



HOUSTON CENTER

HOUSTON



15 MINS

THE HEIGHTS

17 MINS

RIVER OAKS

14 MINS

WEST UNIVERSITY PLACE

23 MINS

MEMORIAL

16 MINS

THE GALLERIA

17 MINS

TANGLEWOOD

19 MINS

THE MEDIAL CENTER

24 MINS

HOBBY AIRPORT

27 MINS

GEORGE BUSH INTERCONTINENTAL
AIRPORT (IAH)

27 MINS

SUGAR LAND

40 MINS

PORT OF HOUSTON

32 MINS

BAYBROOK

37 MINS

KATY

35 MINS

CYPRESS

36 MINS

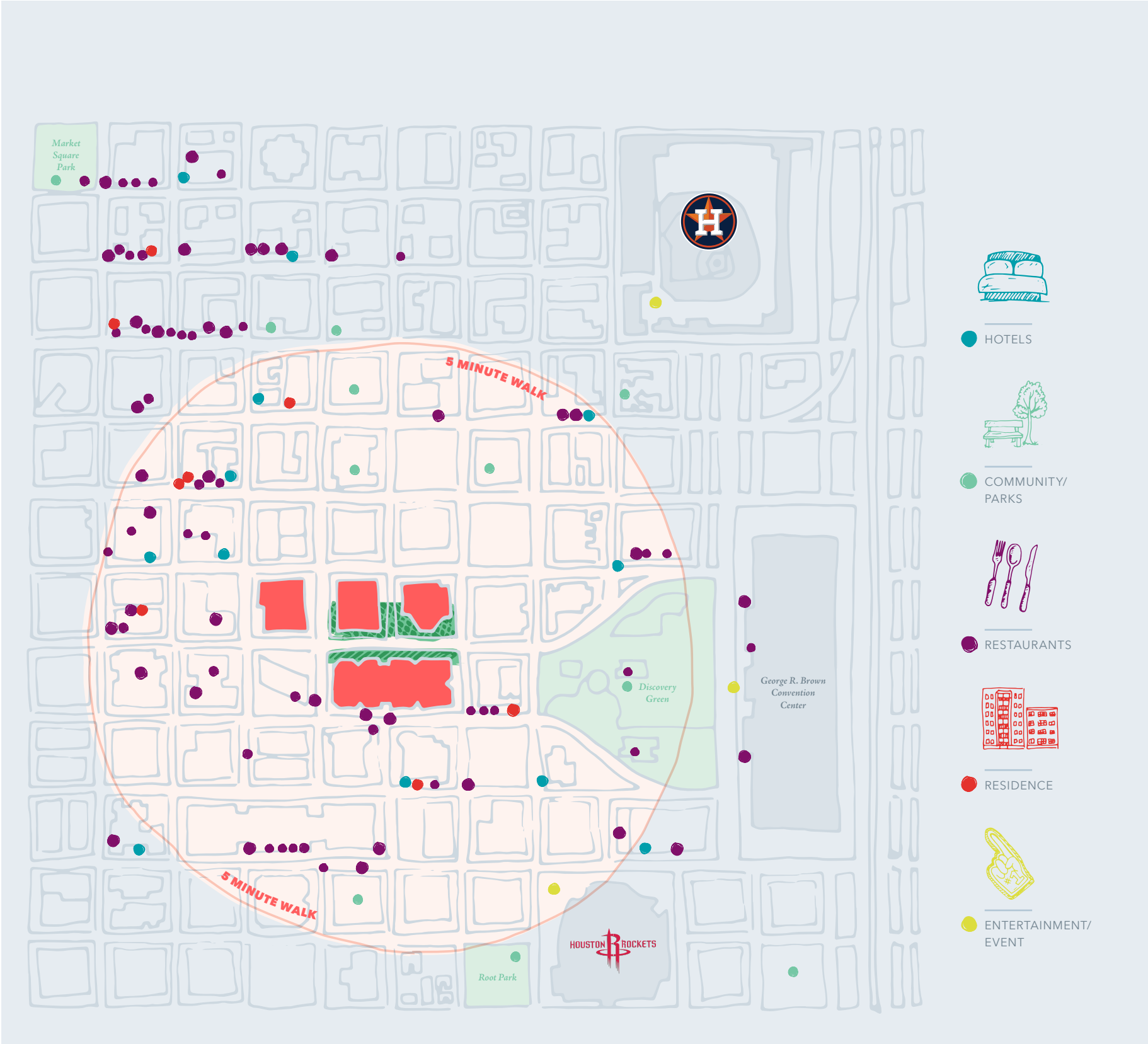
THE WOODLANDS

38 MINS

KINGWOOD

WHERE INSPIRATION GROWS AND ENERGY FLOWS.

Houston Center is the epicenter of culture in downtown. A modern, forward-thinking community and destination alive with entertainment, restaurants, world-class hotels and parks.



DOWNTOWN HOUSTON

66,838

RESIDENTS CURRENTLY LIVE DOWNTOWN

8,313

CORE POPULATION

3,200

NEW RESIDENTIAL UNITS DELIVERED
IN PAST 24 MONTHS

1,779

NEW RESIDENTIAL UNITS PLANNED OR UNDER
CONSTRUCTION

158,000

EMPLOYEES WORK DOWNTOWN

220,000

PEOPLE VISIT DOWNTOWN ON A DAILY BASIS

46%

RESIDENTS WITH BACHELORS DEGREE OR
HIGHER

8

SCHOOLS & UNIVERSITIES

14,251

HIGHER EDUCATION ENROLLMENT

11 MILLION

PEOPLE ATTEND DOWNTOWN HOUSTON CULTURE
AND ENTERTAINMENT ATTRACTIONS
ANNUALLY

\$96,098

AVERAGE HH INCOME

1.2 MILLION

PEOPLE STAY IN
DOWNTOWN HOUSTON
HOTELS ANNUALLY

7,803

HOTEL ROOMS

25

HOTELS

51.3 MILLION

SF OF EXISTING OFFICE
SPACE

85%

OCCUPIED

MAJOR EMPLOYERS

lyondellbasell



Deloitte.

eoeg resources



UNITED

CenterPoint
Energy



accenture

nrg

KINDER MORGAN



J.P.Morgan

pwc

EY







20+

ON-SITE
EATERIES



50+

NEIGHBORHOOD
RESTAURANTS



20+

RESTAURANTS
OPENED IN 2018





EXPERIENCE HOUSTON CENTER



4 TOWERS

4 MILLION TOTAL
SQUARE FEET



RETAIL

200K SQUARE FEET
OF DESTINATION RETAIL



GREENSPACE

REIMAGINED
CENTRAL PLAZA



WELLNESS

10,000 SQUARE FOOT
FITNESS CENTER



PRODUCTIVITY

7,500 SQUARE FOOT
TENANT CONFERCING CENTER



HOTELS

WALK TO 10 HOTELS
IN 2 MINUTES



AT THE HUB & HEART OF THE CITY.



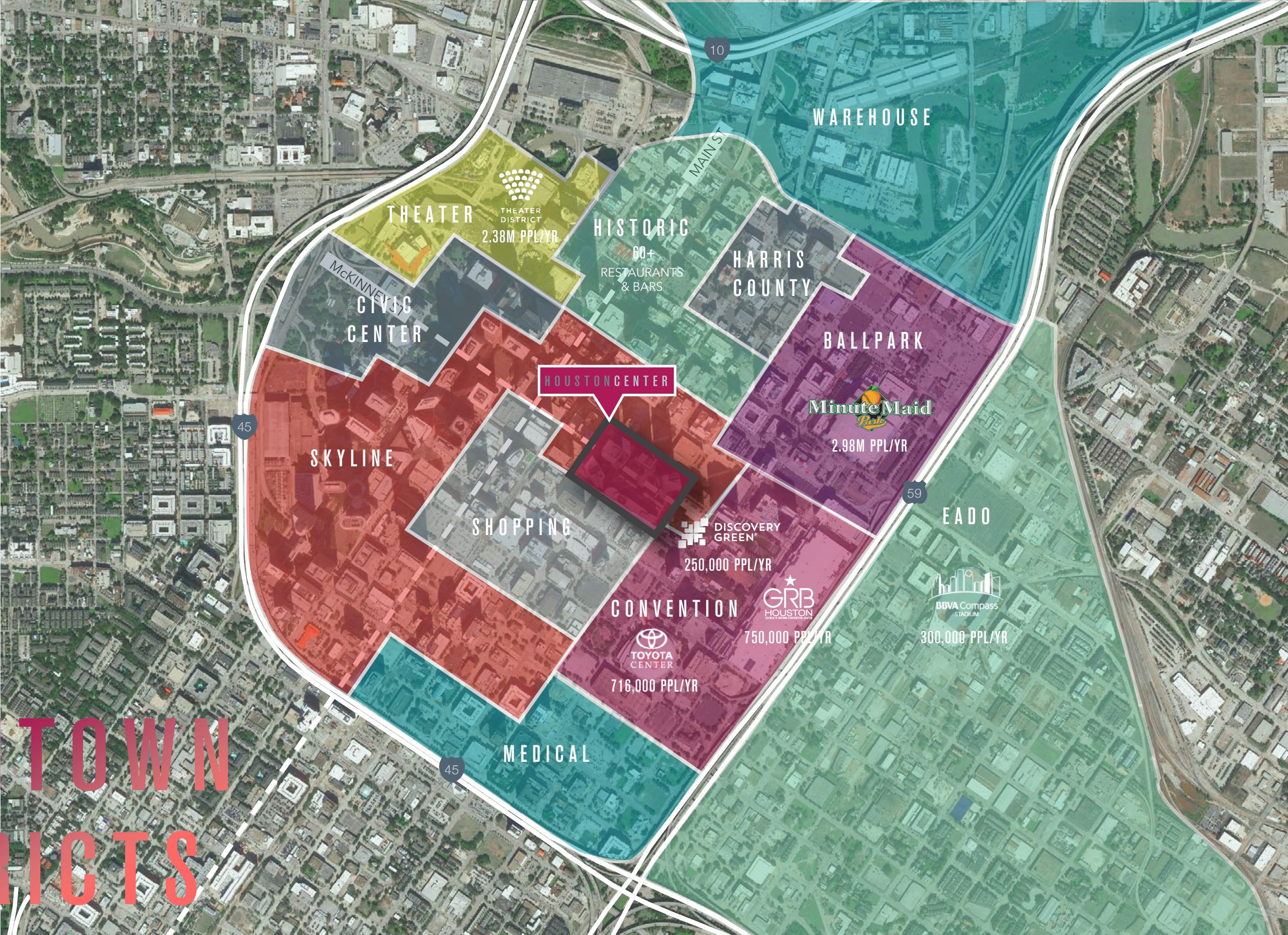
Occupying five blocks along McKinney Street, the new Houston Center engages visitors and users by activating both sides of the streetscape.

At the heart of the project is a new central plaza, creating a sense of place.

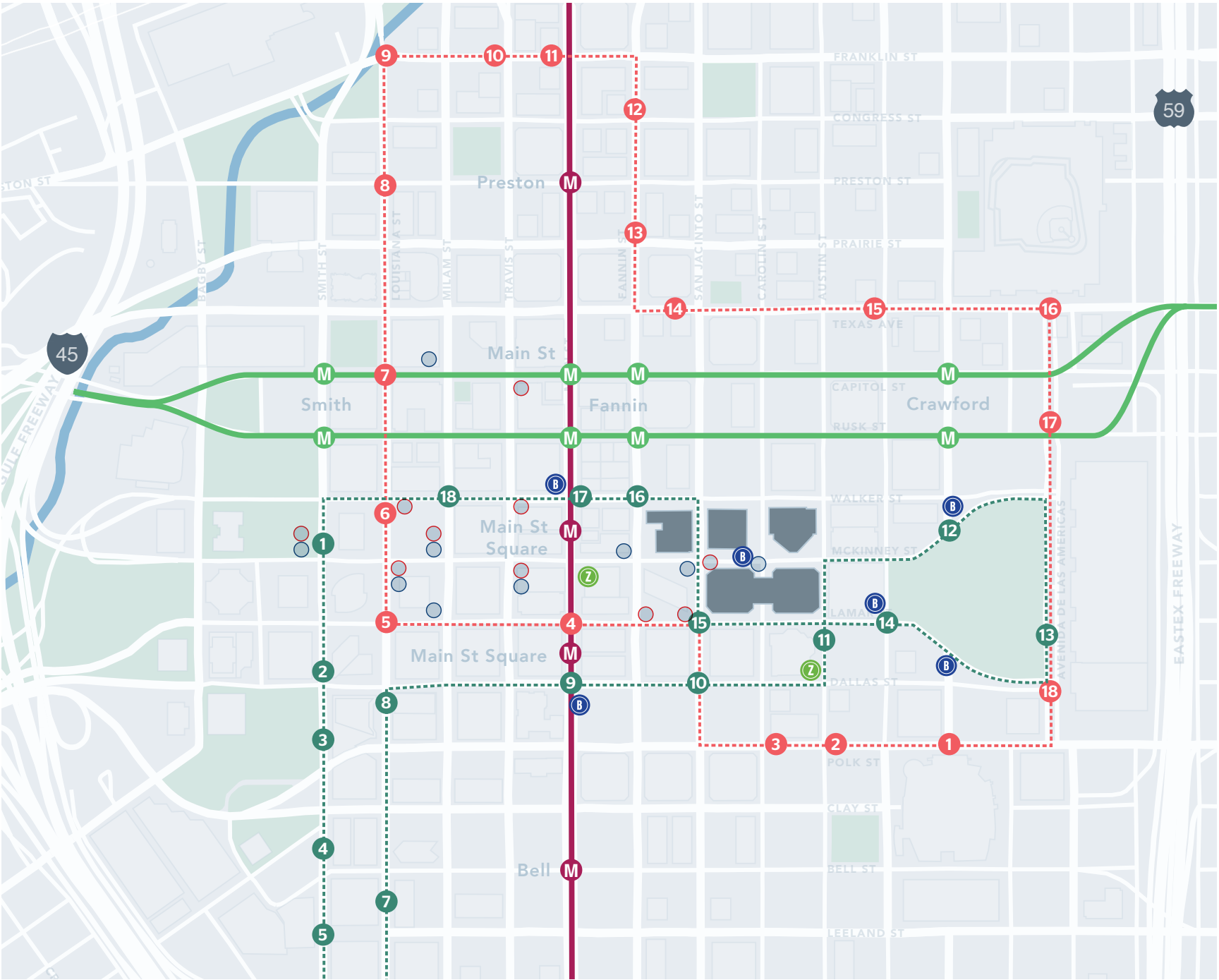
Intuitively and visually connecting the building podium levels to the street, the vibrant central plaza features a digital water wall, flexible entertainment space, and an iconic monumental staircase to the landscaped terrace and sky deck above.

central plaza along McKinney Street

DOWNTOWN DISTRICTS



TRANSIT



B HOUSTON B-CYCLE

- + Public bike-sharing network
- + 6 stations located within walking distance of the complex

M METRO

- + 8 rail stations within 2 blocks of the campus

P PARK & RIDE

- + 26 Park & Rides located around the greater Houston area that provide direct nonstop service to downtown

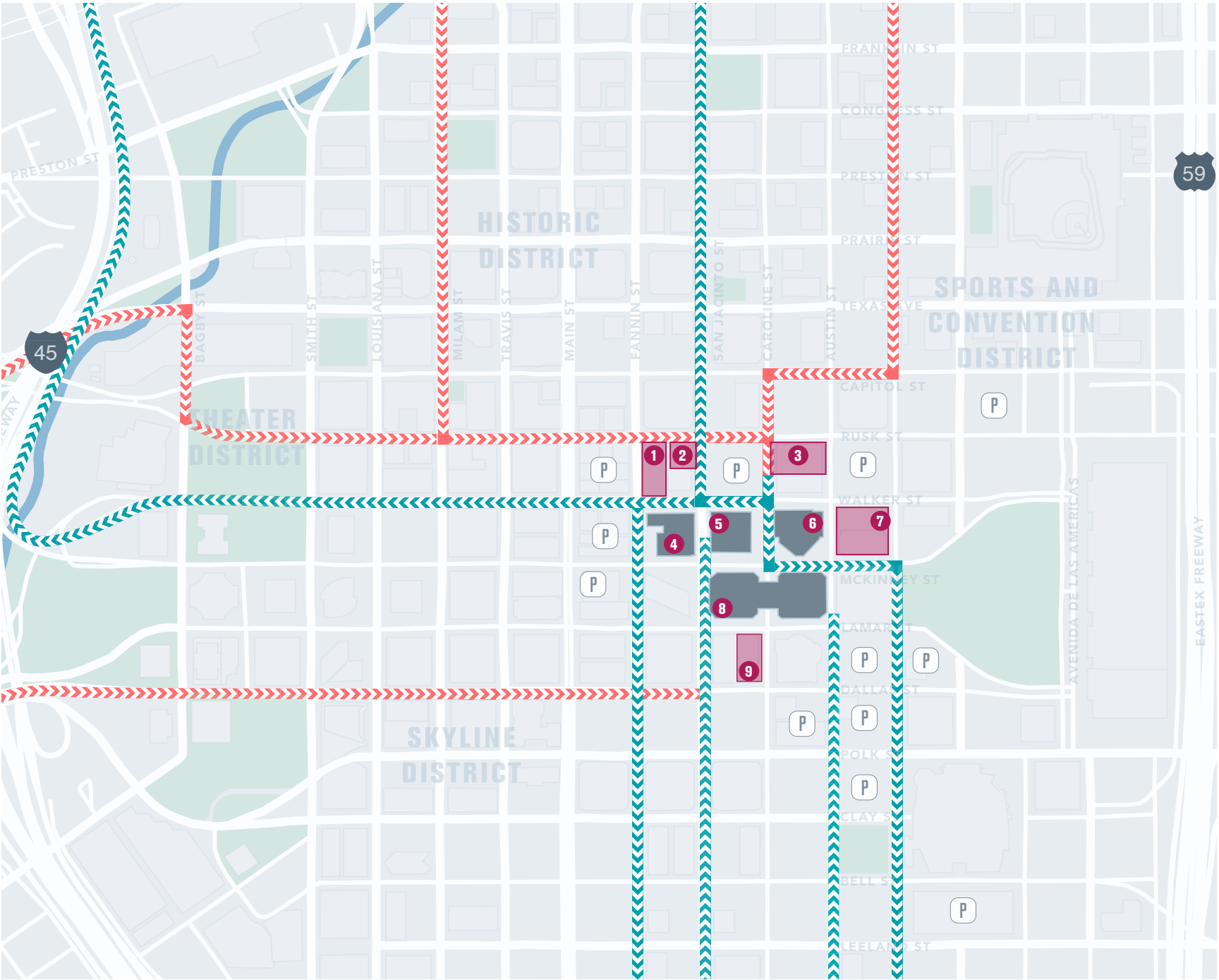
G GREENLINK + ORANGELINK

- + 8 rail stations within 2 blocks of the campus

Z ZIPCAR

- + Convenient car sharing program in Downtown Houston
- + 2 locations within one block of the campus, 5 total locations in Downtown

SUPERIOR ACCESS & PARKING



ACCESS

- INGRESS
- EGRESS

PARKING

- 1 Regency Parking
- 2 Rusk Garage
- 3 Houston Center Garage 1
- 4 2 Houston Center
- 5 LyondellBassell Tower
- 6 Fulbright Tower
- 7 5 Houston Center
- 8 4 Houston Center
- 9 First City Tower Garage





2 Houston Center entrance, McKinney & Fannin



LyondellBasell Tower lobby

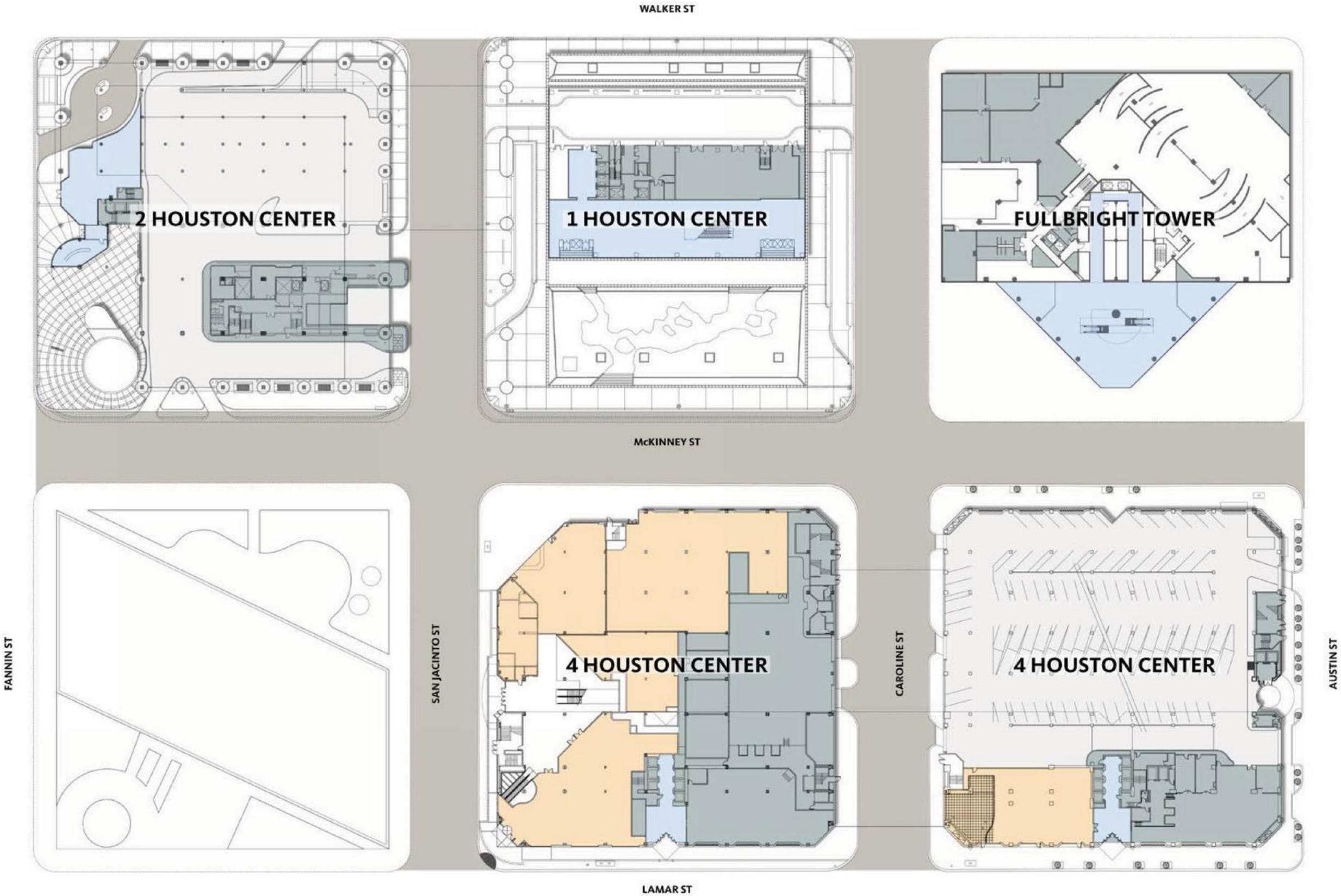
THE TRANSFORMATIVE VISION FOR HOUSTON CENTER INCLUDES:

- + An entirely new arrival experience through a reimagined central plaza and greenspace, offering a seamless connection to the street and nearby attractions.
- + Renovation of the 2 Houston Center and LyondellBasell Tower lobbies, featuring two-story glass façade at 2 Houston Center and modernized elevator cabs throughout.
- + Completely reclad skybridges connecting the complex to shopping and retail.
- + Reshaping the retail and dining experience throughout Houston Center.
- + New multi-tenant corridor and restroom finish design.
- + Conferencing venues and lobby co-working spaces fostering communication and ideation.



central plaza at Mckinney Street

EXISTING SITE PLAN - GROUND LEVEL



PROPOSED SITE PLAN - GROUND LEVEL





view of central plaza from terrace



Set in a dynamic environment along Houston's Innovation Corridor, Houston Center prioritizes connectedness and hospitality.

Accessed via a spiral staircase, the sky deck and terrace offer elevated views overlooking the central plaza and new retail.





LyondellBasell lobby co-working



BUILT TO THE RHYTHM OF DOWNTOWN.



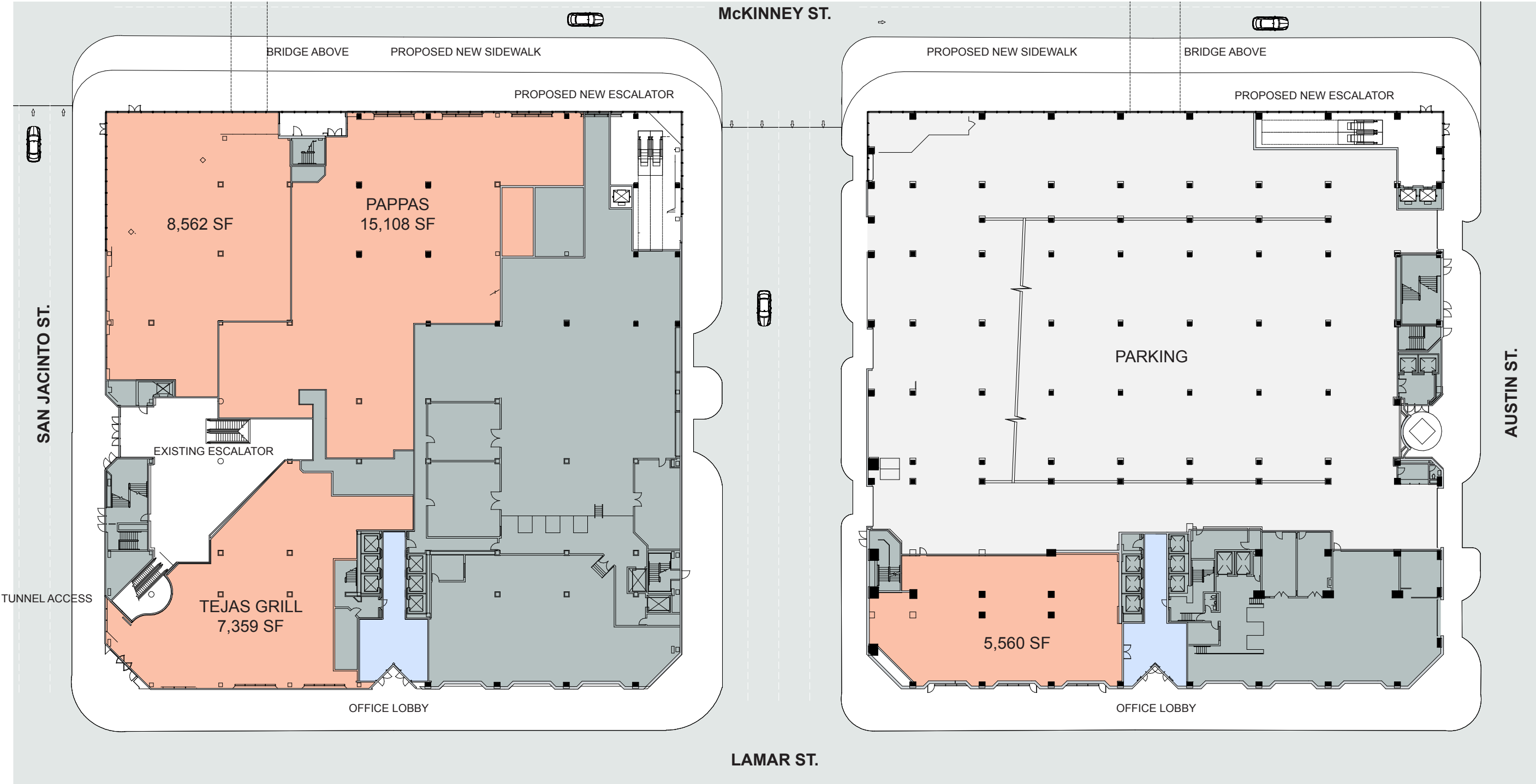
2 Houston Center sky deck

› Downtown Houston's emerging culinary scene, destination retail, and luxury hotels are at your fingertips at Houston Center.

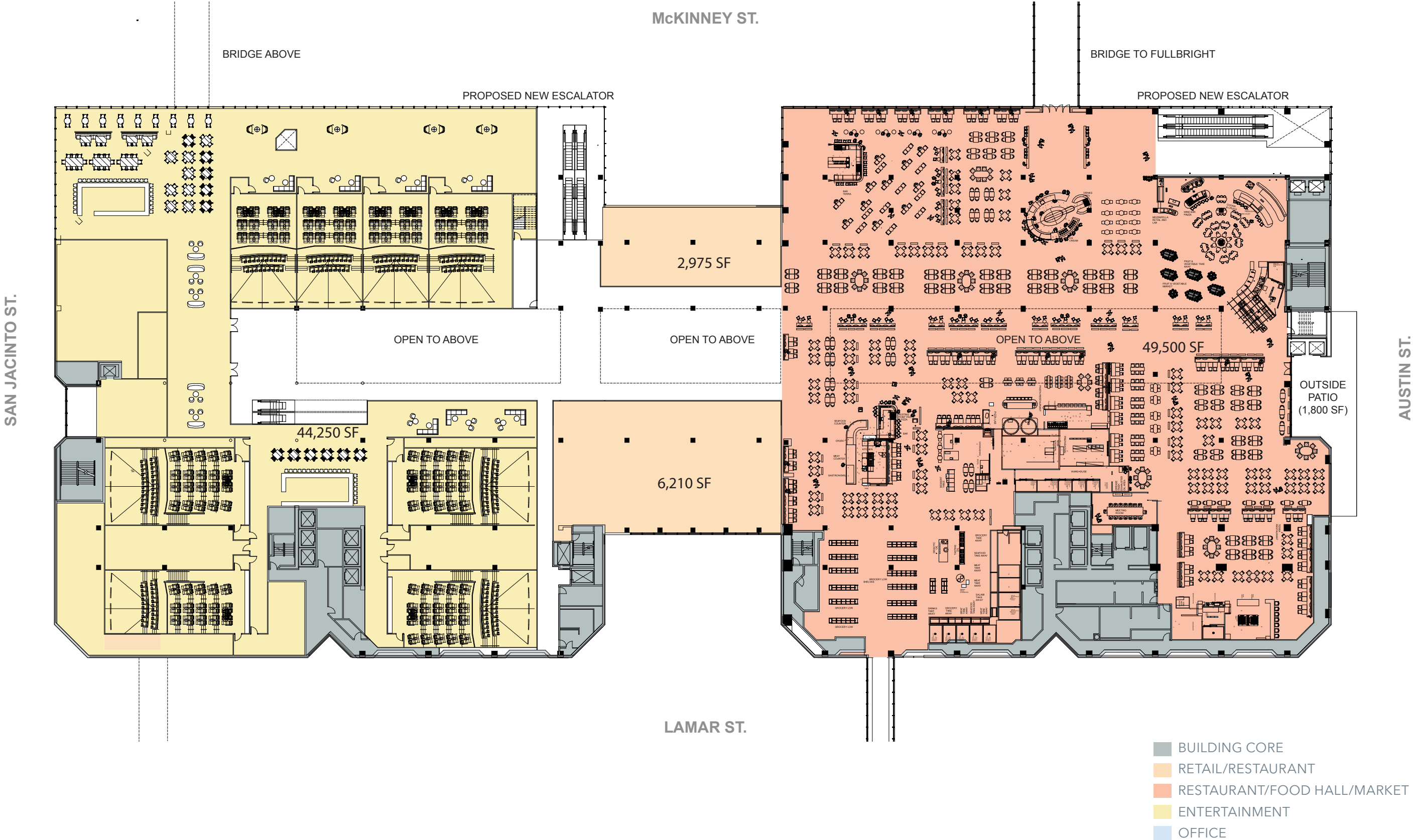


HOUSTON CENTER RETAIL

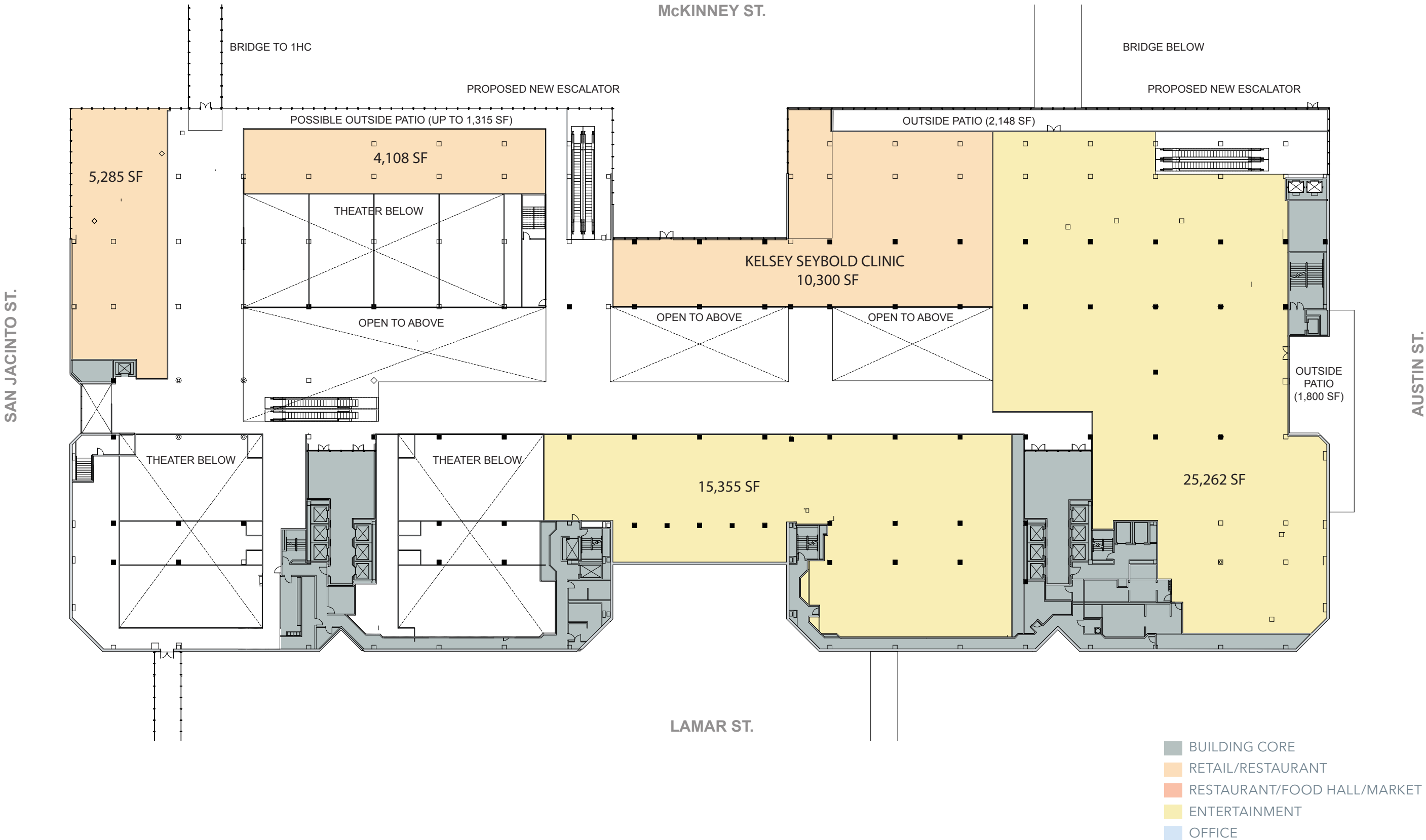
PROPOSED SITE PLAN - GROUND LEVEL



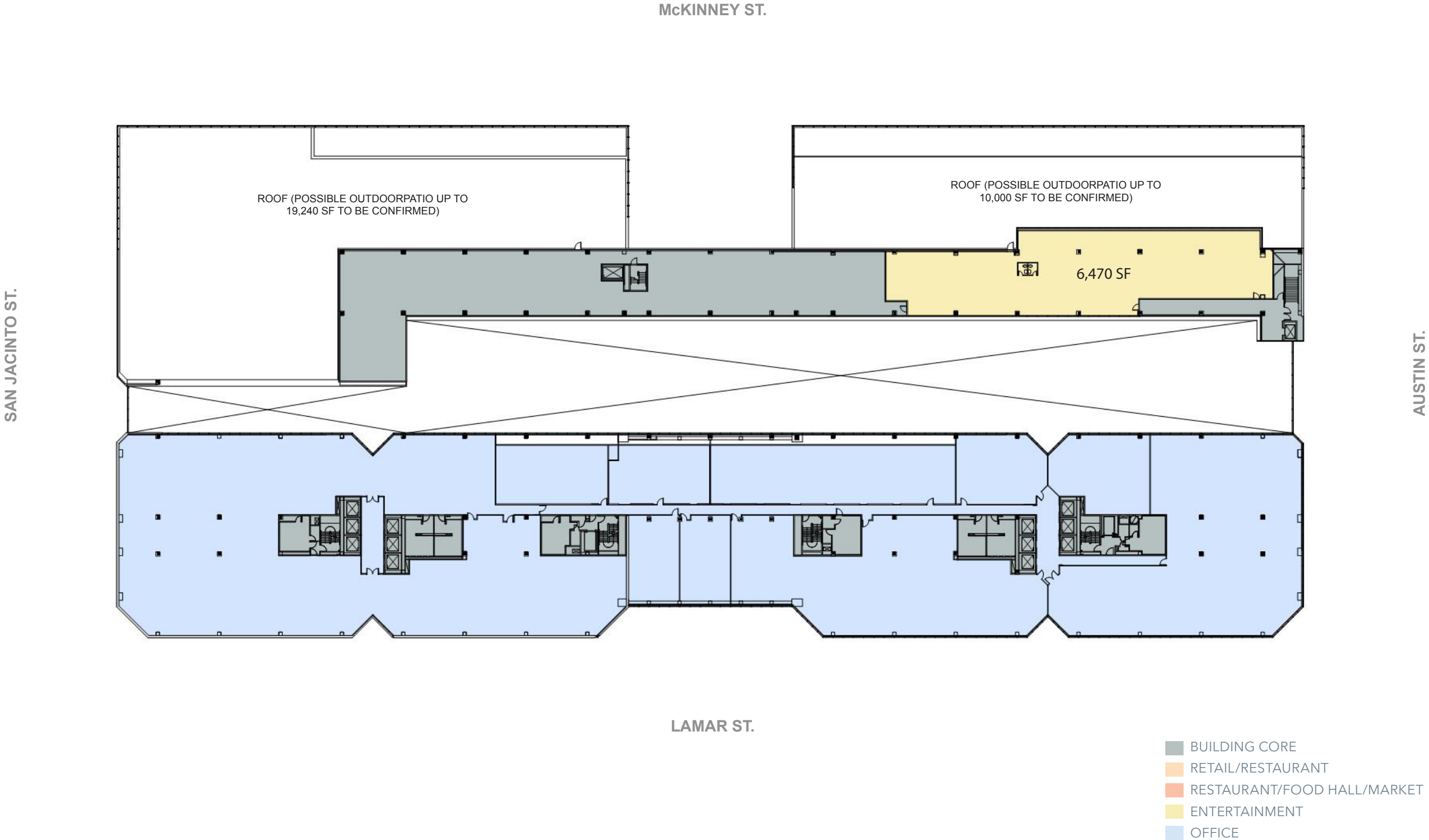
PROPOSED SITE PLAN - LEVEL 2



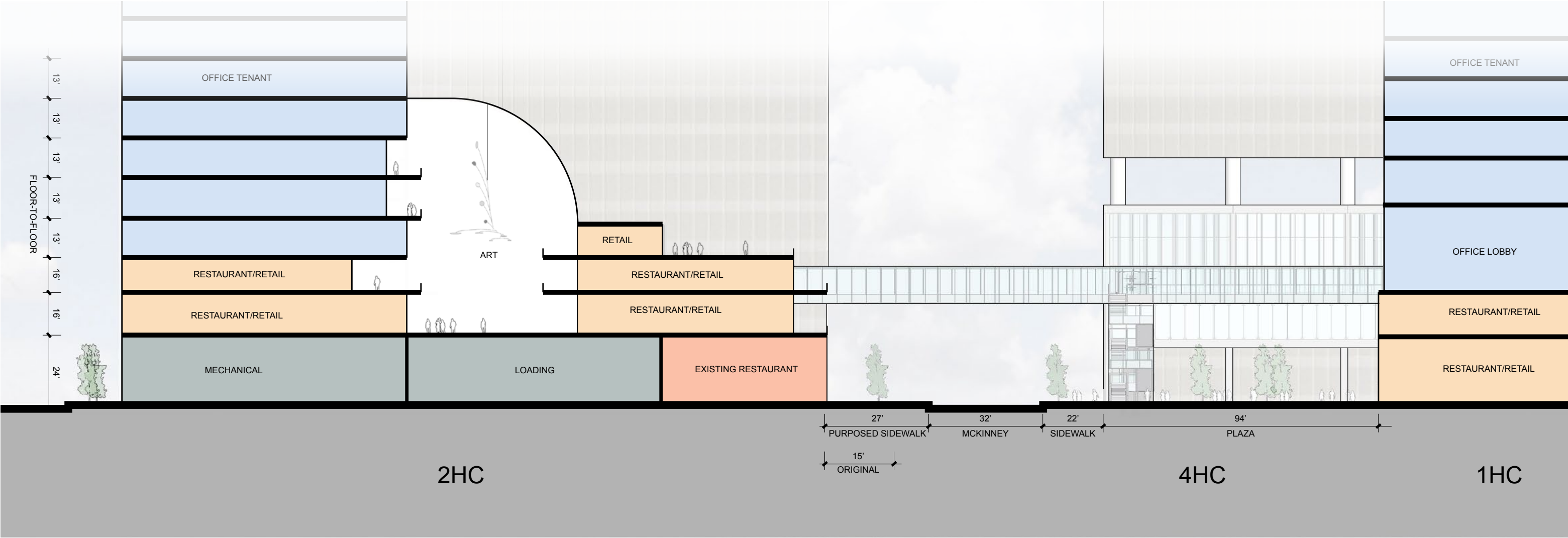
PROPOSED SITE PLAN - LEVEL 3



PROPOSED SITE PLAN - LEVEL 4

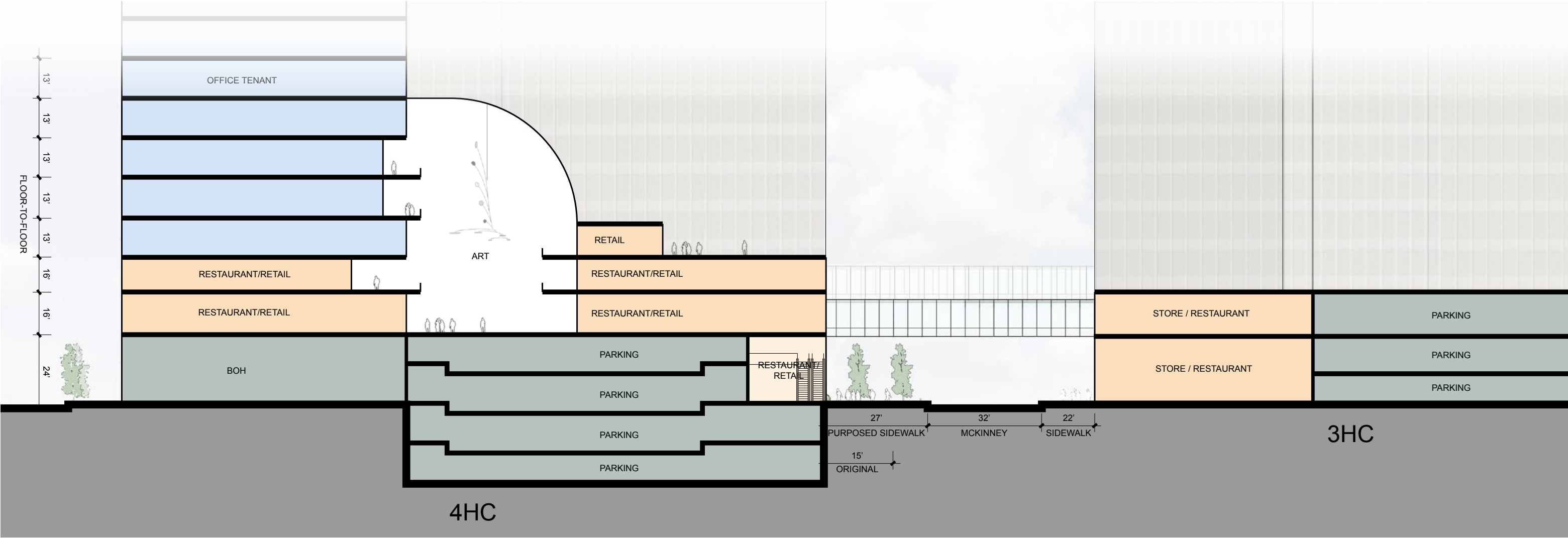


PROPOSED SITE PLAN - WEST SECTION



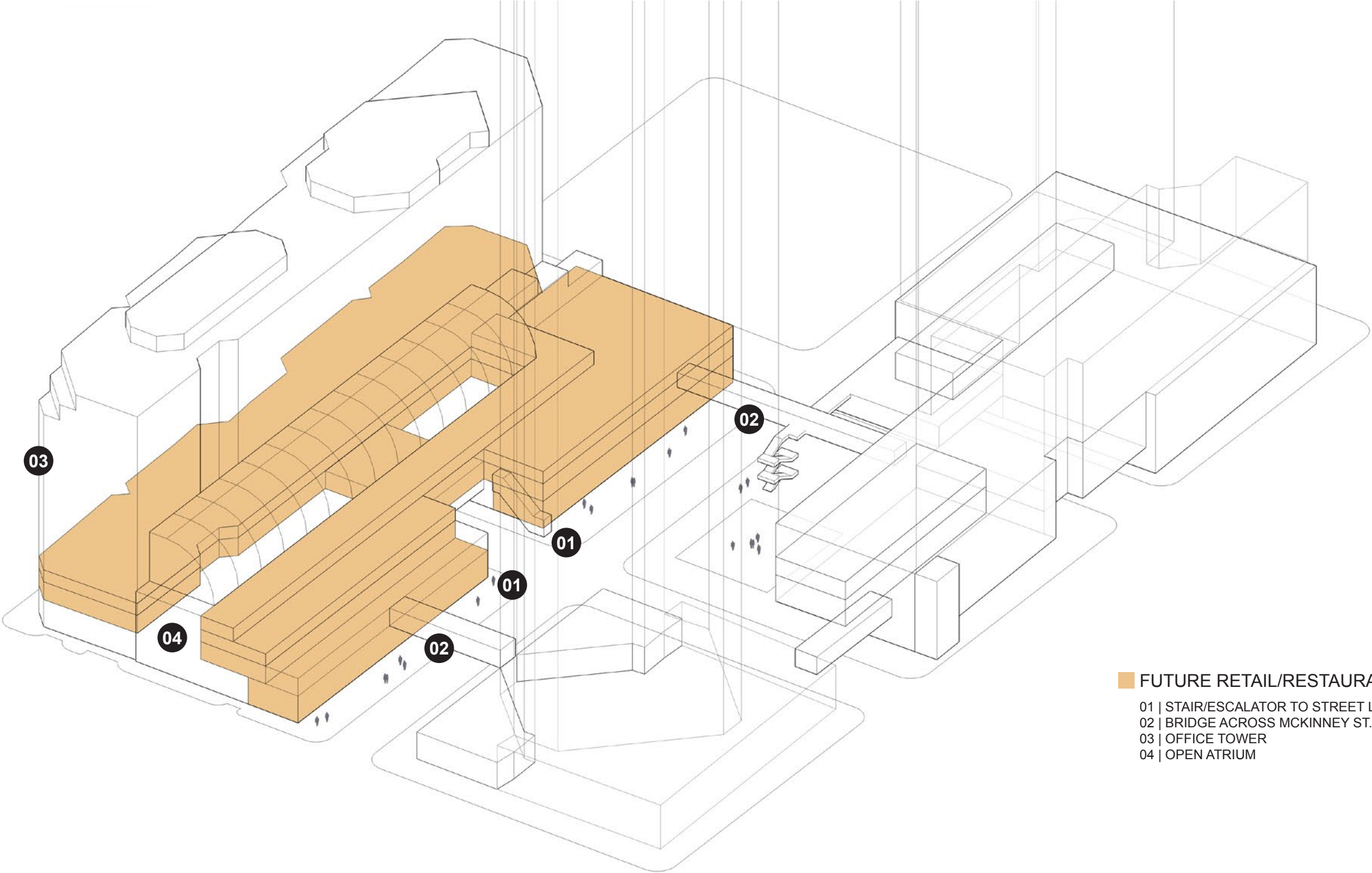
- BUILDING CORE
- RETAIL/RESTAURANT
- RESTAURANT/FOOD HALL/MARKET
- ENTERTAINMENT
- OFFICE

PROPOSED SITE PLAN - EAST SECTION



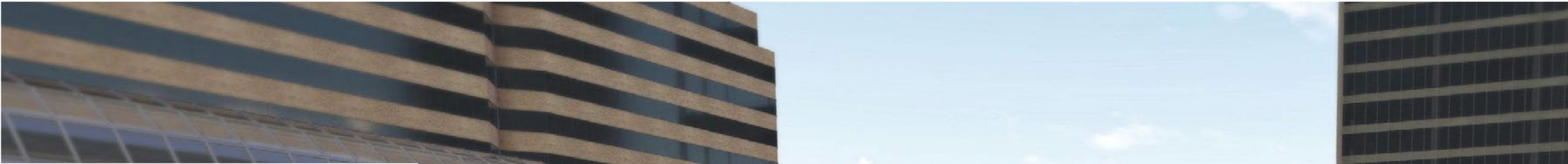
- BUILDING CORE
- RETAIL/RESTAURANT
- RESTAURANT/FOOD HALL/MARKET
- ENTERTAINMENT
- OFFICE

PROPOSED SITE PLAN - FUTURE RETAIL/RESTAURANT



FUTURE RETAIL/RESTAURANT

- 01 | STAIR/ESCALATOR TO STREET LEVEL
- 02 | BRIDGE ACROSS MCKINNEY ST.
- 03 | OFFICE TOWER
- 04 | OPEN ATRIUM



McKinney St - Perspective View



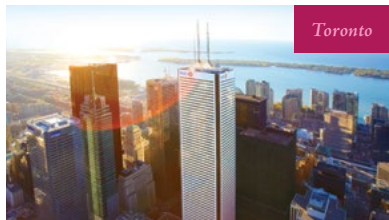
Houston Center Plaza - Perspective View



Houston



New York City



Toronto



Perth



London

OWNERS. PLACEMAKERS. DEVELOPERS. COMMUNITY PARTNERS.

» BROOKFIELD PROPERTIES

Working with the stellar design teams Gensler and Clark Condon, Brookfield Properties is making a significant capital investment that will raise the bar in the total tenant experience. Houston Center is now the modern and dynamic mixed-use office campus with the amenities to retain and attract top talent.

Brookfield Properties has a strong history of investing in our assets, as evidenced by our recent redevelopment of One Allen Center, which included a transformation of the lobby with a modern two-story glass facade; a re-clad, transparent sky bridge that connects One and Two Allen Center; and a complete re-envisioning of the exterior landscaping with a one-acre greenspace, named The Acre. Future plans include complete lobby renovations for Two and Three Allen Center as well as the transformation of the Doubletree Hotel.

ARTS & CULTURE



500
CULTURAL
EXPERIENCES
EVERY YEAR



1M+
ATTENDEES
ANNUALLY



Brookfield Properties' approach to creating and operating large-scale, iconic mixed-use commercial projects is predicated on a key central theme: Placemaking. Our local Arts & Events teams curate art installations, events, performances of all types, happy hours, and special experiences for our tenants, the local community and international visitors year round.





HOUSTONCENTER

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Brookfield
Properties