



PENNZOIL PLACE



# AVAILABILITIES

## SOUTH TOWER 711 LOUISIANA

LARGEST CONTIGUOUS BLOCK  
FLOORS 5-11: 113,616 RSF

FLOOR 32 - 16,605 RSF

FLOOR 25 - 20,435 RSF

FLOOR 20 - 20,873 RSF  
FLOOR 19 - 7,707 RSF  
FLOOR 18 - 6,587 RSF

FLOOR 13 - 1,443 RSF

FLOOR 11 - 21,397 RSF  
FLOOR 10 - 20,346 RSF  
FLOOR 9 - 20,484 RSF  
FLOOR 8 - 20,531 RSF  
FLOOR 7 - 20,429 RSF  
FLOOR 5 - 10,429 RSF

## NORTH TOWER 700 MILAM

LARGEST CONTIGUOUS BLOCK  
FLOORS 6-12: 142,954 RSF

FLOOR 29 - 21,382 RSF

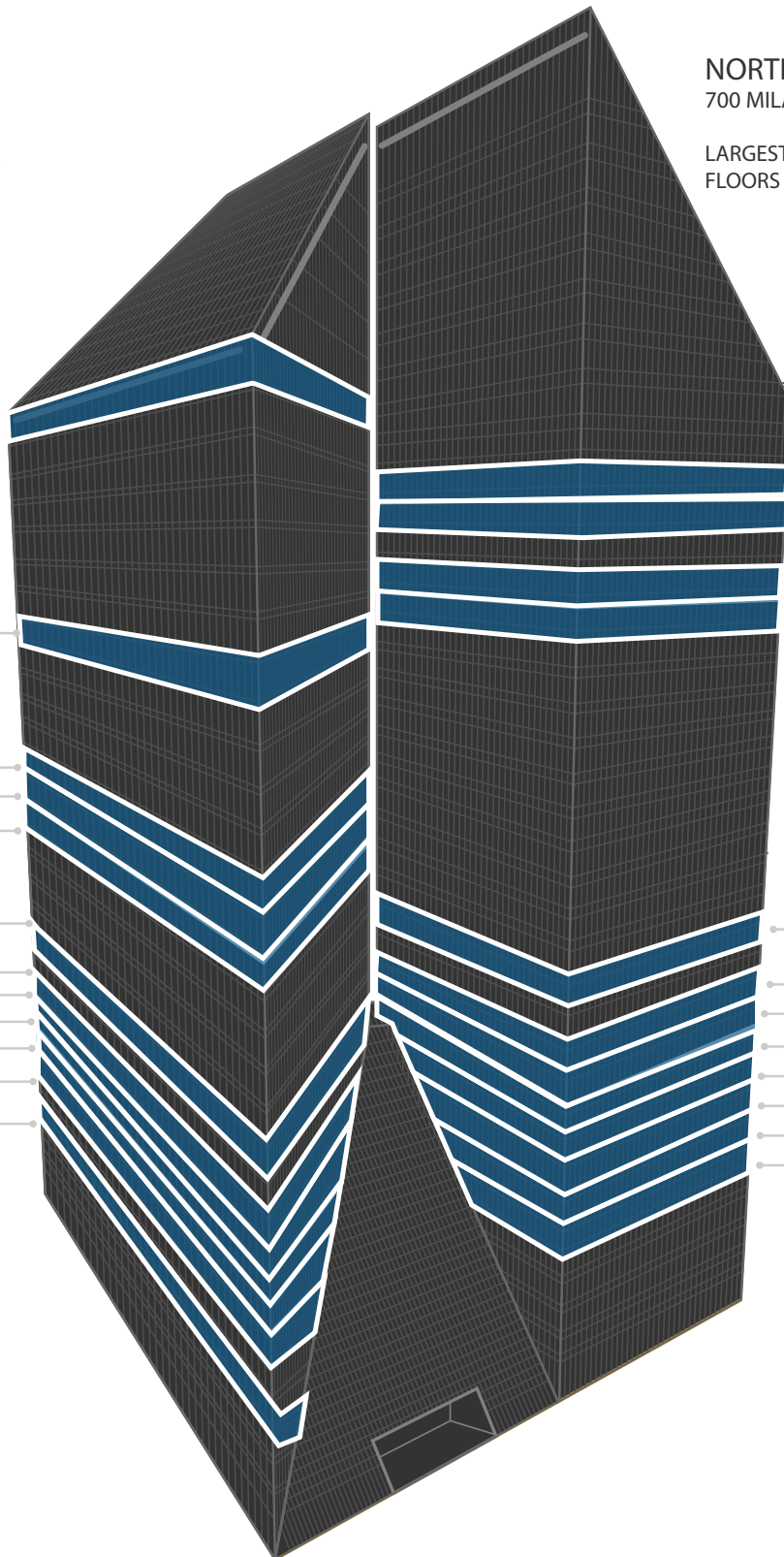
FLOOR 28 - 21,382 RSF

FLOOR 26 - 12,638 RSF

FLOOR 25 - 18,169 RSF

FLOOR 14 - 8,348 RSF

FLOOR 12 - 20,407 RSF  
FLOOR 11 - 20,407 RSF  
FLOOR 10 - 20,407 RSF  
FLOOR 9 - 20,407 RSF  
FLOOR 8 - 20,426 RSF  
FLOOR 7 - 20,442 RSF  
FLOOR 6 - 20,458 RSF





# PROPERTY FACTS

## BUILDING

1,409,713 RSF  
Total Class A Office

## COMMON AREA FACTOR

15.0%	9.0%
Multi-tenant floors	Single- tenant floors

## FLOOR SIZE

20,500 RSF  
(Approximately)

## YEAR BUILT

1975

## DESIGNED BY

Philip Johnson



## LEASE RATE, LEASE TERM, & LEASEHOLD IMPROVEMENT ALLOWANCE

Negotiable

## CAPITAL INVESTMENT

\$13M

2015 capital infusion  
renewing building  
systems and  
infrastructure

\$3.5 M

2016 budgeted of  
capital infusion renewing  
building systems and  
infrastructure

## ELEVATORS

18      1

Passenger    Freight

## STATE-OF-THE-ART TECHNOLOGY BACKBONE

The first office building in Houston to utilize a fiber optic backbone for IT communication utilizing Cisco's "Smart+Connected" buildings framework which enhances data/communications, physical security and building automation capabilities.

## PARKING

0.3

Pennzoil Place  
garage spaces  
per 1,000 SF

525

Leased  
spaces  
available

\$220

Unreserved,  
plus taxes

\$285

Reserved,  
plus taxes

1.5

Walker @ Main  
Garage spaces  
per 1,000 SF  
leased

\$205

Unreserved,  
plus taxes

\$265

Reserved,  
plus taxes





# AMENITIES

- / LEED Gold Certified and Energy Star rated
- / 711 FIT
- / New Cisco Systems based IP Technology backbone for Tenant IT use
- / Awarded numerous architectural accolades
- / Two garages servicing the property comprised of a total of 1,525 spaces
- / Superior access to Metro and HRT
- / New tenant bike room located in Pennzoil Place Garage

## / LOBBY / STREET LEVEL RETAIL:

Perbacco Italian Restaurant  
Office of James Burnett  
Totally Carpet  
DE Harvey Builders

## / IMMEDIATE TUNNEL ACCESS WHICH INCLUDES:

Treebeards	Otto's
Starbucks Coffee	Shops Down Under - Cards & Gifts
Salata	Which Wich
Panini	Chick-Fil-A
Greenworks Flowers	Bodard Express
Michael's Cookie Jar	

## / IMMEDIATE NEIGHBORHOOD:

Jones Hall for the Performing Arts	Walker @ Main Garage
Jones Plaza	Sambuca
Houston Club	Lancaster Bistro
Post Oak Grill	Blue Fish Sushi
Hard Rock Cafe	Artista
Birraporetti's	Barnaby's Cafe
Morton's	Massa's
Alley Theatre	Cordua





# RECENTLY COMPLETED CAPITAL PROJECTS

## LIGHTING RETROFIT PROJECT

A total building retrofit of the bulbs and ballasts resulting in substantial energy savings.

## BUILDING AUTOMATION SYSTEM UPGRADE

The new system is a state of the art digitally controlled building automation system. The system provides for off-site monitoring and control and it alerts the building operators when the system deviates from predetermined operational ranges.

## FIRE ALARM SYSTEM UPGRADE

The new fully addressable system expands and improves the fire and life safety coverage of the building as to responsiveness and accuracy, further complimented by the ability to self diagnose.

## ESCALATOR REPLACEMENT

Original escalators have been replaced with the most modern of equipment for superior performance and efficiency.

## FIBER BACKBONE INSTALLATION

Pennzoil Place is proud to be the first office building in Houston to utilize a fiber optic backbone for IT communication utilizing Cisco's "Smart+Connected" buildings framework which enhances data/communications, physical security and building automation capabilities. This allows for better tenant comfort, quicker response times and ability to achieve the highest energy efficiency possible.

## NEW BUILDING ACCESS SYSTEM

The new access system provides first-class controlled access to the property while offering tenants more options in securing their premises and operating after-hours HVAC.

## NEW GARAGE ENTRY SYSTEM

The new entry system provides superior controlled access to the garage and improved communication with the lobby security desk.

## CHILLER REPLACEMENTS

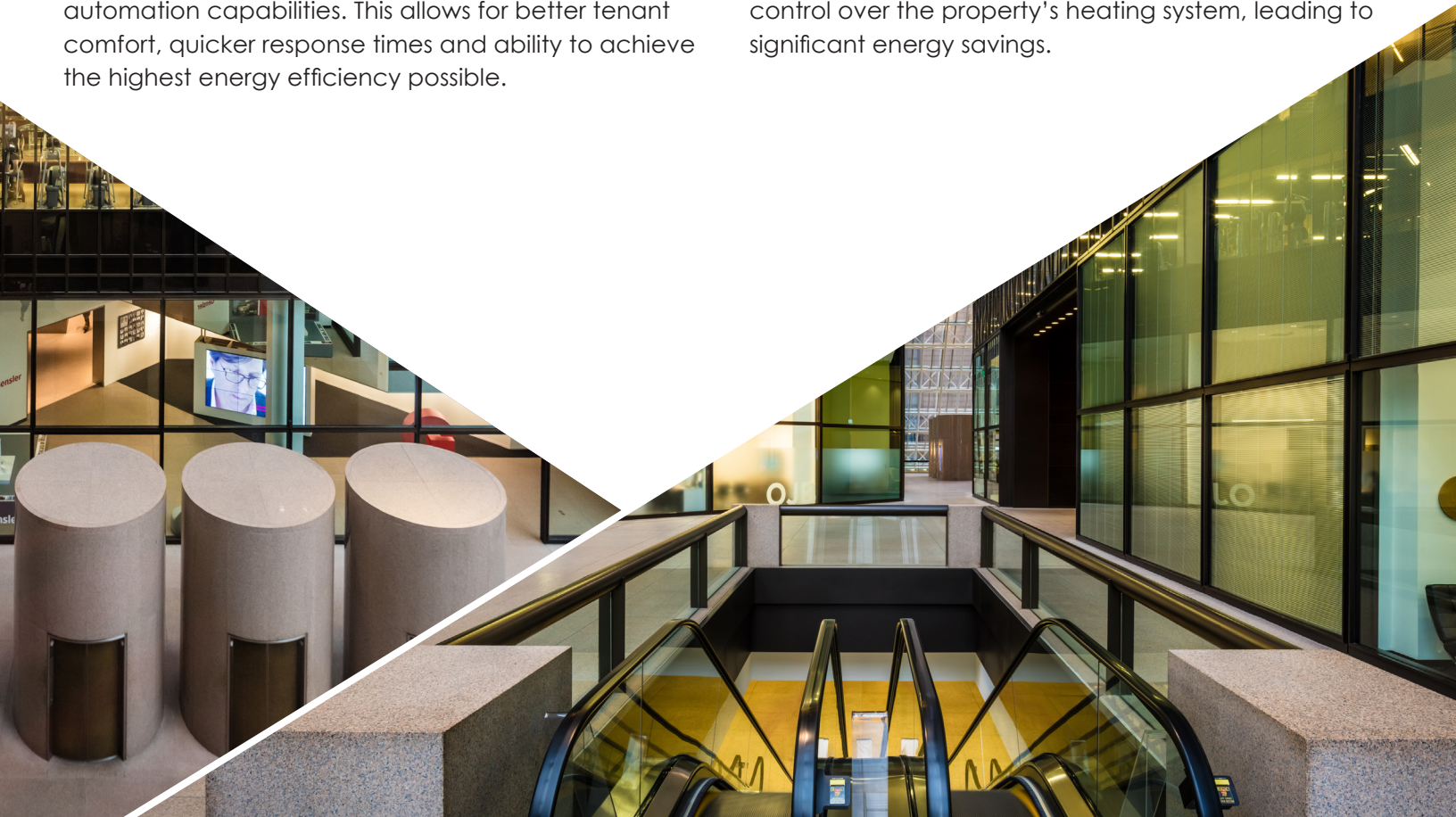
The chillers have been replaced by three new Trane 1,550 ton chillers and one 1,500 ton chiller with variable speed drives. These chillers are among the most efficient in the market and reduce operating costs and repair expenses.

## ELEVATOR CABS

The elevator cab interiors have been upgraded to provide a modern Class "A" elevator travel experience.

## BOILER REPLACEMENT

Original boilers were replaced with six modular condensing boilers. New pumps and motors along with variable frequency drives on the primary and secondary loops provide much tighter and efficient control over the property's heating system, leading to significant energy savings.







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