



BUILDING INFORMATION

Owned & Managed	Brookfield Properties
Leased	CBRE
Floors	51 above grade; 2 below grade
Area	1,098,399 GRA
Average Floor Size	23,500 SF
Building Class	Class "A"
Year Completed	1984
Parking Ratio and Rates	2/1,000 SF Unreserved: \$200.00 Reserved: \$283.00 First Floor VIP: \$350.00
Access	Skybridge connection to Cullen Center Buildings. Connected to downtown tunnel system
Building Hours	M-F, 6 AM - 6 PM Sat, 8 AM - 1 PM
LEED Certification	Gold EB

OFFICE LEASING INFORMATION

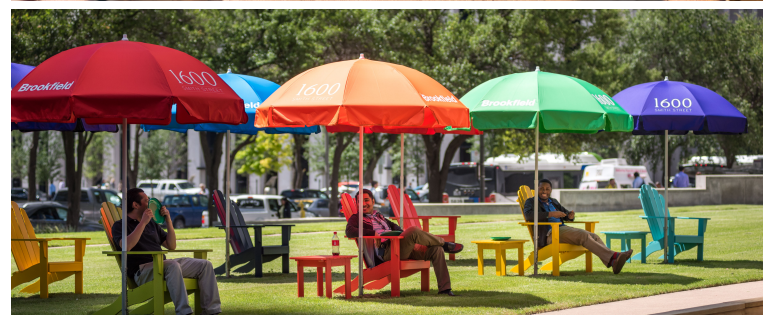
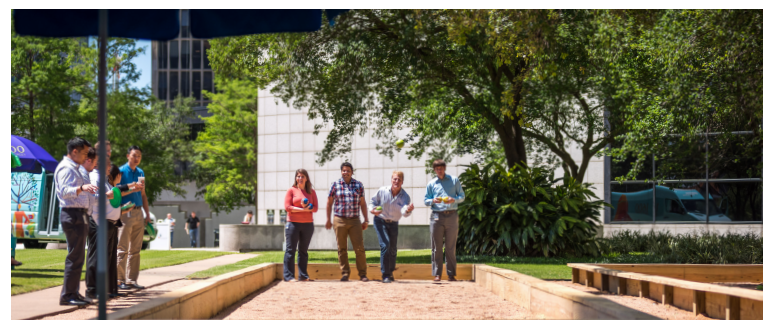
Available NRA	502, 605 SF
Percent Leased	53%
NET Rental Rate	Levels 1 - 18: \$18.50 Levels 19 - 34: \$19.50 Levels 35 - 51: \$20.50
2022 Est. Expenses	\$15.52/SF (including mgmt. fee)
Remodel Allowance	\$25.00 - \$70.00

CONFERENCE CENTERS

Rio Grande Conference Room (Floor 51)
- Maximum Occupancy 83

Sabine Conference Room (Floor 51)
- Maximum Occupancy 34

39th floor Conference Room (Floor 39)
- Maximum Occupancy 50



AMENITIES

- Chevron Federal Credit Union
- Car Butler
- Subway
- WiFi Lounge
- Zipcar
- The Green Space - located in front of the building, includes seating, umbrellas & Wi-Fi

FOR LEASING INFORMATION



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**Brookfield
Properties**