

# HOUSTON CENTER

909 Fannin Street

## BUILDING INFORMATION

<b>Owned &amp; Managed</b>	Brookfield Properties
<b>Floors</b>	40 above grade, 3 below grade
<b>Area</b>	1,400,635 GRA
<b>Average Floor Size</b>	Rectangular floor plates are 22,924 Sq Ft to 23,885 Sq Ft
<b>Building Class</b>	Class "A"
<b>Year Completed</b>	1974, Renovations completed 2020
<b>Parking Ratio &amp; Rates</b>	1.00/1,000 SF
	HCG1: Standard - \$205.00, Reserved - \$325.00
	LBT: Standard - \$220.00, Reserved - \$330.00
	3HC: Standard - \$220.00, Reserved - \$330.00
	4HC: Standard - \$210.00, Reserved - \$330.00
	Rusk Garage: Standard - \$150.00, Non-Tenant - \$175.00
	2HCG: Standard - \$220.00, Reserved - \$330.00
	5HC: Standard - \$210.00
<b>Access</b>	Connected to Houston Center buildings and parking garages via pedestrian skybridges. Connected to downtown tunnel system
<b>Building Hours</b>	M-F 7:30AM - 6PM SAT 9AM - 1PM

## CONFERENCE CENTERS

<b>LyondellBasell Tower</b>	Exchange Conference Center - Seating for 175 The Vault Board Room - Seating for 20 Exchange Room A (Square shaped) - Seating for 30 Exchange Room B (Auditorium) - Seating for 61 Exchange Room C (Classroom) - Seating for 27 Social I - Seating for 20 Social II - Seating for 8
<b>Fulbright</b>	Auditorium - Seating for 130 Conference - Seating for 10
<b>2 Houston Center</b>	Loop East Meeting Room - Seating for 14 Loop West Meeting Room - Seating for 8

## FITNESS CENTER

<b>LyondellBasell Tower</b>	Free for all Tenants
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## OFFICE LEASING INFORMATION

<b>Available NRA</b>	269,874
<b>Percent Leased</b>	74%
<b>NET Rental Rate</b>	\$28.00 NNN, 3% annual increases
<b>2020 Est. Expenses</b>	\$13.83 + 3% management fee
<b>2021 OPEX</b>	\$14.42
<b>DAVID BAKER</b>	713.407.8701   David.Baker@transwestern.com
<b>DOUG LITTLE</b>	713.272.1284   Doug.Little@transwestern.com
<b>KELLI GAULT</b>	713.270.3349   Kelli.Gault@transwestern.com
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**Brookfield  
Properties**



# 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>	1.00/1,000 SF

<b>HCG1:</b>	Standard - \$205.00, Reserved - \$325.00
<b>LBT:</b>	Standard - \$220.00, Reserved - \$330.00
<b>3HC:</b>	Standard - \$220.00, Reserved - \$330.00
<b>4HC:</b>	Standard - \$210.00, Reserved - \$330.00
<b>Rusk Garage:</b>	Standard - \$150.00, Non-Tenant - \$175.00
<b>2HCG:</b>	Standard - \$220.00, Reserved - \$330.00
<b>5HC:</b>	Standard - \$210.00

<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
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<b>Building Hours</b>	M-F 7:30AM - 6PM
	SAT 7AM - 1PM

## CONFERENCE CENTERS

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<b>Fulbright</b>	Auditorium - Seating for 130 Conference - Seating for 10
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<b>2 Houston Center</b>	Loop East Meeting Room - Seating for 14 Loop West Meeting Room - Seating for 8
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## 4 HOUSTON CENTER



## OFFICE LEASING INFORMATION

<b>Available NRA</b>	401,133
<b>Percent Leased</b>	41%
<b>Rental Rate</b>	\$23.00
<b>Remodel Allowance</b>	Negotiable
<b>2021 OPEX</b>	\$15.14

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



**Brookfield  
Properties**



# HOUSTON CENTER

1301 McKinney Street

## BUILDING INFORMATION

<b>Owned &amp; Managed</b>	Brookfield Properties
<b>Floors</b>	51 above grade; 5 below grade
<b>Area</b>	1,247,061 GRA
<b>Average Floor Size</b>	25,000
<b>Building Class</b>	Class "A"
<b>Year Completed</b>	1983, Renovations completed 2020
<b>Parking Ratio &amp; Rates</b>	1.00/1,000 SF
	HCG1: Standard - \$205.00, Reserved - \$325.00
	LBT: Standard - \$220.00, Reserved - \$330.00
	3HC: Standard - \$220.00, Reserved - \$330.00
	4HC: Standard - \$210.00, Reserved - \$330.00
	Rusk Garage: Standard - \$150.00, Non-Tenant - \$175.00
	2HCG: Standard - \$220.00, Reserved - \$330.00
	5HC: Standard - \$210.00
<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 9AM - 1PM

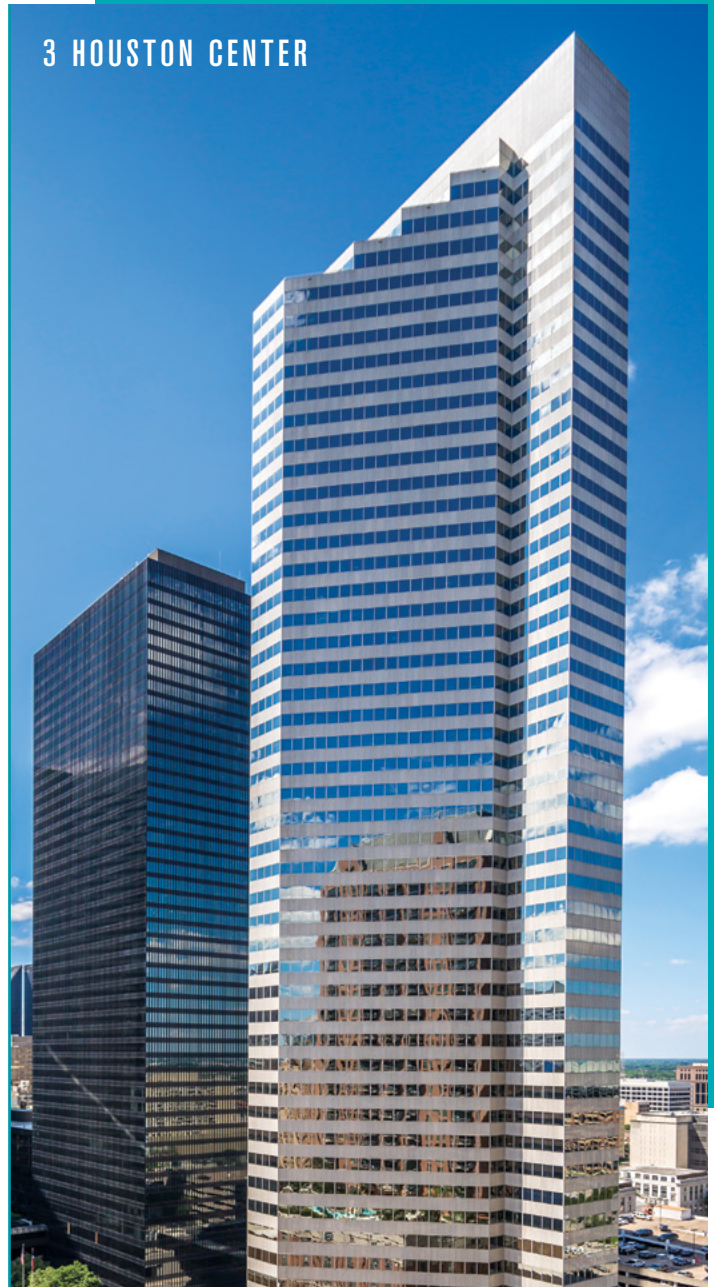
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## OFFICE LEASING INFORMATION

<b>Available NRA</b>	471,857
<b>Percent Leased</b>	63%
<b>NET Rental Rate</b>	\$28.00
<b>2021 OPEX</b>	\$14.42

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**Brookfield  
Properties**



# HOUSTON CENTER

1221 McKinney Street

## BUILDING INFORMATION

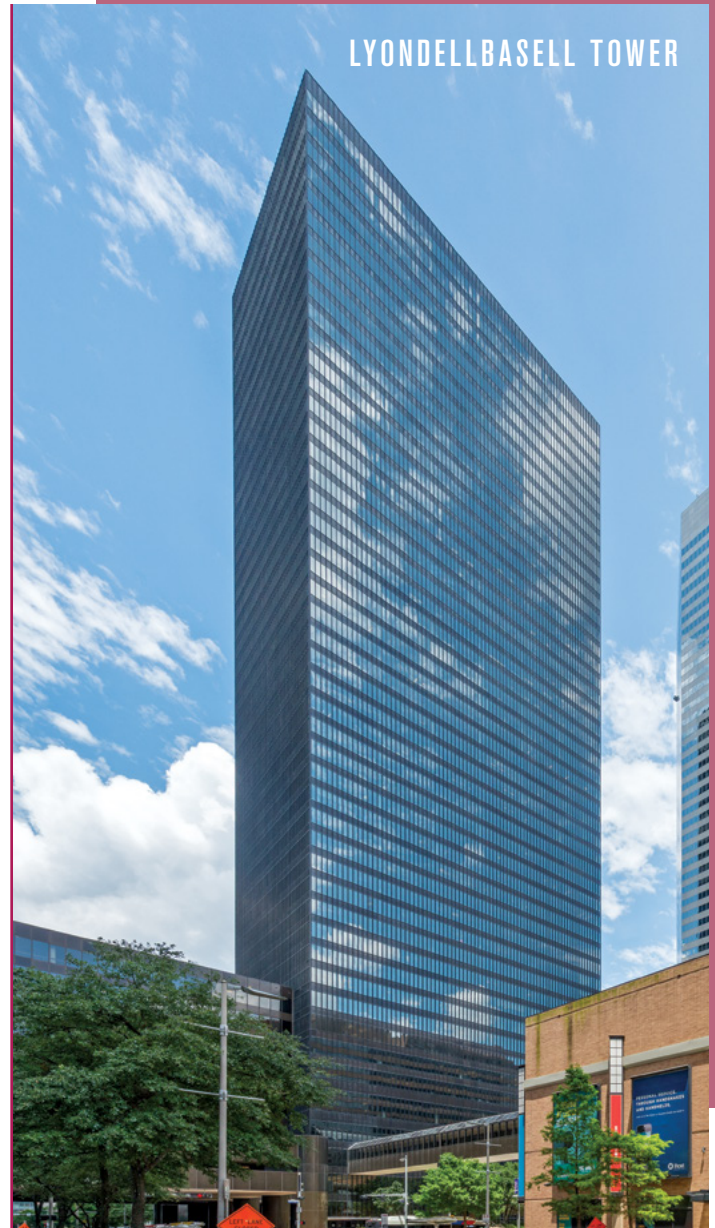
<b>Owned &amp; Managed</b>	Brookfield Properties
<b>Floors</b>	46 above grade, 2 floors of parking below grade
<b>Area</b>	1,061,351 GRA
<b>Average Floor Size</b>	23,500
<b>Building Class</b>	Class "A"
<b>Year Completed</b>	1978, Renovations completed 2020
<b>Parking Ratio &amp; Rates</b>	1.00/1,000 SF
	<b>HCG1:</b> Standard - \$205.00, Reserved - \$325.00
	<b>LBT:</b> Standard - \$220.00, Reserved - \$330.00
	<b>3HC:</b> Standard - \$220.00, Reserved - \$330.00
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	<b>5HC:</b> Standard - \$210.00
<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.
<b>Building Hours</b>	M-F 7:30AM - 6PM SAT 9AM - 1PM

## CONFERENCE CENTERS

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## OFFICE LEASING INFORMATION

<b>Available NRA</b>	231,277
<b>Percent Leased</b>	78%
<b>Rental Rate</b>	\$28.00
<b>Remodel Allowance</b>	Negotiable
<b>2021 OPEX</b>	\$16.52

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**Brookfield**  
Properties



### BUILDING FEATURE

Public Transit Available  
Path Access  
Tunnel Accessible / Sky Bridge Accessible  
Central Plaza / The Lift Terrace  
Spiral Stair  
Water Wall  
Social Stair



### 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 Stations  
Valet Parking



### SECURITY

24 Hour Security Monitoring + After-Hours Escorts  
Safety Communication App (LiveSafe)  
24/7 Robot for the Central Plaza



### VALUE ADD

Amazon Lockers  
Recycling Program  
Battery Recycling (Household)  
E-Waste Event (Twice a Year)  
Tenant Events / Happy Hours  
The Lift Fitness Center with Locker Rooms  
Secure Bike Room (Coming Soon)  
Kelsey Seybold Clinic  
Wi-Fi  
Blood Drive  
Outside Bicycle Parking (Unsecured)  
ATM  
Bank  
Dry Cleaning, Alterations, Shoe Shining and Repairs  
Car Detailing & Automotive Services including Oil Changes,  
Windshield Replacement, Dent Removals (Car Butler)



### RETAIL

Gateway Newstands  
General Nutrition Center  
Trudy's / Hallmark



### DINING

Bullritos  
Chick-Fil-A  
Doozo's Dumpling + Noodles  
Leaf + Grain  
Otto's BBQ + Hamburgers  
Pappas Steakhouse  
Potbelly Sandwich Shop  
Salata  
Starbucks Coffee  
Tejas Mexican Grill  
Treebeards  
Wok + Roll