

BANK OF AMERICA
T O W E R



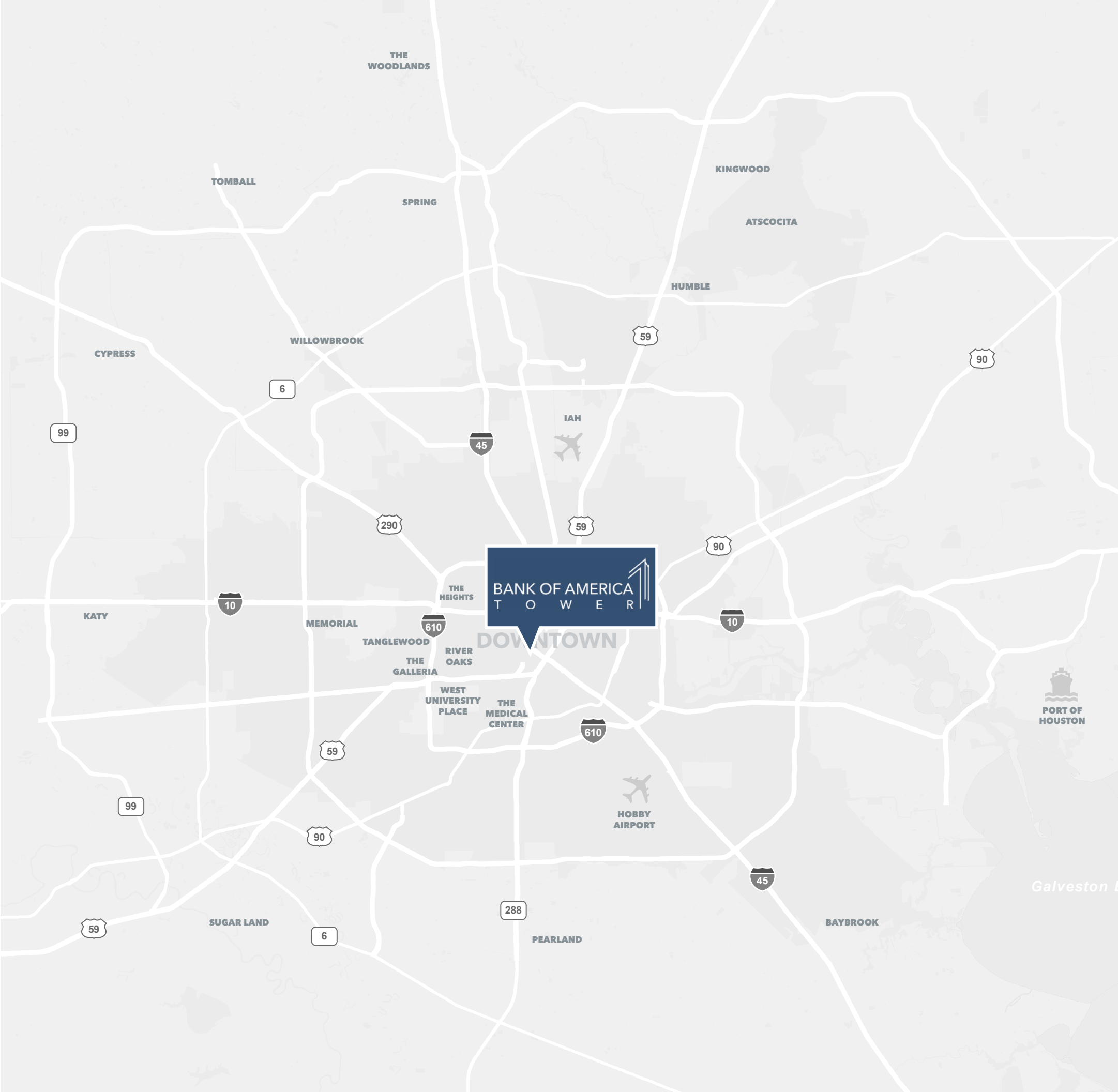
SKANSKA

BEACON
CAPITAL PARTNERS



LOCATION

The Heights	15 min.
River Oaks	17 min.
West University Place	14 min.
Memorial	23 min.
The Galleria	16 min.
Tanglewood	17 min.
The Medical Center	19 min.
Hobby Airport	24 min.
George Bush Intercontinental Airport (IAH)	27 min.
Sugar Land	27 min.
Port of Houston	40 min.
Baybrook	32 min.
Katy	37 min.
Cypress	35 min.
The Woodlands	36 min.
Kingwood	38 min.



BANK OF AMERICA T O W N E R

65,720

residents currently live
downtown
(2 mile radius)

150,000

employees work
downtown

22

Hotels

2,936

new residential units
planned or under
construction

220,000

people visit downtown
on a daily basis

11

million

people attend downtown Houston
culture and entertainment
attractions annually

1.2 million

people stay in downtown
Houston hotels annually

7,300

hotel rooms

1,500

new hotel rooms
under construction

43.7 million

SF of existing
office space

1.5 million

SF of office under
construction

MAJOR EMPLOYERS

Bank of America.



Lyondellbasell



eoeg resources

KINDER MORGAN

Deloitte.



accenture



CenterPoint
Energy



BANK OF AMERICA T O W E R

DESTINATION DOWNTOWN

1	BAYOUPPLACE Blue Fish Sushi Hard Rock Cafe Kabob's Grill	Little Napoli Sundance Movie Theater The Bayou Music Center	The Wine Cellar
2	CONSERVATORY UNDERGROUND BEER GARDEN & FOOD HALL El Burro Moku Bar Arte Pizzeria	Noble Rot Wine Bar The Pho Spot Gordis Arepas	
3	GREENSTREET Anadalucia Tapas Bardot Caffebene Forever XXI Guadalajara del Centro	Hotel Alessandra House of Blues Ill Forks Steakhouse Lucienna Lucky Strike Lanes	McCormick & Schmick's Seafood Restaurant Mia Bella Trattoria Pete's Piano Bar Salata
4	THE SHOPS Berkeley Eye Center Brooklyn Meatball Bullritos Chase Bank Chick-fil-a Designs by Dorli Doozos Dumplings & Noodles Dress Barn Fit Athletic Frost Bank Funatics	Gateway Newstands Great American Cookie GNC Jos. A. Bank Juice Girl Kelsey Seybold Leaf & Grain Luisa's Pasta Massa's South Coast Grill Murphy's Deli Otto's Pappas Bros Steakhouse	Potbelly Sandwich Works Quiznos Salata Snap Kitchen Starbucks Subway Tejas Grill & Sports Bar Thai Basil Treebeards Trudy's Hallmark Wok and Roll
5	GRB 1600 Bar & Grill Biggio's Brasserie du Parc Bud's Pitmaster BBQ	Cueva Texas T Grotto High Drive	Kulture McAlister's Deli Pappadeaux Seafood Xochi

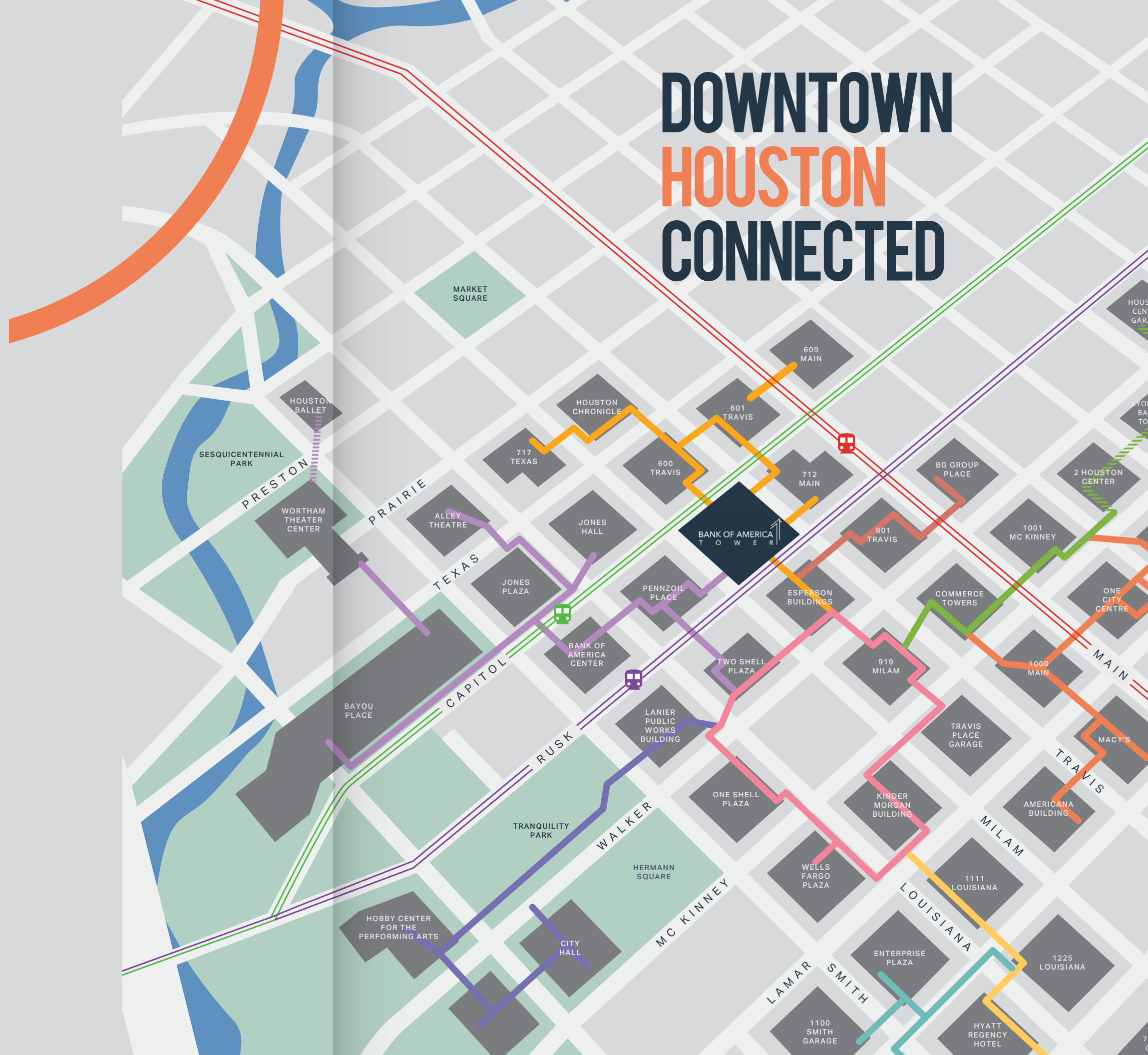


DOWNTOWN HOUSTON CONNECTED

Tunnels, Skywalks & METRORail

With its unique open concept design, Bank of America Tower opens up the tunnel system to its most upscale retail and dining options, truly transforming Houston's tunnel network as it is today.

- Only building in Downtown Houston with five pedestrian tunnel connections
- Located on one of the most accessible sites in the central business district
- Immediate connectivity to major highways and public transportation
- Easy access to METRORail, Greenlink buses & bike share



BANK OF AMERICA TOWER

754,000 SF
class a office

9,000 SF
chef - driven food hall

35
stories

4,000 SF
tunnel level retail

5,000 SF
signature restaurant space

20,000 SF
SkyPark Green Roof

7,000 SF
state of the art fitness facility

10,000 SF
tenant lounge and event space

WITHIN WALKING DISTANCE

8
hotels

1,051
existing residential
units

833
residential units
proposed or under
construction

146,778
employees

31 million SF
of existing office

DISTANCE TO THE FOLLOWING

0.1 mi.

THEATER
DISTRICT
HOUSTON

0.6 mi.



0.7 mi.



0.7 mi.



0.8 mi.

BBVA
Compass

0.9 mi.





SKYPARK GREEN ROOF

The Skypark at Bank of America Tower provides a unique escape for tenants - a peaceful green space above the bustle of the street and overlooking the Houston skyline.

The Assembly

The well-appointed adjoining tenant lounge and event space, known as The Assembly, are available exclusively for tenant use.



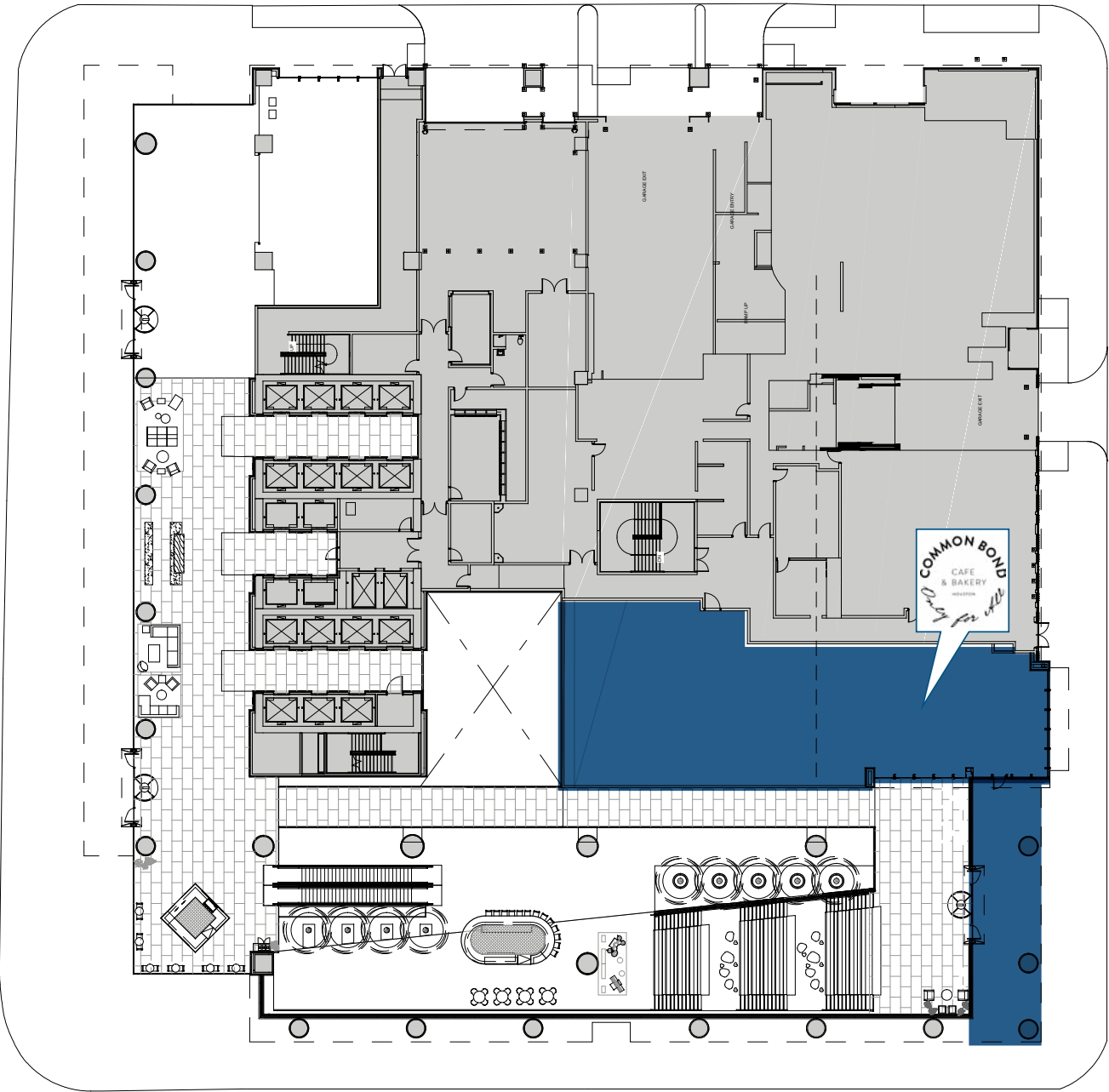
STREET LEVEL

TRAVIS ST

CAPITOL ST

RUSK ST

MILAM ST



TUNNEL LEVEL

TRAVIS ST

CAPITOL ST

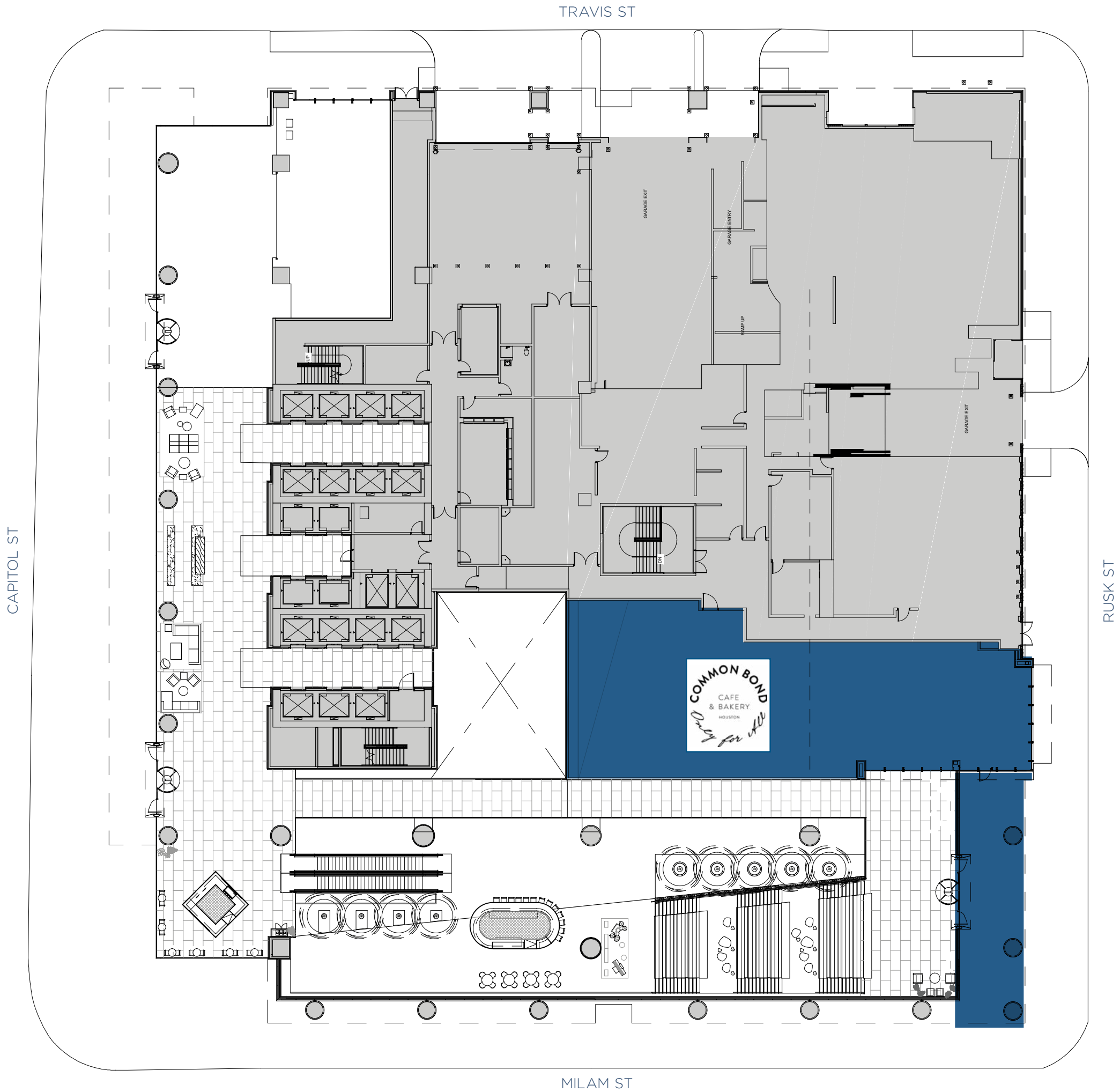
RUSK ST

MILAM ST



BANK OF AMERICA T O W E R

STREET LEVEL





UNDERSTORY

Bank of America Tower is the only building in downtown Houston to offer connections to five of downtown Houston's pedestrian tunnels network, connecting 95 full city blocks below Houston's downtown streets.

Within its open design concept and abundant natural light, Bank of America Tower opens the tunnel system to its most upscale retail and dining options, the Understory.

A broad, stone-and-wood staircase the Great Stairs leads to The Understory, a below-ground plaza that's flooded with light and greenery designed to be a place where downtown Houston comes alive. Understory will be Houston's newest foodie destination, the place for your next happy hour, food adventure and work meeting.





TUNNEL LEVEL

- Executed Lease
- Lease in Progress
- LOI in Progress
- In Discussion



SMART SUSTAINABILITY

Led by the core values of Skanska, Capitol Tower provides a compelling environment that enables tenants and visitors to thrive. Cleaner air, efficient systems and more green space does more than lower carbon footprints - it improves the lifestyle of the community.



Fewer Sick Days

Air filters remove bacteria, germs & allergens, making for a healthier & cleaner building



Resource Management

Rainwater collection, high-quality insulation & daylight dimming controls keep costs & energy waste down



District Cooling

Reliable & energy efficient cooling system with substantial cost savings



Fresh Air

CO2 sensors keep employees focused & alert



25% More Efficient

LEED v4 is more efficient meaning real savings for tenants

OUR PORTFOLIO

Through the many important projects we undertake and the innovative, sustainable solutions we use to deliver them, Skanska builds for a better society. Our values guide what we do and how we work, and this dual focus helps ensure a sustainable future for our people, customers and communities.



101 SEAPORT, BOSTON, MASSACHUSETTS



SWISS RE - LONDON, UK



2+U, SEATTLE, WASHINGTON



At Skanska, our goal is to create compelling environments that enable our customers to thrive. We offer the experience and stability of a self-financed, global company with localized teams attuned to the prime urban markets we serve. Our collaborative approach to development yields inventive solutions tailored specifically to our clients needs. We leverage our experience to create emerging sustainable design solutions that enhance the tenant experience, support the environment, and lay the foundation for our customers growth.

Skanska finances, develops and builds commercial projects ensuring theyre built promptly and decisively, implementing Skanskas sustainable-design expertise.



Crystal Allen
Senior Vice President
713.270.3360
Crystal.Allen@transwestern.com

Brittany Aaronson
Retail Analyst
832.408.4113
Brittany.Aaronson@transwestern.com

Nick A. Hernandez
Managing Director
713.270.3354
Nick.Hernandez@transwestern.com



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