

# HOUSTON CENTER

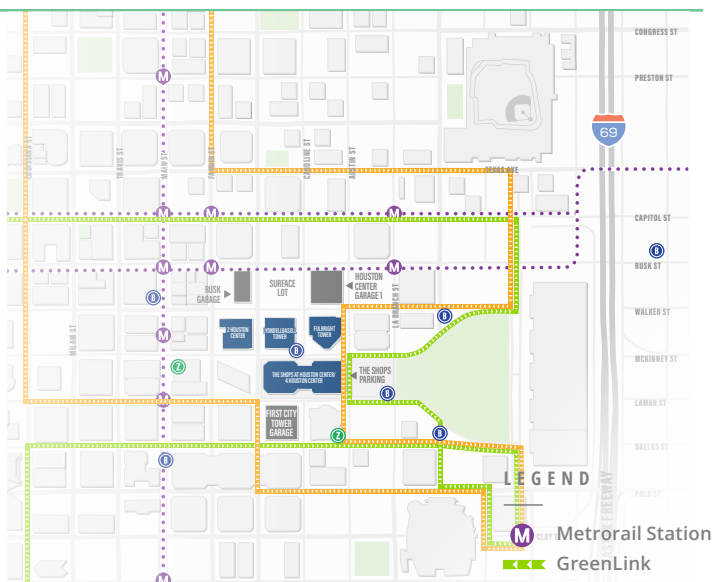
1221/1331 LAMAR STREET

## BUILDING INFORMATION

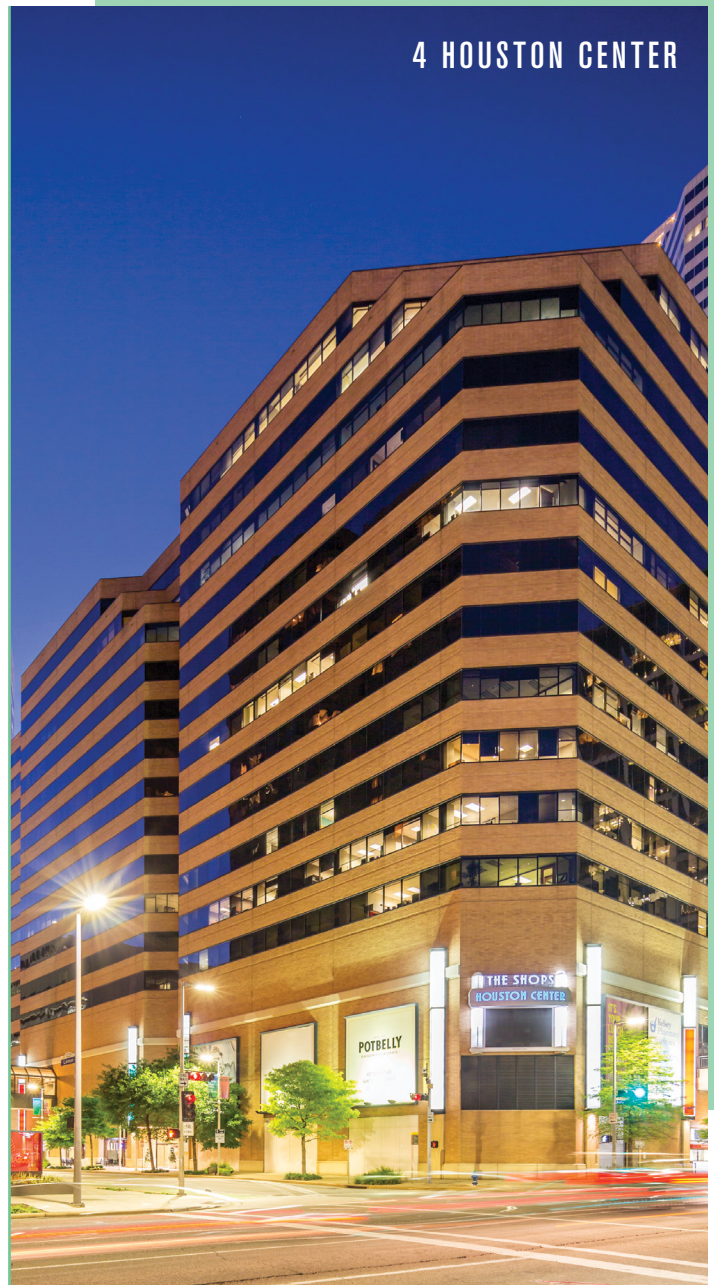
<b>Owned &amp; Managed</b>	Brookfield Properties
<b>Floors</b>	16 above grade; 2 below grade
<b>Area</b>	985,896 GRA (674,246 office; 196,127 retail)
<b>Average Floor Size</b>	56,600
<b>Building Class</b>	Class "A"
<b>Year Completed</b>	1982 , planned renovations
<b>Parking Ratio &amp; Rates</b>	517 parking spaces
<b>HCG1</b>	Standard - \$195.00, Reserved - \$315.00
<b>Fulbright Tower</b>	Standard - \$210.00, Reserved - \$315.00
<b>Rusk Garage</b>	Standard - \$130.00, Non-Tenant - \$175.00
<b>5HC</b>	Standard - \$210.00
<b>2HCG</b>	Standard - \$210.00, Reserved - \$315.00
<b>Access</b>	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
<b>Building Hours</b>	M-F 7:30AM - 6PM SAT 7AM - 1PM

## CONFERENCE CENTERS

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



## 4 HOUSTON CENTER



## OFFICE LEASING INFORMATION

<b>Available NRA</b>	277,534
<b>Percent Leased</b>	58%
<b>Rental Rate</b>	\$23.00
<b>2019 Est. Expenses</b>	\$12.46 + 3% management fee
<b>Remodel Allowance</b>	Negotiable

<b>DAVID BAKER</b>	713.407.8701   <a href="mailto:David.Baker@transwestern.com">David.Baker@transwestern.com</a>
<b>DOUG LITTLE</b>	713.272.1284   <a href="mailto:Doug.Little@transwestern.com">Doug.Little@transwestern.com</a>
<b>KELLI GAULT</b>	713.270.3349   <a href="mailto:Kelli.Gault@transwestern.com">Kelli.Gault@transwestern.com</a>
<b>JACK SCHARNBERG</b>	832.408.4018   <a href="mailto:Jack.Scharnberg@transwestern.com">Jack.Scharnberg@transwestern.com</a>

[houstoncenter.com](http://houstoncenter.com)



**Brookfield  
Properties**



### BUILDING FEATURE

Public Transit Available  
Lobby Electronic Directories  
Public Art



### PARKING

Complimentary Battery Boost (Allied Universal)  
Tire Inflation Valet (Allied Universal)  
Vehicle Location Valet (Allied Universal)  
Debit Pay Stations/ Express credit card pay stations  
EV Charging StationsEZ Tag Technology  
Valet Parking



### SECURITY

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



### VALUE ADD

Battery Recycling (Household)  
E-Waste Event (Twice a Year)  
Tenant Events / Happy Hours  
Recycling  
Wi-Fi  
Courtesy Umbrellas/Bags  
Group Exercise Groups  
TSA Prescreen  
Device Charging Public  
Bicycle Parking: Non-Secured Inside & Non-Secured Outside  
Kelsey Seybold Clinic



### 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