

Brookfield

4 Houston Center

General Description	Houston Center is an urban, mixed-use office campus in the heart of Houston's vibrant downtown connected to over 196,000 SF of select shopping, dining and service options. The property is a five-minute walk to ten hotels of various price points, including the newly renovated Four Season's Hotel and the newly developed Le Méridien Houston Hotel. Steps from Discovery Green, the George R. Brown Convention Center, three sports stadiums including the Toyota Center, restaurants and more, Houston Center provides easy access to the best of what the CBD has to offer while perfectly capturing the energy and culture of Houston.
Design Architect	Morris-Aubry RTKL Associates Inc.
Completion Date	1983
Gross Building Area	985,896 Sq Ft
Net Rentable Area	674,246 SF (Office) / 196,127 SF (Retail)
Percent Leased	73.5% (Office) / 71.1% (Retail)
Typical Floor Area	Rectangular floor plates are 56,660 Sq Ft
Loss Factor (Typical Floor)	Single-tenant basis: 12% to 13% / Multi-tenant basis: 21% to 22%
Building Height	16 (Total) / 3 (Retail)
Office Space Ceiling Height	8'10" finished ceiling ; 13' slab to slab
Column Space	30'
Parking	1.0/1000 parking ratio; Parking for 517 cars within building plus access to all HC parking
BUILDING SPECS	
Structural System	Poured-in-place concrete framing
Curtain Wall	Brick veneer; Office tower has Thermapane Varitran R3-708 dual pane solar grey windows; The Shops Atrium has 9/16 inch laminated glass single pane; Atrium glass wet sealed in 2013; Some office tower glass has been wet sealed
Lobby Finishes	Walls and floors are granite with granite clad finish. Ceilings are plaster
Roof	Current roof Installed in 2005 with an Ethylene Propylene Diene Terpolymer (EPDM) membrane installed over the original roof membrane; coated with three layers of Karnak asphalt emulsion roof coating, two layers of polyester fabric between coating layers, and top-coated with Henry elastomeric roof coating
HVAC	Chilled water, hot water Texas multi-zone with constant velocity fan system ducted to air diffusers and slots at the perimeter of tenant levels and returned through the ceiling plenum; The building has four Trane chillers (900-ton in 2017, 850-ton in 2014; 850-ton in 1983 and a 450-ton in 1983); Three of six outside air-handler units replaced in 2017; Air-handler units on the individual floors are in fair shape

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ELECTRICITY

Electrical

6 watts connected load (2 watts for lighting)

ELEVATORS

Passenger Elevator

10 passenger; 3 retail

Freight Elevators

2

Elevator Renovation

Tower elevators modernized in 2013 with the Schindler R-5 controller; The Shops has three original 1983 Otis hydraulic elevators and one hydraulic elevator that was modernized in 2012 with the Otis 211M control system

SAFETY & COMPLIANCE

Life Safety & Communication System

GE EST-3, which is a fully addressable fire alarm system with smoke and heat detectors, intercoms in elevator lobbies and stairwells

Security

Building has 3rd party officers 24/7; C.Cure800 Access Control & Security Management System using the indala flex card with 26 bit wiegand proximity card readers; Hardware includes but is not limited to the iSTAR controllers, APC/8X's, APC/L's and EDGE panels

ADA/Environmental Compliance

Base building is ADA compliant

Fire / Life Safety

Building is 100% sprinkled

BUILDING FEATURES

Connected to the recently renovated Four Season's Hotel and newly redesigned bar, Bayou & Bottle, which features a golf simulator.

Directly above The Shops at Houston Center, which includes three levels of fashion, dining and services and 25 on-site eateries

Floor plate design offers maximum tenant build-out flexibility.

Fully-amenitized campus also includes connection to downtown's extensive sky bridge and tunnel system.

LEED GOLD