

Brookfield

TWO ALLEN CENTER

General Description	Two Allen Center is a 36 story, class "A" office building in the master planned, 4.26 million square foot, four-building Allen Center complex. Two Allen Center is located at 1200 Smith Street in the Houston Central Business District.
Design Architect	Lloyd, Jones, Brewer & Associates
General Contractor	Miner Turner Joint Venture
Mechanical Engineer	I. A. Naman & Associates
Structural Engineer	Ellisor Engineers, Inc.
Completion Date	1978 and remodeled in 1992
Building Height	36 stories
Design Load	+20 pounds per square foot partition load 50 pounds per square foot live load
Rentable Area	Approximately 995,623 SF
Typical Floor Area	Approximately 26,663 SF
Ceiling Heights	Slab-to-slab heights on office floors average 13'6" Standard floor to ceiling height is 9'
Mullion Spacing	5 feet
Interior Column Spacing	None
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily Automated Logic equipment. In addition to equipment operation and control, the system performs start/stop, temperature control, I.A.Q. monitoring, demand totalization, load shedding, and duty cycling functions.
Design Criteria	The building's HVAC systems are designed to meet or exceed UBC Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.
Heat	Heat is supplied by hot water.
Air Conditioning	Cooling is provided by a separate 15,000 ton central plant with an underground chilled water distribution system. Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	7:00 AM to 7:00 PM, Monday through Friday 7:00 AM to 1:00 PM, Saturday

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ELECTRICITY

General

Building-standard power consists of 4 watts per usable square foot, connected load, provided by Nobel Energy, as the transmission and distribution entity. Additional power is available based upon demonstrated need.

Electric Closet

Typically one per floor.

Telephone Closet

Typically one per floor.

PASSENGER ELEVATORS

Number of Elevators

18 elevators organized into 3 banks:
Floors 3-14
Floors 15-25
Floors 26-36
Garage: 1 elevator servicing four levels

Elevator Capacity

3,500 – 4,000 lbs. depending on elevator bank

Elevator Speed

500' – 1,000' FPM (ft. per minute), depending on bank

SERVICE ELEVATORS

Number of Elevators

2

Service Elevator Capacity

4,000 lbs.

Elevator Size

5'3 in. wide, 8'3 in. deep
9'6" x 4' door opening

BUILDING AMENITIES

- Frost Bank
- Central Graphics
- Gateway Newsstands
- Conference and Meeting Rooms
- Jason's Deli
- Convenient parking in two attached garages
- Three VIP basement garages
- Access to downtown tunnel system
- Interconnected sky bridge access
- Surrounded by numerous Metro bus stops