



**3000 WESLAYAN  
HOUSTON, TX 77027**

## FACT SHEET

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<b>LOCATION:</b>	3000 Wesleyan is a three-story office building strategically located within the Greenway Plaza submarket
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<b>BUILDING SIZE:</b>	81,505 square feet
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<b>TYPICAL FLOOR SIZE / CORE FACTOR:</b>	28,000 NRA / Approx. 15.065 %
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<b>AGE:</b>	Completed in 1979
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<b>BUILDING AMENITIES:</b>	<ul style="list-style-type: none"><li>• Building Conference Center</li><li>• Vending Machines</li><li>• Interactive Digital Tenant Directory Board</li><li>• After-Hours Card Key Access</li><li>• After-Hours Directory Phone</li><li>• Security Guard Patrol</li><li>• Camera Monitored</li><li>• Fire Alarm System</li><li>• Nightly Janitorial Service</li><li>• Trash Dumpster</li><li>• Gated Garage parking &amp; Covered Surface Parking</li><li>• Onsite Building Manager &amp; Engineer</li></ul>
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<b>BUILDING/Common Area Renovations:</b>	<ul style="list-style-type: none"><li>• ADA Common Restrooms – 2008-2010</li><li>• Complete Roof Replacement – 2010</li><li>• New Digital Tenant Directory for 1<sup>st</sup> Floor Main Lobby – 2010</li><li>• Parking Gate System Replacement for Lower Garage Level – 2011</li><li>• Pressure Wash &amp; Restripe Lower Garage Level – 2012</li><li>• <u>Planned:</u> Pressure Wash / Restripe Surface Parking Lot – 2013</li></ul>
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<b>PARKING:</b>	Asphalt-paved parking for approximately 220 vehicles, including 96 spaces in the gated basement level parking garage and 43 attached covered spaces located on the surface lot. Parking ratio is approximately 2.7 per 1,000 sf.
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<b>FIRE PROTECTION:</b>	The building is equipped with Notifier 4800 and FCI 7100 Fire Alarm panels, connected to smoke detectors, pull stations, and strobes throughout the property. Also protected by Fire Hoses and Extinguishers in designated fire cabinets located in elevator lobby and each stairwell. Equipment is inspected by Advancedtronics and Addicks Fire & Safety.
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