

500 Dallas Street, Houston, TX 77002

BUILDING INFORMATION

| | |
|----------------------------------|---|
| Owned & Managed | Brookfield Properties |
| Floors | 34 above grade; 2 below grade |
| Area | 1,004,814 GRA (928,248 office; 76,566 retail) |
| Average Floor Size | 27,000 |
| Building Class | Class "A" |
| Year Completed | 1972 , Renovated 1992 |
| Parking Ratio & Rates | 1/1,000 SF |
| Allen Center Garage | Unreserved: \$205.00 Reserved: \$305.00 |
| Metropolitan Garage | Unreserved: \$191.00 Reserved: \$280.00 |
| Basement VIP | \$350.00 |
| Access | Connected to all of Allen Center and parking garages via pedestrian skybridge. Connected to downtown tunnel system. |
| Building Hours | M-F 7AM - 6PM SAT 7AM - 1PM |

CONFERENCE CENTERS

| | |
|-----------------------|-----------------|
| The Council | seating for 10 |
| The Assembly | seating for 20 |
| The Senate | seating for 20 |
| The Forum | seating for 70 |
| The Plaza Room | seating for 140 |



OFFICE LEASING INFORMATION

| | |
|---------------------------|------------------------------|
| Available NRA | 160,617 |
| Percent Leased | 80.2% |
| NET Rental Rate | \$30.00, 3% annual increases |
| 2018 Est. Expenses | \$16.51 (includes electric) |

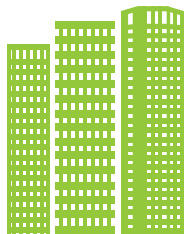
LEASING CONTACTS

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allencenterhouston.com



**Brookfield
Properties**



BUILDING FEATURE

Public Transit Available
Path Access
Tunnel Accessible & Sky Bridge Accessible
Green Space
Building Terrace / Park / Courtyard



PARKING

Complimentary Battery Boost (Allied Universal)
Vehicle Location Valet (Allied Universal)
Debit Pay Stations / Express credit card pay stations
EZ Tag Technology
Valet Parking
Reserved Parking with Dedicated Entrance + Exit (VIP)



SECURITY

24 Hour Security Monitoring & After-Hours Escorts
Safety Communication App (LiveSafe)
Knightscope Autonomous Data Machine (Officer Brooks, Robot)



VALUE ADD

Battery Recycling (Household)
E-Waste Event (Twice a Year)
Wi-Fi
Courtesy Umbrellas / Bags
Blood Drive
TSA Prescreen
TVs
Yoga Program
Bicycle Parking
Houston Public Library Book Cabinet



RETAIL

Chase Bank
BB&T Bank
The Downtown Club at the Met
SuperCuts
Houston Shoe Hospital
Jewelry & More
Car Butler, Car Detailing Service
Central Graphics
Gateway Newsstands



DINING

Rosalie
Snap Kitchen
Chick-fil-A
Salata
Otto's BBQ & Hamburgers
Simon's Homestyle Café
Sophia's Tex Mex
The Coffee Bar
Café Basil
Jimmy John's
Haute Crepe
Gigi's Cupcakes
Ono Poke
Fresh Healthy