

# Brookfield

## 2 Houston Center

<b>General Description</b>	Houston Center is an urban, mixed-use office campus in the heart of Houston's vibrant downtown connected to over 196,000 SF of select shopping, dining and service options. The property is a five-minute walk to ten hotels of various price points, including the newly renovated Four Season's Hotel and the newly developed Le Méridien Houston Hotel. Steps from Discovery Green, the George R. Brown Convention Center, three sports stadiums including the Toyota Center, restaurants and more, Houston Center provides easy access to the best of what the CBD has to offer while perfectly capturing the energy and culture of Houston.
<b>Design Architect</b>	Pierce Goodwin Flanagan
<b>Completion Date</b>	1974
<b>Gross Building Area</b>	1,400,635 Sq Ft
<b>Net Rentable Area</b>	1,024,956 Sq Ft
<b>Percent Leased</b>	46.8%
<b>Typical Floor Area</b>	Rectangular floor plates are 22,924 Sq Ft to 23,885 Sq Ft
<b>Loss Factor (Typical Floor)</b>	Single-tenant basis: 16% / Multi-tenant basis: 24%
<b>Building Height</b>	40 above grade, 3 below grade
<b>Office Space Ceiling Height</b>	9' to finished ceiling / 13'11" deck to deck; 11' finished ceiling on top two penthouse floors
<b>Column Space</b>	30' to 40'
<b>Parking</b>	1.0/1000 parking ratio; 6 levels of parking for 512 cars within building plus access to all HC parking
<b>BUILDING SPECS</b>	
<b>Structural System</b>	Building frame comprised of structural steel
<b>Curtain Wall</b>	Anodized aluminum curtain wall with full height solar bronze, double-paned insulated thermal glass windows; Wetsealed in 2011
<b>Lobby Finishes</b>	3-story, open plaza utilizes granite pavers accented with bronze columns and stainless steel elevator doors
<b>Roof</b>	The roofs at Levels 8, 38 and 40 consist of a white 60 mil TPO (Thermoplastic Polyolefin) system as manufactured by Versico Roofing Systems; Level 8 roof was replaced in 2009; Levels 38 & 40 roofs were replaced in 2010
<b>HVAC</b>	Constant Volume dual-duct system controllable on a floor-by-floor basis; Three Chillers: Trane 1400 ton (installed 2009), Carrier 1400 ton (installed 1974), and Carrier 1458 ton (installed 2016); Three Sellers Boilers: 2 at 12.9 MBTU and one at 8.3 MBTU
<b>ELECTRICITY</b>	
<b>Electrical</b>	6 watts connected load (2 watts for lighting)

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### ELEVATORS

#### Passenger Elevator

21 passenger elevators (3500 lbs.)

#### Other Elevators

2 freight elevators, 2 shuttle, and 4 garage elevators

#### Escalators

10 escalators - 3 from ground level to G-3 level, 3 from G-3 level to lobby, 2 from main lobby to P-2 level, and 2 from P-2 to P-3;

#### Elevator Renovation

The 4 garage cars and 2 penthouse shuttle cars were modernized in 2011 with KONE Resolve equipment; All but the 2 escalators from P-2 to P-3 were replaced in 2011; Remaining elevators were last modernized in 1994 with a TMS-9000 controller that is no longer in production and are scheduled to be modernized in 2017-2018 with KONE Resolve equipment

### SAFETY & COMPLIANCE

#### Life Safety & Communication System

System's fire control panels are located in the Fire Command Center and at Security Console in main lobby

#### Security

C-cure card access system with 24-hour monitoring; Security officers on-duty 24 hours/day at the Security Console located on P-1 lobby

#### ADA/Environmental Compliance

Undergoing renovations to maintain compliance with ADA, TAS, and environmental codes; As of 12/31/17, 12% of the building will still have asbestos containing fireproofing, which is being abated as space becomes available

#### Fire / Life Safety

By the end of 2017, the building will have 100% sprinkler coverage

### BUILDING FEATURES

Rectangular floor plate offering maximum efficiency, stunning tenant build-out flexibility, and sweeping city views.

Adjacent to The Shops at Houston Center, which includes three levels of fashion, dining and services, and over 25 on-site eateries.

Connected to the recently-renovated Four Season's Hotel and newly redesigned Bayou & Bottle lobby bar, featuring the Topgolf® Swing Suite simulator.

Fully-amenitized campus also includes connection to downtown's extensive sky bridge and tunnel system.

Expansive, three-story lobby with 24/7 security.

LEED GOLD

Building conference facility