



HOUSTONCENTER



EXPERIENCE HOUSTON CENTER



4 TOWERS

4 MILLION TOTAL
SQUARE FEET



RETAIL

200K SQUARE FEET
OF DESTINATION RETAIL



GREENSPACE

REIMAGINED
CENTRAL PLAZA



HOTELS

WALK TO 10 HOTELS
IN 2 MINUTES



WELLNESS

10,000 SQUARE FOOT
FITNESS CENTER



PRODUCTIVITY

7,500 SQUARE FOOT
TENANT CONFERRING CENTER



AT THE HUB & HEART OF THE CITY.



central plaza along McKinney Street

Occupying five blocks along McKinney Street, the new Houston Center engages visitors and users by activating both sides of the streetscape.

At the heart of the project is a new central plaza, creating a sense of place.

Intuitively and visually connecting the building podium levels to the street, the vibrant central plaza features a digital water wall, flexible entertainment space, and an iconic monumental staircase to the landscaped terrace and sky deck above.



2 Houston Center entrance, McKinney & Fannin



LyondellBasell Tower lobby

THE TRANSFORMATIVE VISION FOR HOUSTON CENTER INCLUDES:

- + An entirely new arrival experience through a reimagined central plaza and greenspace, offering a seamless connection to the street and nearby attractions.
- + Renovation of the 2 Houston Center and LyondellBasell Tower lobbies, featuring two-story glass façade at 2 Houston Center and modernized elevator cabs throughout.
- + Completely reclad skybridges connecting the complex to shopping and retail.
- + Reshaping the retail and dining experience throughout Houston Center.
- + New multi-tenant corridor and restroom finish design.
- + Conferencing venues and lobby co-working spaces fostering communication and ideation.



central plaza at McKinney Street

2 Houston Center viewed from McKimney



2 Houston Center lobby





view of central plaza from terrace

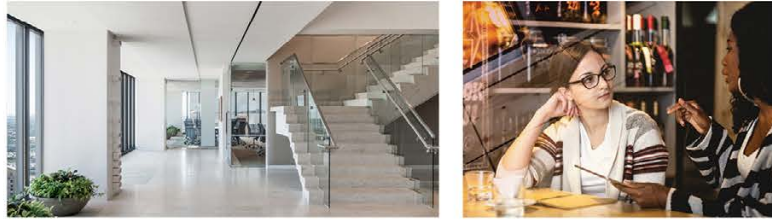


overlooking the central plaza

CONNECTING PLACES TO PEOPLE AND PEOPLE TO EACH OTHER.

Set in a dynamic environment along Houston's Innovation Corridor, Houston Center prioritizes connectedness and hospitality.

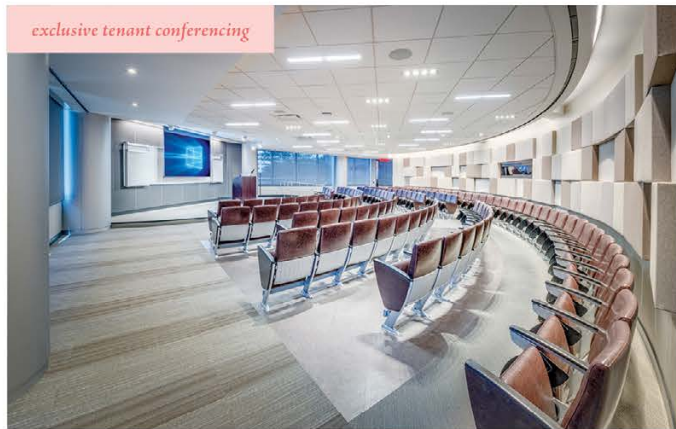
Accessed via a spiral staircase, the sky deck and terrace offer elevated views overlooking the central plaza and new retail.



double-height lobby off Fannin, 2 Houston Center



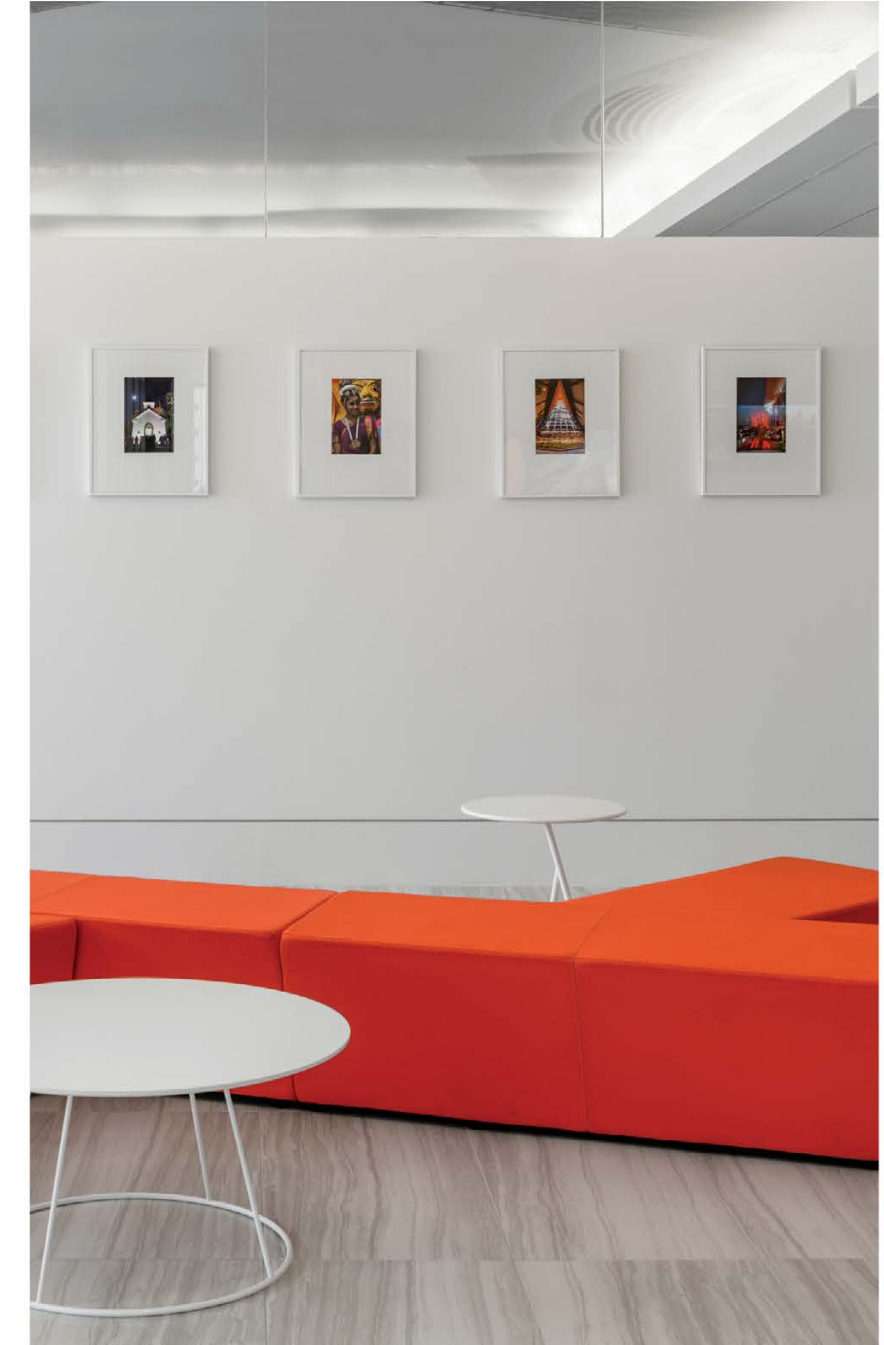
exclusive tenant conferencing



➤ First-class amenities, features and hospitality that maximize the office experience.

CREATING CULTURE FOR THE NEXT GENERATION WORKER.

- + World-class fitness center.
- + Exclusive concierge-style tenant conferencing facilities.
- + Outdoor sky deck and terrace experience.
- + Signature restaurant overlooking the central plaza.





LyondellBasell lobby co-working



BUILT TO THE RHYTHM OF DOWNTOWN.



2 Houston Center sky deck

Downtown Houston's emerging culinary scene, destination retail, and luxury hotels are at your fingertips at Houston Center.





sky deck, terrace and central plaza



20+

ON-SITE
EATERIES




50+

NEIGHBORHOOD
RESTAURANTS








 +50+

 ON-SITE

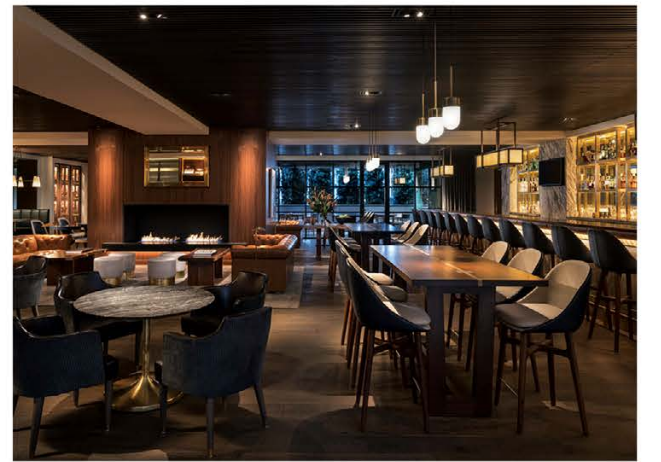
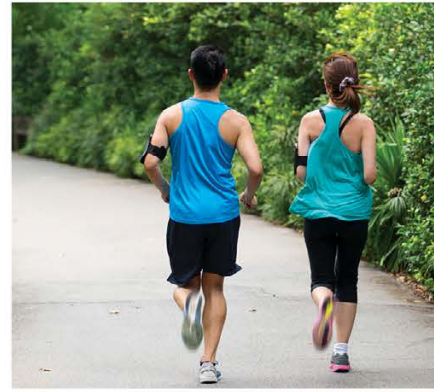
 EATERIES



 +50+

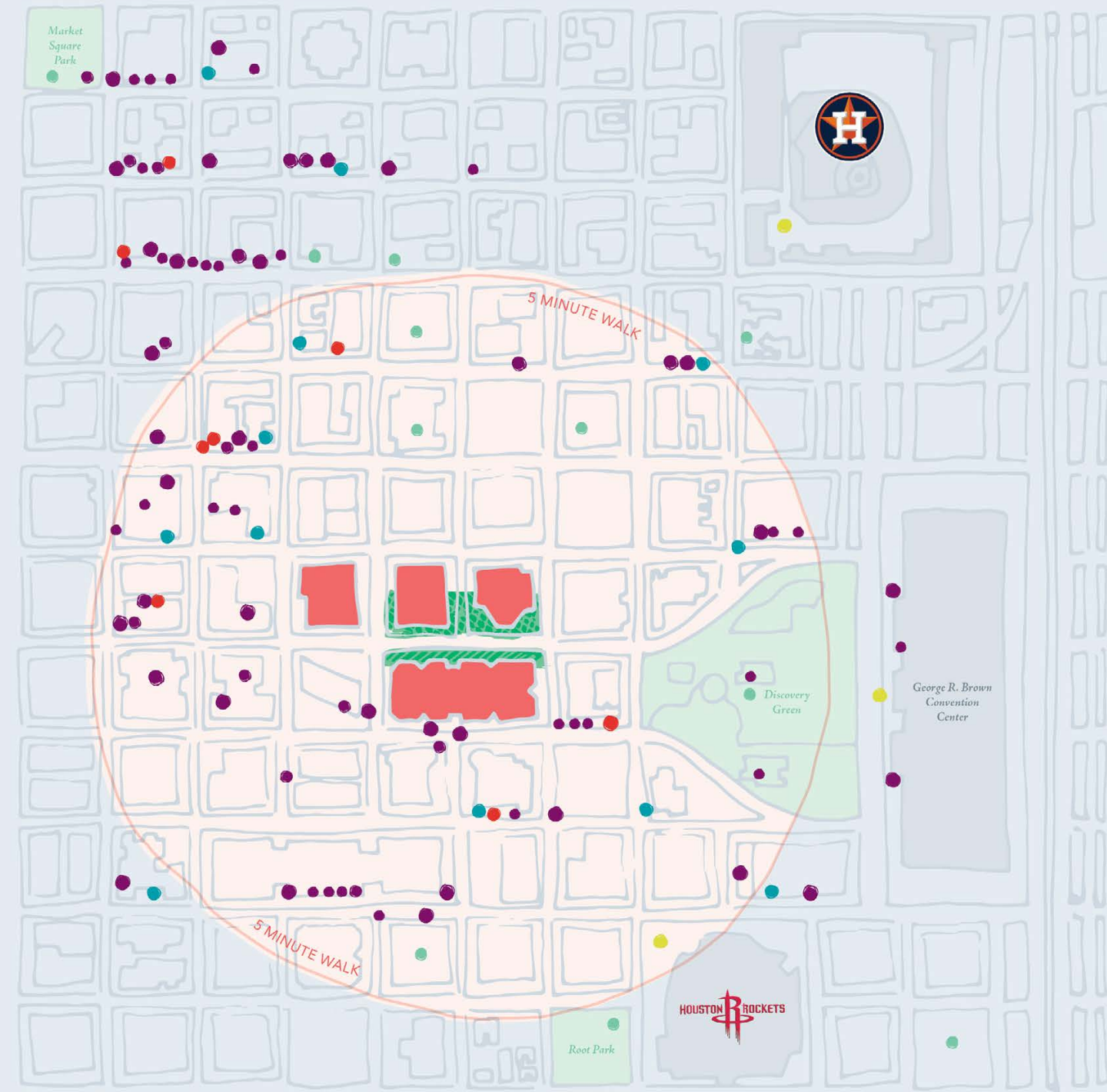
 NEIGHBORHOOD

 RESTAURANTS



WHERE INSPIRATION GROWS AND ENERGY FLOWS.

› Houston Center is the epicenter of culture in downtown. A modern, forward-thinking community and destination alive with entertainment, restaurants, world-class hotels and parks.



HOTELS



COMMUNITY/
PARKS



RESTAURANTS



RESIDENCE



ENTERTAINMENT/
EVENT



OWNERS. PLACEMAKERS. DEVELOPERS. COMMUNITY PARTNERS.

» BROOKFIELD PROPERTIES

Working with the stellar design teams Gensler and Clark Condon, Brookfield Properties is making a significant capital investment that will raise the bar in the total tenant experience. Houston Center is now the modern and dynamic mixed-use office campus with the amenities to retain and attract top talent.

Brookfield Properties has a strong history of investing in our assets, as evidenced by our recent redevelopment of One Allen Center, which included a transformation of the lobby with a modern two-story glass facade; a re-clad, transparent sky bridge that connects One and Two Allen Center; and a complete re-envisioning of the exterior landscaping with a one-acre greenspace, named The Acre. Future plans include complete lobby renovations for Two and Three Allen Center as well as the transformation of the Doubletree Hotel.

ARTS & CULTURE



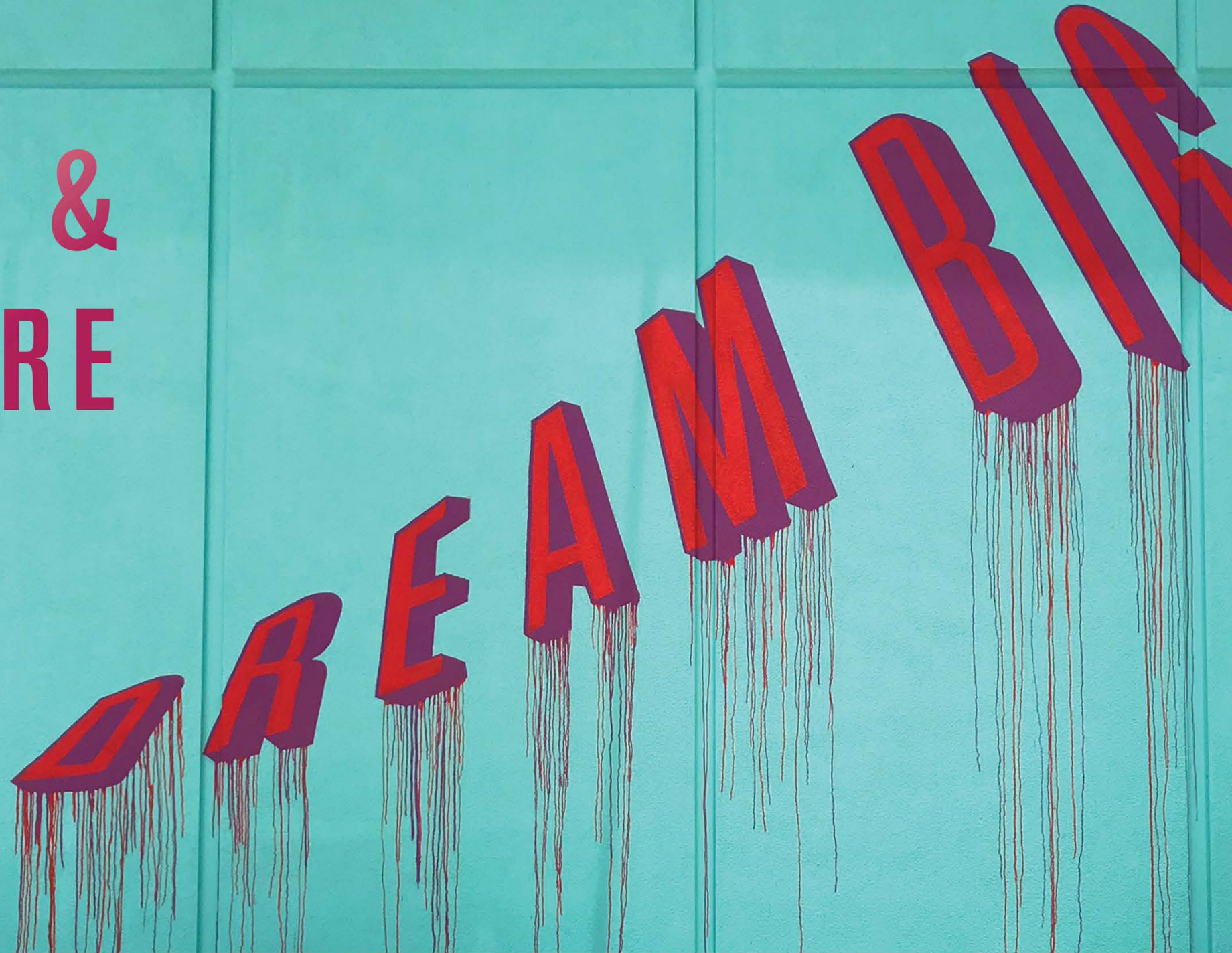
500

CULTURAL EXPERIENCES EVERY YEAR



1M+

ATTENDEES ANNUALLY



Brookfield Properties' approach to creating and operating large-scale, iconic mixed-use commercial projects is predicated on a key central theme: Placemaking. Our local Arts & Events teams curate art installations, events, performances of all types, happy hours, and special experiences for our tenants, the local community and international visitors year round.





HOUSTONCENTER

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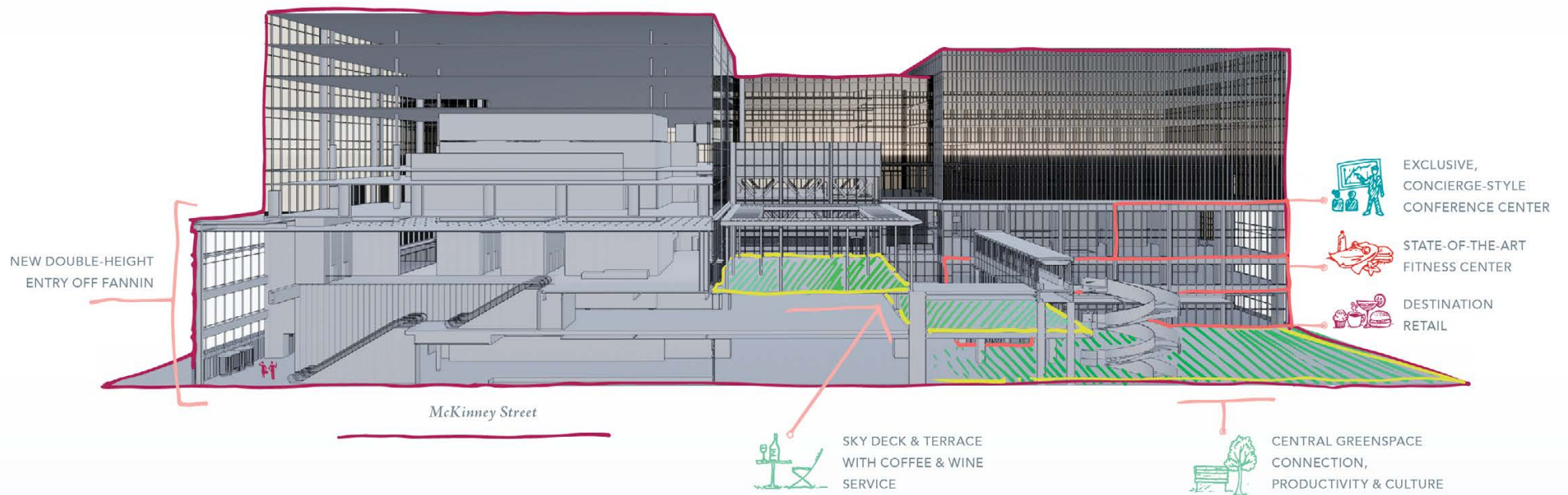




Brookfield
Properties

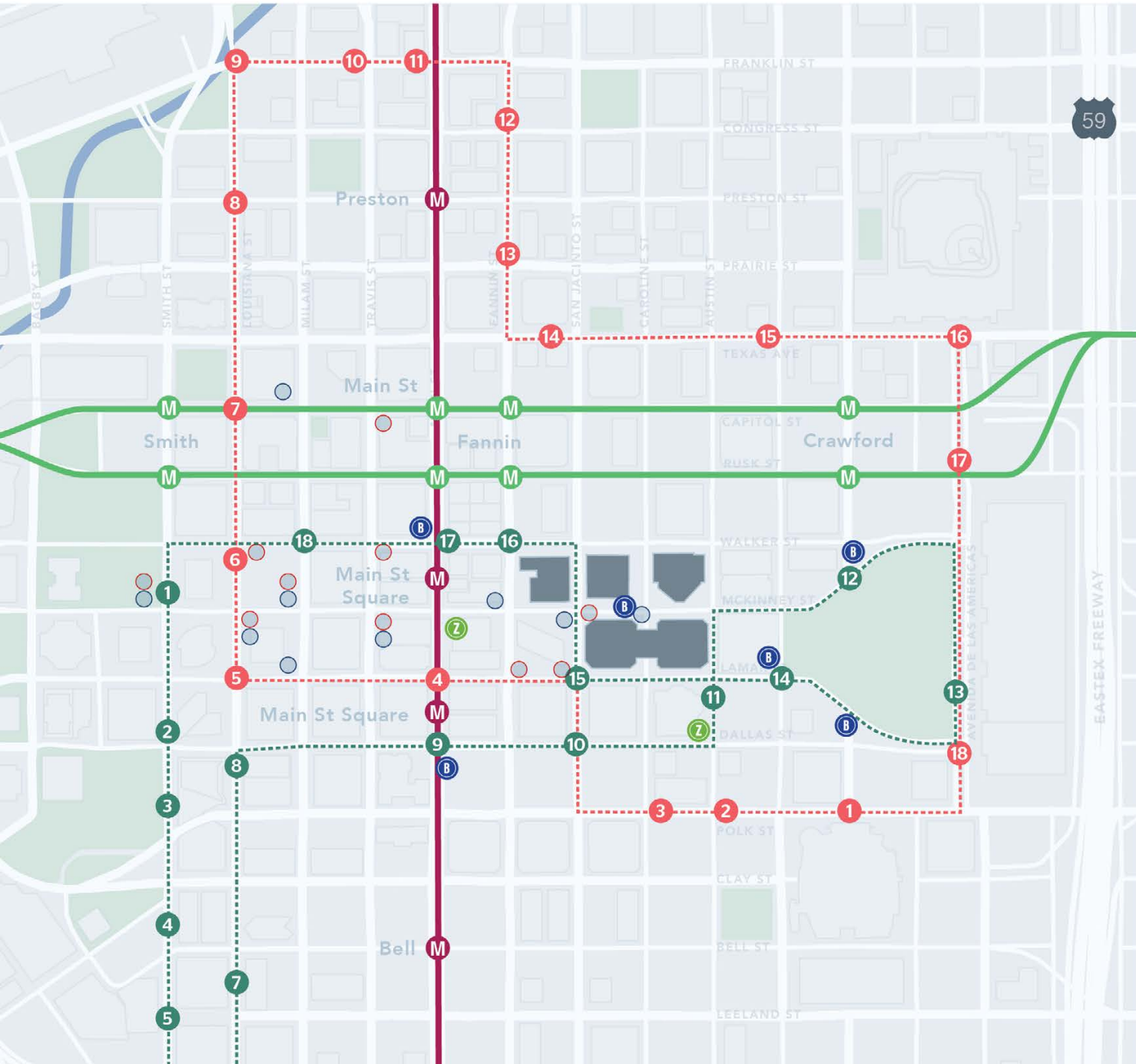
TENANT SPACES





2 HOUSTON CENTER & LYONDELLBASELL TOWER

MCKINNEY STREET PERSPECTIVE



B HOUSTON B-CYCLE

- + Public bike-sharing network
- + 6 stations located within walking distance of the complex

MM METRO

- + 8 rail stations within 2 blocks of the campus

OO PARK & RIDE

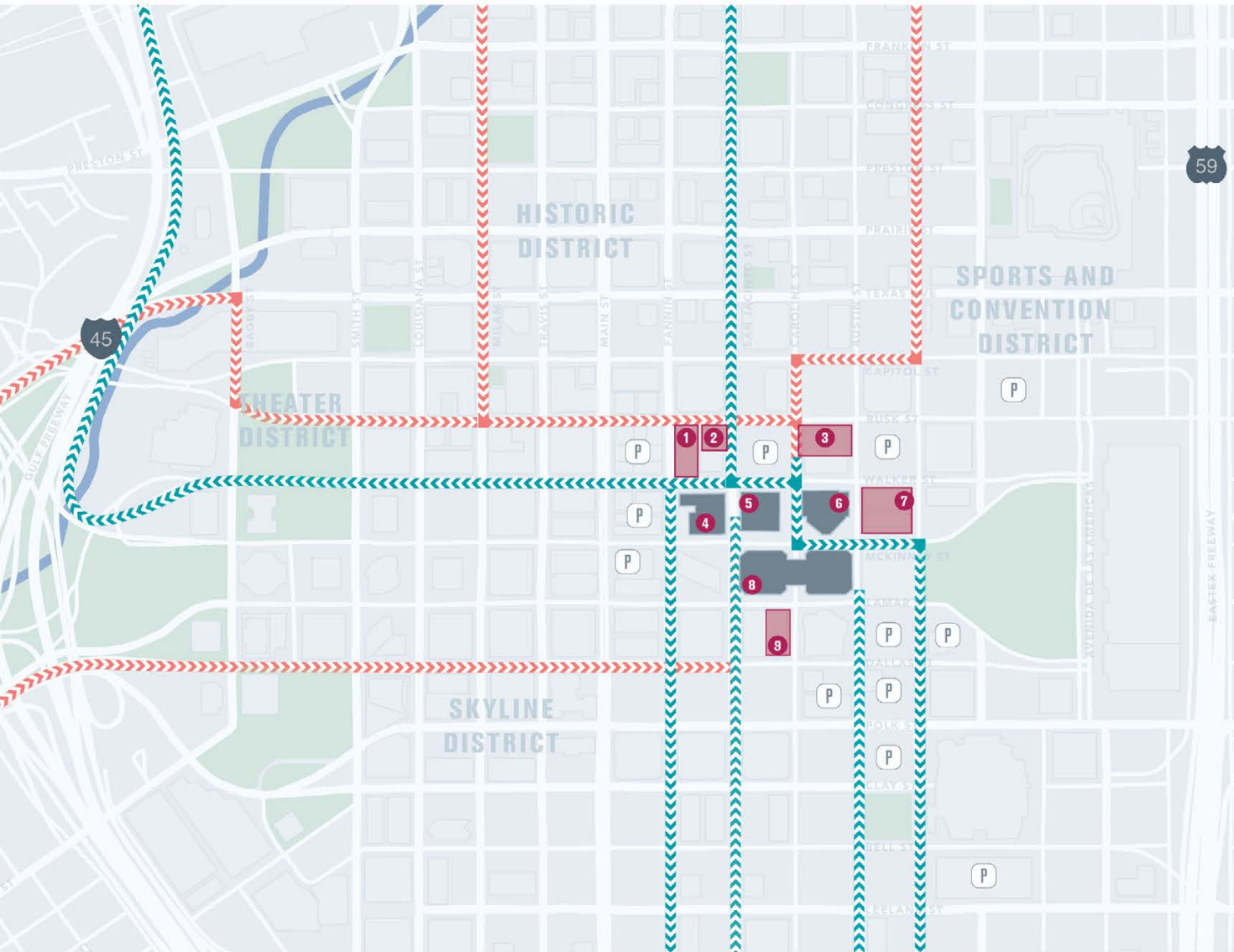
- + 26 Park & Rides located around the greater Houston area that provide direct nonstop service to downtown

●● GREENLINK + ORANGELINK

- + 8 rail stations within 2 blocks of the campus

Z ZIPCAR

- + Convenient car sharing program in Downtown Houston
- + 2 locations within one block of the campus, 5 total locations in Downtown



ACCESS

➤➤➤ INGRESS

➤➤➤ EGRESS

PARKING

- ➊ Regency Parking
- ➋ Rusk Garage
- ➌ Houston Center Garage 1
- ➍ 2 Houston Center
- ➎ LyondellBassell Tower
- ➏ Fulbright Tower
- ➐ 5 Houston Center
- ➑ 4 Houston Center
- ➒ First City Tower Garage



LyondellBasell Tower

LYONDELLBASELL TOWER

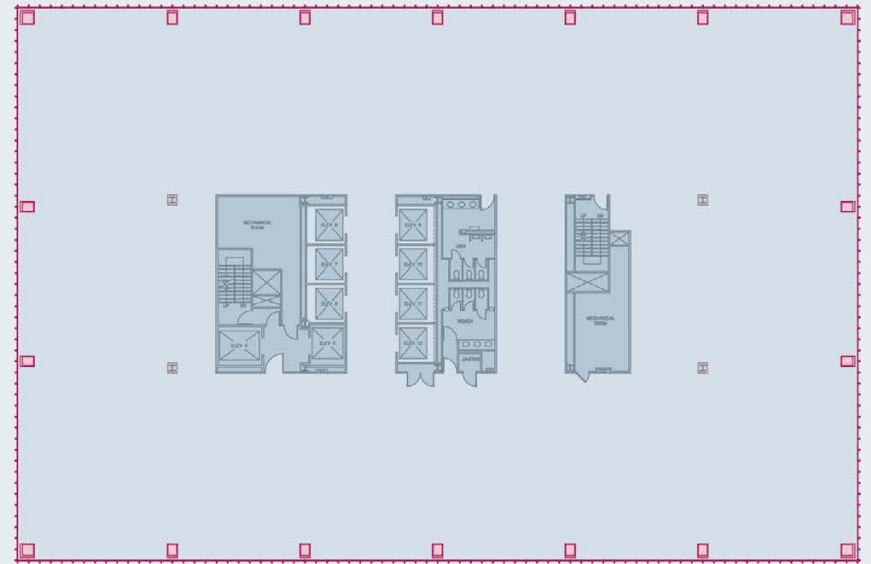
1,061,351 SF
BUILDING SIZE

24,000 SF
TYPICAL FLOOR SIZE

46
NUMBER OF FLOORS

Caudill Rowlett Scott
BUILDING ARCHITECT

- + Rectangular floor plate offers maximum efficiency
- + Floor to ceiling glass curtain wall design
- + Adjacent to shopping and on-site eateries
- + Connected to The Four Seasons Hotel
 - New Bayou & Bottle bar
 - Topgolf® Swing Simulator
- + Connected to the extensive downtown skybridge and tunnel system



typical plan
MID-RISE

DAVID BAKER ☎ 713.407.8701 ✉ david.baker@transwestern.com
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**Brookfield
Properties**



2 HOUSTON CENTER

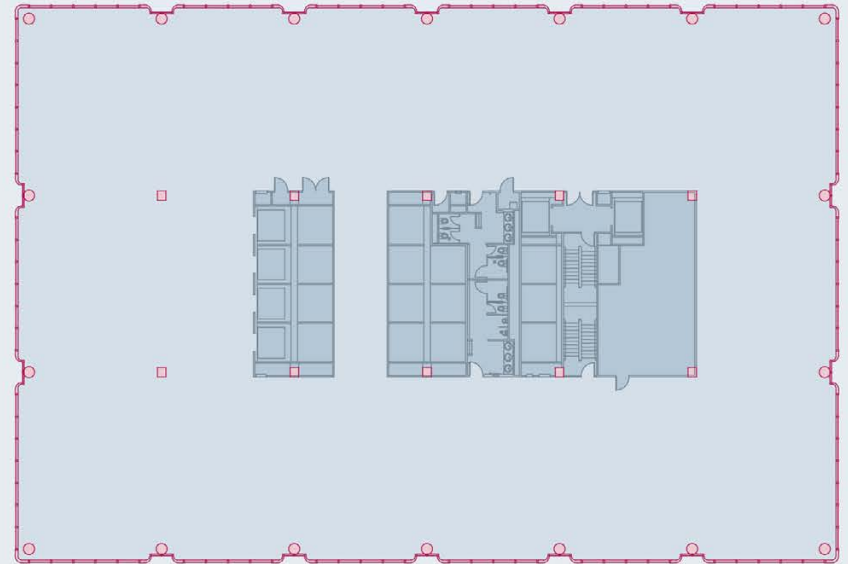
1,024,956 SF
BUILDING SIZE

23,000 SF
TYPICAL FLOOR SIZE

40
NUMBER OF FLOORS

Pierce Goodwin Flanagan
BUILDING ARCHITECT

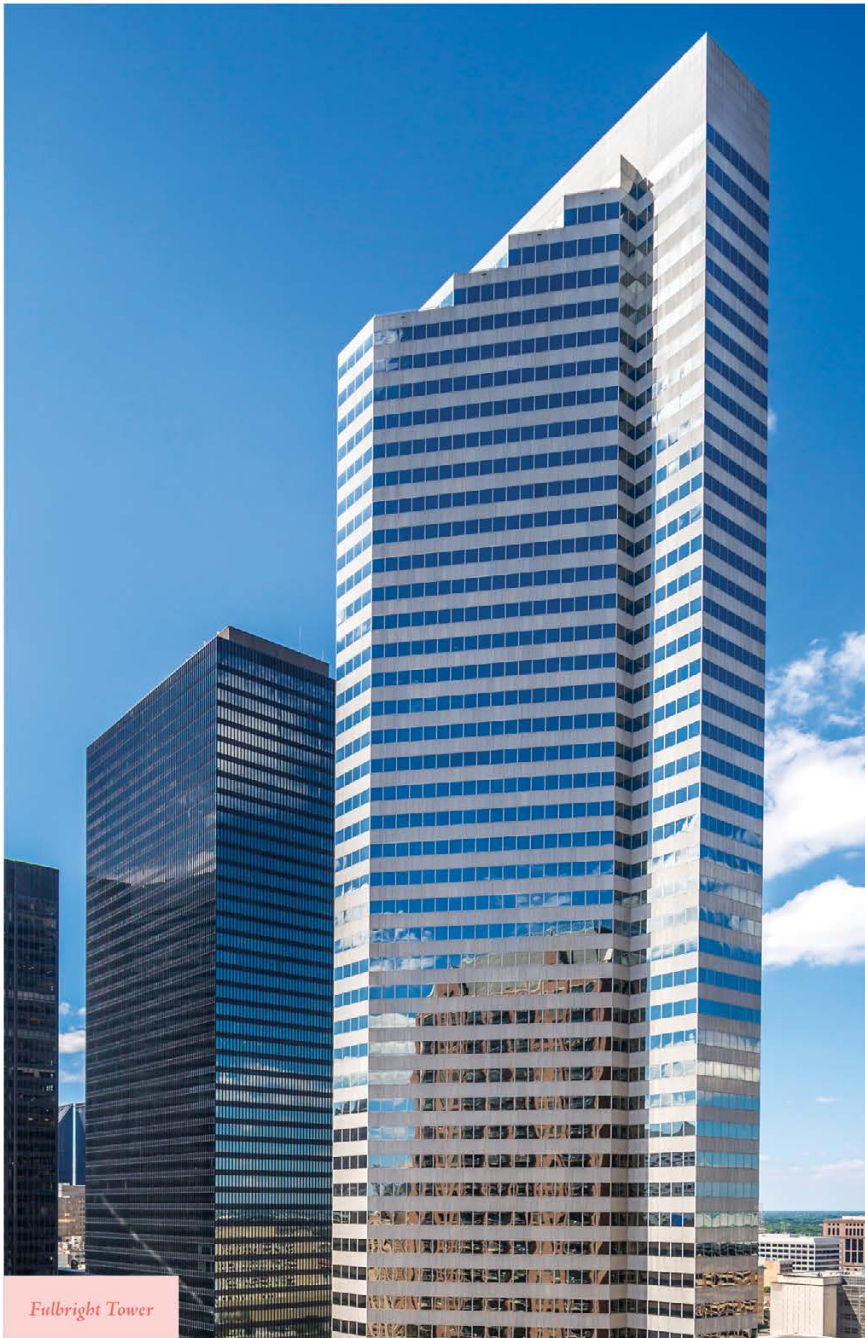
- + Rectangular floor plate offering maximum efficiency
- + Connected to The Four Seasons Hotel
 - New Bayou & Bottle bar
 - Topgolf® Swing Simulator
- + Expansive, three-story lobby with 24/7 security
- + On-site conference facility



typical plan
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**Brookfield
Properties**



Fulbright Tower

FULBRIGHT TOWER

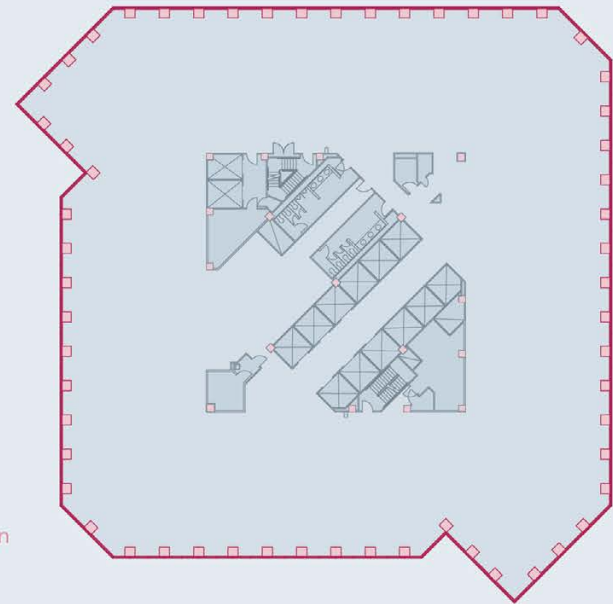
1,247,061 SF
BUILDING SIZE

25,000 SF
TYPICAL FLOOR SIZE

51
NUMBER OF FLOORS

Caudill Rowlett Scott
BUILDING ARCHITECT

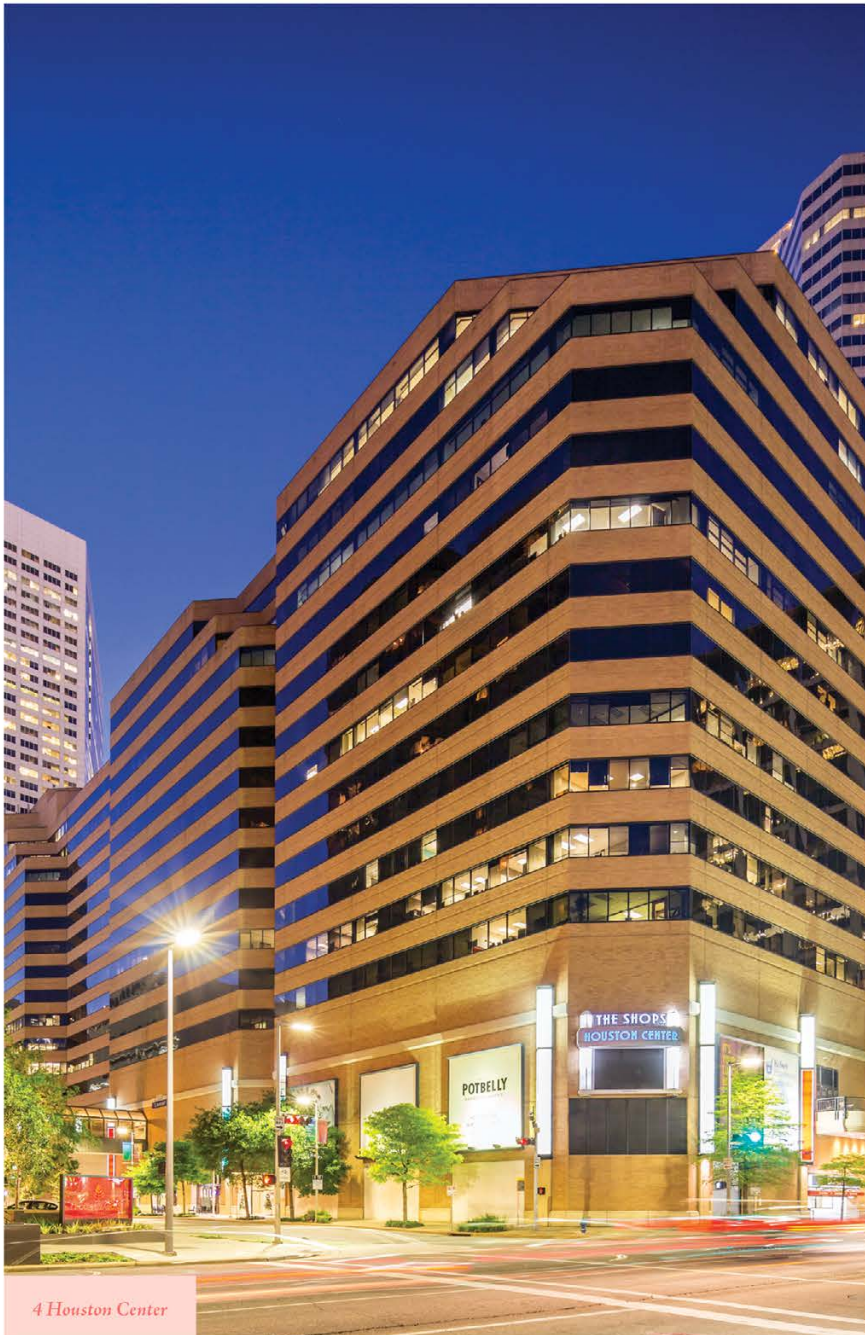
- + Expansive common spaces, including a two-story lobby and outdoor terrace
- + 51 floors with sweeping city views
- + Connected to The Four Seasons Hotel
 - New Bayou & Bottle bar
 - Topgolf® Swing Simulator
- + On-site auditorium, coffee shop, bank and conference facility



typical plan
MID-RISE

| | | |
|-----------------|--------------|----------------------------------|
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**Brookfield
Properties**



4 Houston Center

4 HOUSTON CENTER

985,896 SF
BUILDING SIZE

674,246 SF
OFFICE SIZE

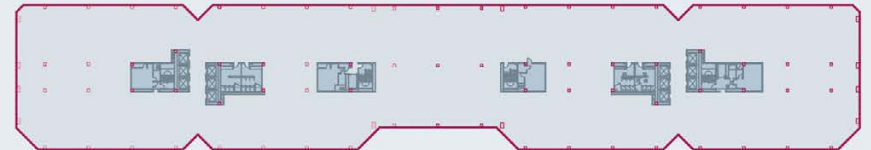
196,127 SF
RETAIL SIZE

56,600 SF
TYPICAL FLOOR SIZE

12
NUMBER OF FLOORS

Morris-Aubry | RTKL Associates
BUILDING ARCHITECT

- + Floor plate design offers maximum tenant build-out flexibility
- + Office space directly above The Shops at Houston Center, offering shopping and over 25 on-site eateries
- + Adjacent and connected to The Four Seasons Hotel
 - New Bayou & Bottle bar
 - Topgolf @ Swing Simulator
- + Flexible and collaborative large floor plates



typical plan

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Properties**