

500 Dallas Street, Houston, TX 77002

Building Information

Owned & Managed	Brookfield Properties	
Floors	34 above grade; 2 below grade	
Area	993,422 GRA (915,051 office; 58,275 retail)	
Average Floor Size	27,800	
Building Class	Class "A"	
Year Completed	1972 , Renovated 2017	
Parking Ratio & Rates	1/1,000 SF	
Allen Center Garage	Unreserved:	\$205. ⁰⁰
	Reserved:	\$305. ⁰⁰
	3rd FL Reserved	\$331. ⁰⁰
Metropolitan Garage	Unreserved:	\$190. ⁰⁰
	Reserved:	\$275. ⁰⁰
	Large Vehicle	\$285. ⁰⁰
Basement VIP	\$350. ⁰⁰	
Access	Connected to all of Allen Center and parking garages via pedestrian skybridge. Connected to downtown tunnel system.	
Building Hours	M-F	7AM - 6PM
	Sat	7AM - 1PM

Office Leasing Information

Available NRA	163,035
Percent Leased	84.8%
NET Rental Rate	\$30.00, 3% annual increases
2020 Est. Expenses	\$16.61 plus electric (est. \$.41)
Remodel Allowance	\$25.00-\$65.00

General Services

- Chase Bank
- BB&T Bank
- The Downtown Club at the Met, Business and Sports Club
- Downtown Dental
- SuperCuts
- Houston Shoe Hospital
- Jewelry & More
- Car Butler, Car Detailing Service
- Central Graphics
- Gateway Newsstands
- C. Baldwin Hotel
- Paloma Nail Salon
- Sloan/Hall

Dining

- Rosalie Italian Soul
- Guard & Grace
- Blackwater Roasting
- Leaf & Grain
- Chick-fil-A
- Salata
- Mendocino Farms (Coming Soon)
- Otto's BBQ & Hamburgers
- Simon's Homestyle Café
- Sophia's Fresher Mex
- Amille's Coffee
- Café Basil
- Jimmy John's
- Just Falafel
- Haute Crepe



Conference Centers

- The Council, seating for 10
- The Assembly, seating for 20
- The Senate, seating for 20
- The Forum, seating for 70
- The Plaza Room (At Heritage Plaza), seating for 140
- The C. Baldwin Hotel, 14,000 SF of Conferencing



MENDOCINO FARMS
sandwich market



GUARD
AND
GRACE

Office Leasing

Jessica Ochoa | 713.425.5844 | jessica.ochoa@am.jll.com
 Bubba Harkins | 713.425.5876 | bubba.harkins@am.jll.com
 Russell Hodges | 713.425.5894 | russell.hodges@am.jll.com

Retail Leasing

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