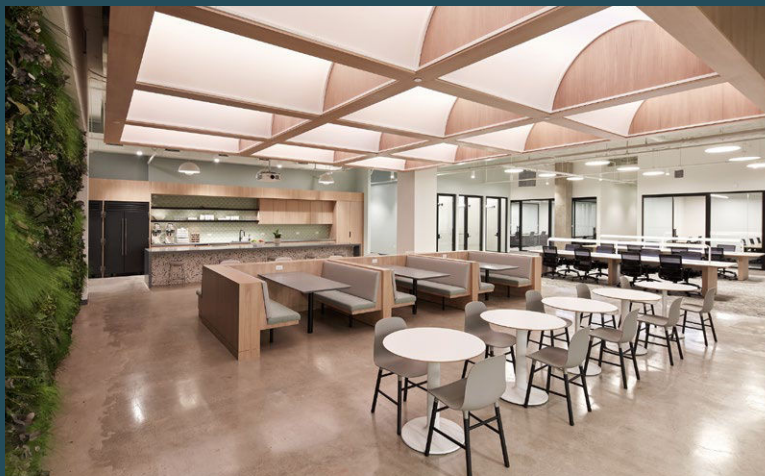
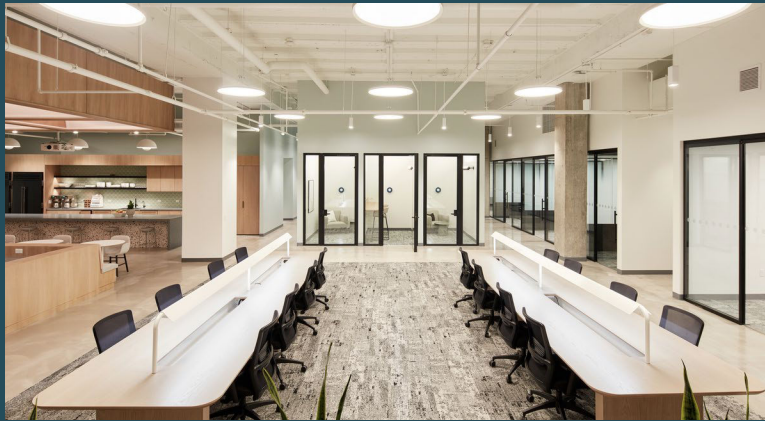


# COMMON GROUNDS WORKPLACE

HOUSTON GREENWAY PLAZA  
3 GREENWAY PLAZA, SUITE C900  
HOUSTON, TX 77046  
25,105 SF





## Houston Greenway Plaza:

CommonGrounds' Houston coworking space is a one-stop destination of work, shop, and play, with a variety of onsite amenities. From the technology infrastructure to the finishing touches of furnishings, it's the perfect plug-and-play environment for entrepreneurs and the enterprise customer. Look no further for flexibility, grade-A amenities, and a workplace to improve collaboration and help you & your business thrive.

### Building Features:

- Newly renovated 21-story tower with upgraded architecture
- Fine dining restaurants and underground food court
- Numerous onsite amenities including fitness center












### Professional:

- Mail & package receipt
- Fully furnished offices with 48" & 60" electronic sit-stand desks and chairs
- Video ready meeting and conference rooms along with large multi-purpose event space

### WorkLife:

- Pedestrian-oriented environment supported by gathering spaces
- Minutes from Levy Park, activated with weekly farmer's market
- Close proximity to wide selection of retail, dining, and hotels

## Office Membership Amenities:

-  Fully furnished private offices with electronic 48" & 60" sit stand desks, ergonomic office chairs & storage
-  Salto fob key to access secured workplace areas and office
-  Dual fiber secure, high speed Wi-Fi and ethernet
-  Secure IT server infrastructure, private rack space available
-  Shared kitchen area with pantry, and assorted complimentary beverages
-  Complimentary in-house printing services
-  Hand-delivered mail and package service, plus business address
-  Accessible parking locations
-  Flexible term options from Month-to-Month to 3-year agreements
-  All-inclusive membership rates include taxes, fees and utilities
-  Video-ready meeting areas and conference rooms



## CG+ APP

- Subscribe to a membership plan
- Manage your billing and invoicing
- Make edits to your membership
- Book a conference room
- Message your team
- Explore all CommonGrounds locations
- Register for an upcoming event, speaker or education

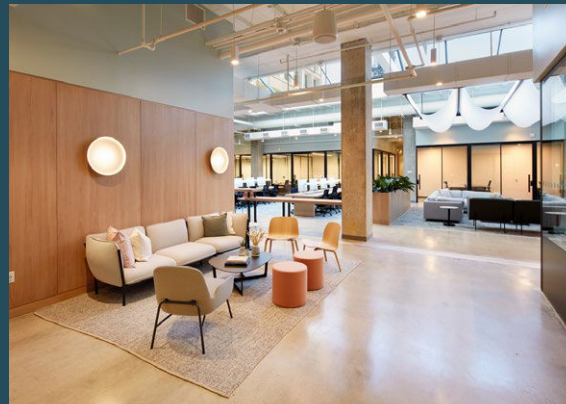




## Why CG:

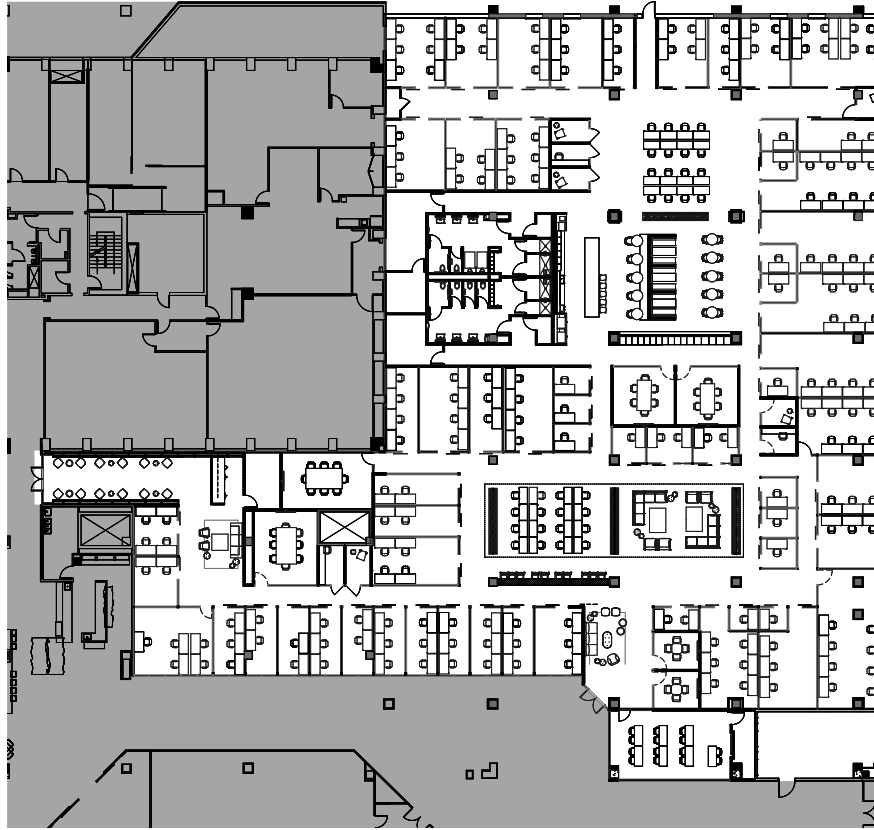
At CommonGrounds, we are leading the evolution of the workplace away from long-term and stagnant to dynamic and sophisticated. We have designed human-centric workplaces in thriving markets with the latest technologies, services and furnishings - while delivering more frictionless environments to drive the twenty-first-century workforce. Keep your culture, lose the confines.

Where you work matters, that's why we believe that work and life need to be in sync for individuals and teams to perform at their best. We strive to design environments that promote productivity and harmony.



## We offer Workplace-as-a-Service through:

- Dedicated onsite workplace team to curate relationships through an Activated Ecosystem™
- Hackable Environments™ featuring demountable TECNO wall solutions to meet the ever-shifting spatial demands of our clients
- Functional & frictionless environments
- Workspace designs for maximum productivity through varying Work Typologies™
- Hybrid Mobility™ model to promote collaboration through flexible workspaces
- Salto fob key security
- Dual provider gigabyte fiber lines
- Fortinet Firewall system to ensure maximum network security
- Cisco Meraki Switch cloud network management
- Airmedia AV Technology & Crestron hardware
- Our proprietary CG+ mobile app to streamline worklife
- Headquarters-as-a-Service to help create a dynamic branded workplace for your business



- Concourse level with ground floor access
- Private phone booths (8)
- Conference rooms (6)
- Multi-purpose training/event space
- Communal seating
- Shared kitchen
- Print & scan station
- Locker rooms with showers
- Reception with mail room

3 Greenway Plaza, Suite C900, Houston, TX 77046



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## ENTERPRISE

- 🕒 24/7 full access to entire workplace
- 🏗️ Proprietary wall system allows for almost unlimited configurations
- 🏠 Furnished workspace with access to in-house design team for alternate layouts and fixtures
- 📍 Perfect for a company looking for a Houston Location

## About Greenway Plaza:

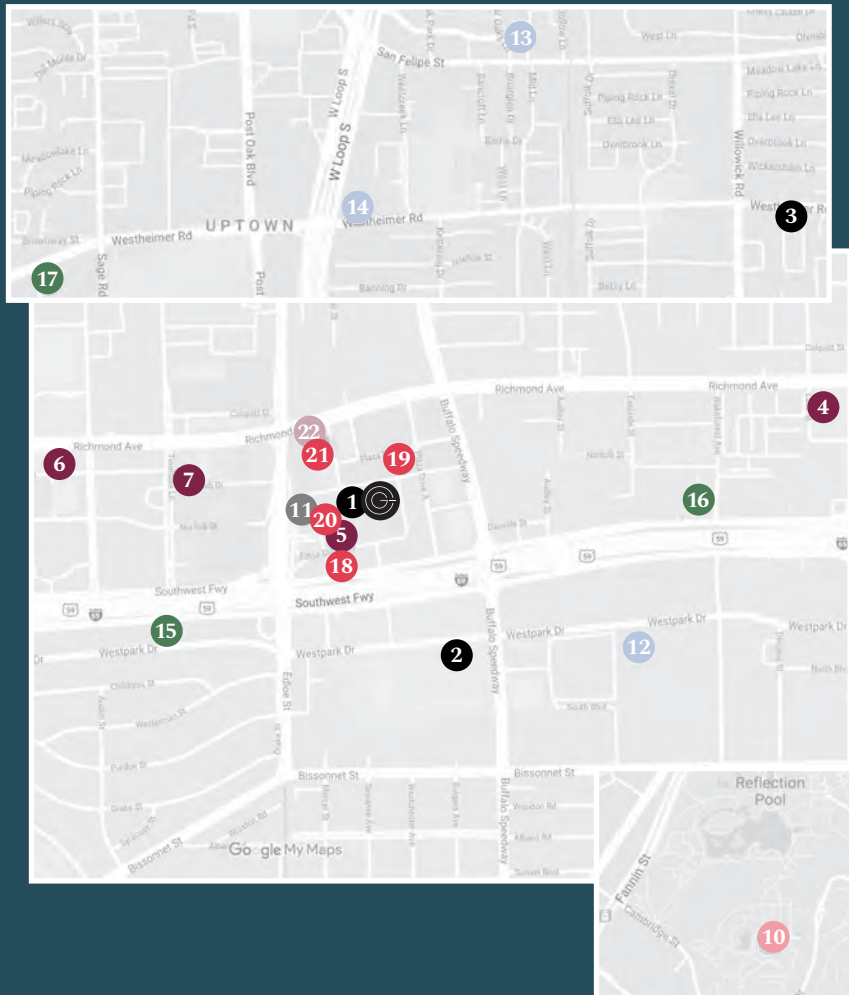
- 🏢 Campus style environment promoting pedestrian oriented amenities and green spaces
- 📍 Proximity to sought after neighborhoods, West University & River Oaks
- 🍴 Elevated food and beverage providers and a myriad of services





## Map, parking, transit:

- Direct Access to highway I-69
- Adjacent Upper Kirby District
- Nearby METRO bus lines (025-Richmond & 084-Buffalo Speedway)
- Plentiful parking garages/lots and two blocks from METRO park & ride 283-Kuykendahl line



### Office Support:

- 1. US Post Office**  
3 Greenway Plaza,  
Houston, TX 77046  
(800) 275-8777
- 2. FedEx Office Print & Ship Center**  
5110 Buffalo Speedway,  
Suite A, Houston, TX 77005  
(713) 661-6299
- 3. Post N Parcel**  
3733 Westheimer Rd,  
Houston, TX 77027  
(713) 961-9696



### Restaurants:

- 4. Kata Robata**  
*Japanese restaurant featuring Kobe beef and sushi*  
3600 Kirby Drive, Suite H,  
Houston, TX 77098  
(713) 526-8858
- 5. Burger-Chan**  
*Inventive chuck burgers, hot dogs and creative shakes*  
5 Greenway Plaza,  
Houston, TX 77046  
(832) 542-3528
- 6. Pepper Tree**  
*Veggie Cuisine Asian style vegan food*  
3821 Richmond Ave,  
Houston, TX 77027  
(713) 621-9488
- 7. Tony's**  
*High-end Italian eatery*  
3755 Richmond Ave,  
Houston, TX 77046  
(713) 622-6778



### Local Attractions:

- 8. Houston Arboretum & Nature Center**  
*155-acre urban green space*  
4501 Woodway Drive,  
Houston, TX 77024  
(713) 681-8433
- 9. Downtown Aquarium**  
*Sparkling spot for sea life*  
410 Bagby Street,  
Houston, TX 77002  
(713) 223-3474

**10. Houston Zoo**  
6200 Hermann Park Dr,  
Houston, TX 77030  
(713) 533-6500



### Hotels:

- 11. DoubleTree by Hilton Hotel**  
6 E Greenway Plaza,  
Houston, TX 77046  
(713) 629-1200
- 12. Courtyard by Marriott**  
2929 Westpark Drive,  
Houston, TX 77005  
(713) 661-5669

**13. The St. Regis**  
1919 Briar Oaks Lane,  
Houston, TX 77027  
(713) 840-7600

**14. Hotel Derek**  
2525 West Loop Street,  
Houston, TX 77027  
(713) 961-3000



### Car Rentals:

- 15. Enterprise Rent-A-Car**  
4807 Kirby Dr,  
Houston, TX 77098  
(713) 942-7076
- 16. Hertz**  
2828 Southwest Fwy,  
Houston, TX 77098  
(713) 526-4612
- 17. National Car Rental**  
5353 Westheimer Rd,  
Houston, TX 77056  
(888) 826-6890



### Parking:

- 18. SP + Parking Visitor Lot, 4 Greenway Plaza #3,**  
Houston, TX 77046  
(713) 965-2980
- 19. Edloe-Driveway**  
Houston, TX 77046  
(713) 965-2980
- 20. Premium Parking**  
6 E Greenway Plaza,  
Houston, TX 77046  
(844) 236-2011
- 21. One East Greenway Plaza Parking**  
1E Greenway Plaza  
Houston, TX 77046  
(713) 965-2980



### Public Transit:

**22. METRO bus – Richmond-025**  
Richmond Ave @ Edloe St  
Houston, TX 77046

3 Greenway Plaza, Suite C900, Houston, TX 77046

