

Brookfield

HERITAGE PLAZA

General Description	Heritage Plaza is a Class AA office complex in downtown Houston offering a multitude of amenities that define the property as among the premier office buildings in the city. Situated on the western perimeter of downtown Houston, Heritage Plaza offers breathtaking views of the surrounding landscape and easy access to the freeway and tunnel systems.
Design Architect	M. Nasr, P.C.
General Contractor	HCB Contractors
Mechanical Engineer	EAM Engineers Inc.
Structural Engineer	CBM Engineers Inc.
Completion Date	1986
Building Height	54 stories; 52 above grade and 2 below grade
Design Load	Typically 75 PSI Live Load Typically 50 PSI Dead Load
Rentable Area	Approximately 1,149,000 SF
Typical Floor Area	Approximately 27,000 SF
Ceiling Heights	Slab-to-slab heights on office floors average 12'2" Standard floor to ceiling height is 9'
Mullion Spacing	North and South sides: 5'9" East and West sides: 12 at 5'10" and 46 at 3'11"
Interior Column Spacing	Approximately 33 feet
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily Johnson Controls & Trane equipment
Design Criteria	Design conditions are based upon 20 CFM per person per 200 SF
Heat	Electric resistance heat
Air Conditioning	Cooling is provided by chilled water supplied from a cooling plant located on level 51. Supplemental HVAC is available 24 hours a day.
Mechanical Rooms	27-35 and 46: two mechanical rooms per floor All others, one mechanical room per floor
Standard Hours of HVAC Operation	7:00 AM to 6:00 PM Monday through Friday 7:00 AM to 1:00 PM Saturday *Unless otherwise stated in lease

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ELECTRICITY

General

Voltage is available 4160, 480/277/120 volt.
Building-standard power consists of 3.5 watts at 120/208 volt per usable square foot.
Additional power is available based upon demonstrated need.

Electric Closet

One per floor tower
Three per floor at the base

Telephone Closet

Sky Lobby – 51st floor: One per floor
Tower: Two per floor
Base: Three per floor

PASSENGER ELEVATORS

Number of Elevators

28 Elevators organized into 5 banks:

Cabs/Floors served per Bank: Building, High: 6 – L39-51

Cabs/Floors served per Bank: building, Mid: 6 – L27-39

Cabs/Floors served per Bank: building, Low: 6 – L Sky Lobby – 26

Cabs/Floors served per Bank: building, Garage: 1 – B-SL, 2 – M-SL

Cabs/Floors served per Bank: building, Plaza: 4 – PL-SL

Elevator Capacity

3,500 lbs.

Elevator Speed

Low Rise – 500 FPM

Mid Rise – 750 FPM

High Rise – 1000 FPM

SERVICE ELEVATORS

Number of Elevators

One freight

Elevator Capacity

4,500 lbs.

Elevator Size

Platform: 5' x 8'

Door opening: 4' x 8'

Height is 13' in back of elevator

BUILDING AMENITIES

- Convenient and abundant parking in two attached garages
- Access to downtown tunnel system
- Interconnected sky bridge access
- Food service
- Direct access to Doubletree Hotel
- Adjacent to Sam Houston Park and miles of jogging trails
- New \$2M fitness facility with state-of-the-art equipment and full time staff
- 24 hour security, escort-to-car service
- Package Courier Service throughout the building
- Telecommunications Riser Management service
- Proud to Serve Starbucks located on Street Level
- Free Wi-Fi and Cell Boosters
- Dramatic interior sculpture