

Three555 TIMMONS

EXCELLENT LEASING OPPORTUNITIES

NOW AVAILABLE IN THIS PREMIER, HIGH-VISIBILITY CLASS A GREENWAY PLAZA ADDRESS



CBRE

Tall, Sleek, Distinctive

3555 Timmons' black glass exterior creates an endless quality focal point in Houston's vibrant Greenway Plaza office district.

14
FLOORS

226,000
RENTABLE SF

2017
BUILDING COMMON AREAS

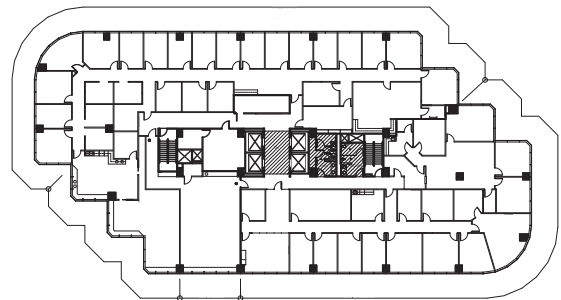
18,000 RSF
FLOORS WITH
EFFICIENT DESIGN

10
CORNER OFFICES
PER FLOOR



Near Timmons Lane and Richmond Ave, this excellent location provides driving access to US 59, Westpark Toll Road, 610 Loop and airport shuttles. Walking amenities include numerous restaurants and Lifetime Fitness/LA

Fitness. Prestigious residential areas such as River Oaks and West University are within close proximity.



AMENITIES & FEATURES

Entrance enhanced with
a fully landscaped plaza

Granite floors accented with
white Italian marble

Translucent **wood & glass** walls

Mirror finish **stainless steel pilasters**

Coffered **16 foot ceilings**

Chef quality delicatessen **on ground floor**

Updated upper floor common
areas including restrooms

Concrete framed parking & **building structures**

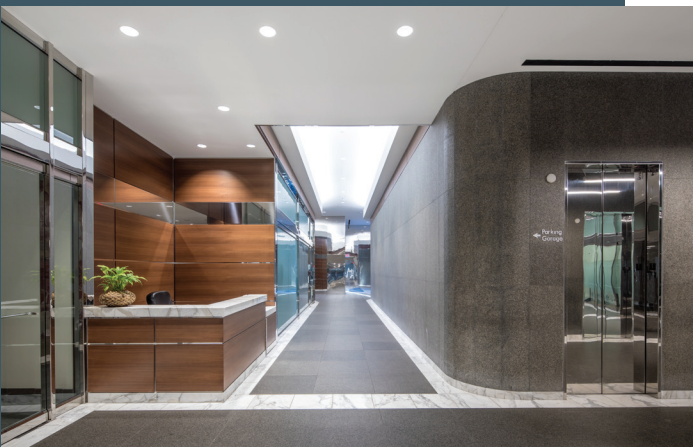
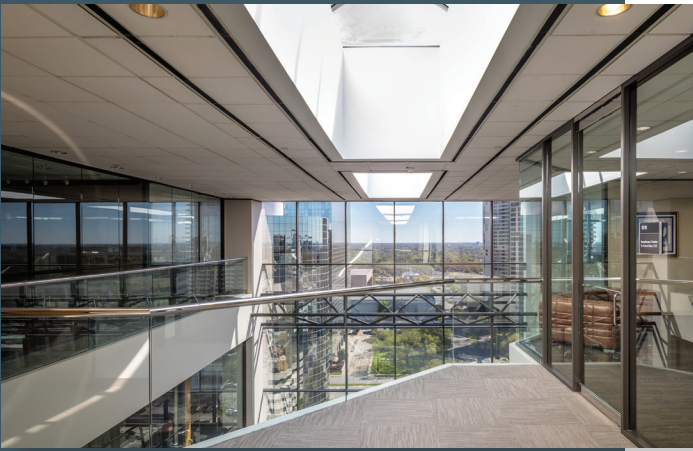
4 luxury, high-speed elevators
PLUS one designated as a freight elevator

High efficiency **mechanical systems**

On-site **building management**

Four-story parking facility with over **600 spaces**
connected by **covered walkway**
to the main building

Monitored security card-key access &
restricted car-key access during
non-business hours





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3555 Timmons Lane



Building Owner:	3555 Holdings, LLC and DAR 3555, LLC
Building Size:	225,895 RSF
Year Completed:	1983
Starting Net Rental Rate	\$19.00/RSF
Add-on Factor:	18.00%
Operating Expenses:	2020 estimated expenses: \$11.95/RSF
Direct Space Available:	58,068 RSF
% Leased	74.3%
Parking:	3.5/1,000 RSF; \$25.00 Unreserved, \$50.00 Reserved
Building Security:	On-site Security Guard 24/7, Card Key Access
Carwash Service:	Available on Monday, Wednesdays and Fridays between 8:00 a.m. to 5:00 p.m.



Leasing Information

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