn.guion@cbre.com



**CBRE**

©2015, CBRE, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All marks displayed on this document are the property of their respective owners.



# Class A Office Space

Houston, Texas

## Building Profile Sheet



TWENTY  
GREENWAY

Owner: Stockdale Capital

Location: 20 East Greenway Plaza, Houston, Texas 77046

Building Size: 432,633 RSF

Stories: 10 Stories

Add-on Factor: 19%

Starting Annual Rental Rate (NNN): \$23.00/ RSF

Estimated 2020 Operating Expenses: \$13.58/ RSF

Tenant Improvements: Negotiable

Parking Ratio: 5/1,000 RSF

Parking Rates: Building Garage: \$110.00;  
Edwards Garage: \$85.00

### Amenities:

- Deli on-site
- Fooda Daily Food Service
- Walkable amenities such as surrounding neighborhood amenities, such as Edwards Theater, Starbucks, Potbelly, Cafe Express, Costco, LA Fitness, and Lifetime Fitness
- Backup generator capacity is available with underground power feed and redundant electric service.
- Conference Center
- Fitness Center
- Major Building Renovation Planned for 2020/2021

AVAILABLE SPACE			
Suite	Date Available	RSF	Space Description
300	Immediate	17,602	Numerous Exterior Private Offices, Conference Room, Large Bullpen Area, Move-in Condition, Upgraded Finishes
310	Immediate	7,851	Large Open Area, 5 Private Offices, Conference Room, Kitchen
350	60 Days	2,850	Large Open Area, 2 Private Offices
360	Immediate	1,353	Open Area, 1 Private Office
380	Immediate	5,175	Open Concept
383/385	Immediate	2,585	Computer Room
399	Immediate	1,286	Interior Atrium
525	10/1/2020	9,897	10 Private Offices, Large Kitchen, 3 Conference Rooms, Large Open Areas, Large Reception Area
550	Immediate	11,567	7 Private Offices, 2 Large Conference Rooms, Large Computer Room, Collaboration Breakout Area, Large Open Area
1050	7/1/2020	8,765	Open Concept, 15 private offices

### LEASING INFORMATION

#### Steve Rocher

Executive Vice President  
713 577 1615  
steve.rocher@cbre.com

#### Marilyn Guion

Senior Vice President  
713 577 1804  
marilyn.guion@cbre.com

### MANAGEMENT INFORMATION

#### Stockdale Capital

Robert Hauck  
Property Manager  
713 548 5300  
rhauck@stockdalecapital.com

CBRE

