

HOUSTON CENTER

1301 McKinney Street

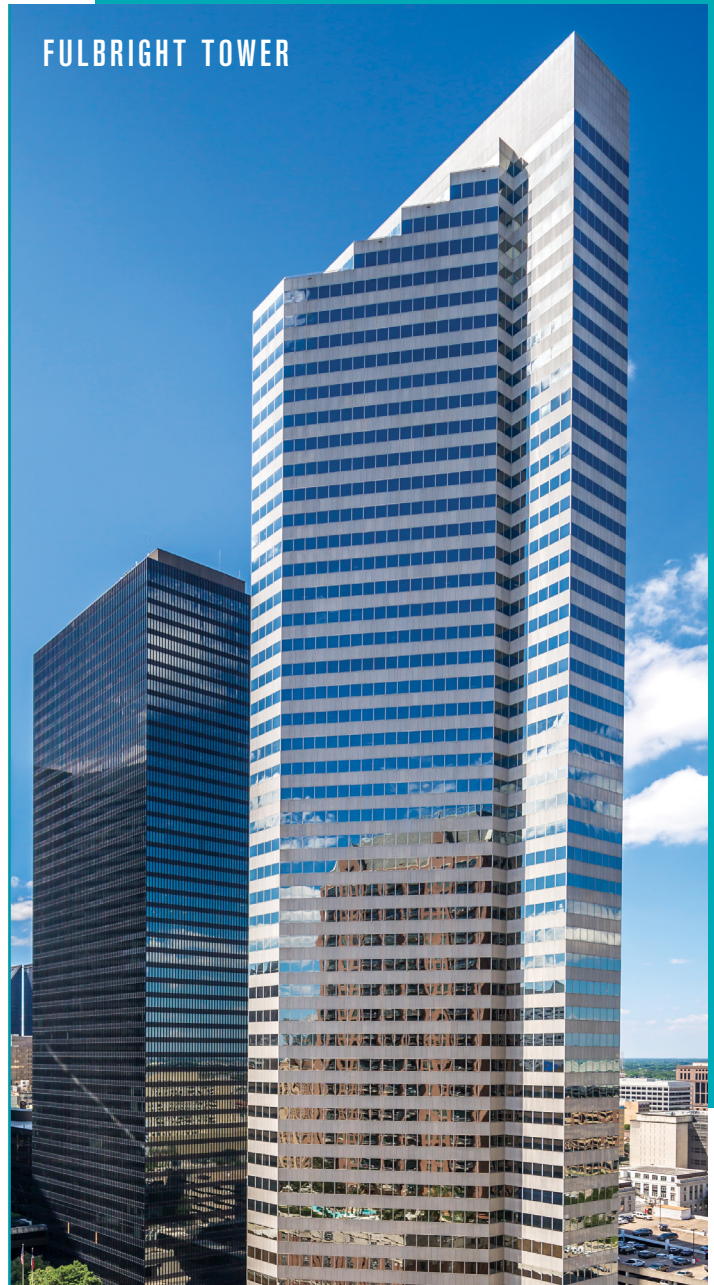
BUILDING INFORMATION

Owned & Managed	Brookfield Properties
Floors	51 above grade; 5 below grade
Area	1,247,061 GRA
Average Floor Size	25,000
Building Class	Class "A"
Year Completed	1983, Renovations planned for completion in 2020
Parking Rates	
HCG1	Standard - \$195.00, Reserved - \$315.00
Fulbright Tower	Standard - \$210.00, Reserved - \$315.00
Rusk Garage	Standard - \$130.00, Non-Tenant - \$175.00
5HC	Standard - \$210.00
2HCG	Standard - \$210.00, Reserved - \$315.00
Access	Connected to all Houston Center Buildings, Houston Center Garage 1, and 5 Houston Center via pedestrian skybridge. Tunnel system access provided via The Shops, and 2 Houston Center tunnel system
Building Hours	M-F 7:30AM - 6PM SAT 9AM - 1PM

CONFERENCE CENTERS

Fulbright Auditorium	Seating for 135
Fulbright Conference	Seating for 10
2 Houston Center	Coworking (Planned)
Town Hall (LBT)	Seating for 231 (Planned)

FULBRIGHT TOWER



OFFICE LEASING INFORMATION

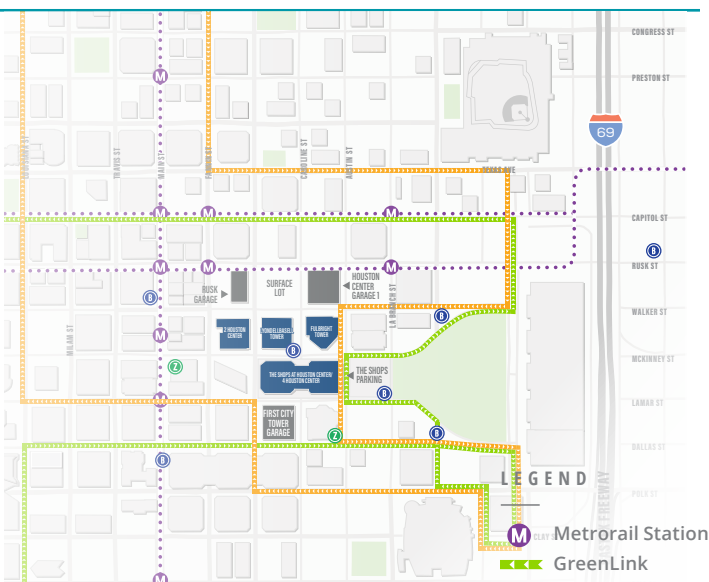
Available NRA	348,374
Percent Leased	91%
NET Rental Rate	\$31.50, 3% annual increases
2017 Est. Expenses	\$14.09 (includes electric)

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houstoncenter.com



**Brookfield
Properties**





BUILDING FEATURE

Public Transit Available
Path Access
Tunnel Accessible / Sky Bridge Accessible
Building Terrace/Park/Courtyard
Auditorium



PARKING

Complimentary Battery Boost (Allied Universal)
Tire Inflation Valet (Allied Universal)
Vehicle Location Valet (Allied Universal)
EZ Tag Technology
Valet Parking
Car Detailing/On-Site Automotive Services
Car Wash



SECURITY

24 Hour Security Monitoring & After-Hours Escorts
Safety Communication App (LiveSafe)



VALUE ADD

Amazon Lockers
Battery Recycling (Household)
E-Waste Event (Twice a Year)
Tenant Events / Happy Hours
Event Space/Reception Area/Conference Centre
Recycling
Wi-Fi
Courtesy Umbrellas/Bags
TSA Prescreen
Blood Drive
Bicycle Parking: Non-Secured Inside



RETAIL

Dress Barn
Gateway Newstands
General Nutrition Center
Jos. A. Bank
Precision Graphics



DINING

Amille's Coffee
Bullritos
Chick-Fil-A
Doozo's Dumpling + Noodles
Great American Cookies
Juice Girl
Leaf + Grain
Murphy's Deli
Otto's BBQ + Hamburgers
Pappas Steakhouse
Potbelly Sandwich Shop
Pretzel Time
Quiznos
Salata
Snap Kitchen
Starbucks Coffee
Subway
Thai Basil
Treebeards
Wok + Roll