

Brookfield

TOTAL PLAZA

General Description	Situated in the heart of Houston's Central Business District, Total Plaza offers premier high rise office space with unmatched access to all downtown amenities. The property features direct connection to Houston's all-weather tunnel/skywalk system which provides direct access to Allen Center and the Hyatt Regency Hotel as well as many other fine dining eateries and retail shops. The first property to be outfitted with mirror-finished reflective glass, Total Plaza offers distinctive architecture that defines the "Skyline District" of downtown Houston. Dramatic views of the nation's fourth largest city are highlighted by full floor-to-ceiling windows. In addition to being three blocks from the light rail, 1201 Louisiana also boasts three levels of on-site parking, giving the property unparalleled access to downtown Houston and surrounding communities.
Design Architect	Lloyd, Morgan & Jones A.I.A.
General Contractor	Miner Dedrick Co.
Mechanical Engineer	I.A. Naman & Associates
Structural Engineer	Walter P. Moore
Completion Date	1971
Building Height	35 stories
Design Load	+20 pounds per square foot partition load 50 pounds per square foot live load
Rentable Area	Approximately 843,533 SF
Typical Floor Area	Approximately 24,600 SF
Ceiling Heights	Slab-to-slab heights on office floors average 12'9" 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 3-1,000 ton chiller plant with a 100 ton chiller for economical overtime operation. Supplemental HVAC is available 24 hours a day.

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Standard Hours of HVAC Operation	7:00 AM to 6:00 PM, Monday through Friday 8:00 AM to 1:00 PM, Saturday
ELECTRICITY	
General	Building-standard power consists of 4 watts per usable square foot, connected load, with CenterPoint 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 2-15 (note elevator 2 also goes to the 1 st floor for mobility impaired) Floors 2 and 16-25 Floors 2 and 26-35 Garage: 1 elevator servicing two 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	1
Elevator Capacity	4000 lbs.
Elevator Size	5'3 in. wide, 8'3 in. deep 9'6" x 4' door opening
BUILDING AMENITIES	<ul style="list-style-type: none">• 24 hour security• Enclosed parking• Pedestrian tunnel access• Numerous cafes/coffee shops• Easy access to multiple forms of public transportation• Convenient printing facilities• Conference/Meeting Rooms• Tenant-only on-site fitness center and locker rooms• Air conditioned secured bike room• Home of The Petroleum Club located on the 35th floor