

# HOUSTON CENTER

1221/1331 Lamar Street

## BUILDING INFORMATION

<b>Owned &amp; Managed</b>	Brookfield Properties
<b>Floors</b>	16 above grade; 2 below grade
<b>Area</b>	985,896 GRA (674,246 office; 196,127 retail)
<b>Average Floor Size</b>	56,600
<b>Building Class</b>	Class "A"
<b>Year Completed</b>	1982, Renovations Completed 2023
<b>Parking Ratio &amp; Rates</b>	1.00/1,000 SF

<b>HCG1:</b>	Standard - \$205.00, Reserved - \$330.00
<b>LBT:</b>	Standard - \$220.00, Reserved - \$330.00
<b>3HC:</b>	Standard - \$220.00, Reserved - \$330.00
<b>4HC:</b>	Standard - \$210.00, Reserved - \$330.00
<b>Rusk Garage:</b>	Standard - \$160.00, Non-Tenant - \$175.00
<b>2HCG:</b>	Standard - \$220.00, Reserved - \$330.00
<b>5HC:</b>	Standard - \$210.00

<b>Access</b>	Connected to all Houston Center Buildings, Houston Center Garage 1, and 5 Houston Center via pedestrian skybridge. Tunnel system access provided via The Highlight, and 2 Houston Center tunnel system
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<b>Building Hours</b>	M-F 7:30AM - 6PM SAT 7AM - 1PM
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## CONFERENCE CENTERS

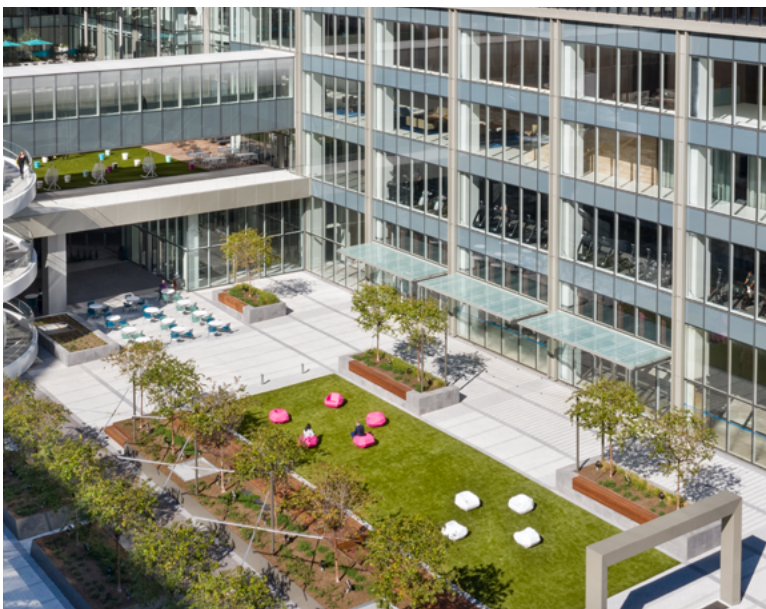
<b>LyondellBasell Tower</b>	Exchange Conference Center - Seating for 175 The Vault Board Room - Seating for 20 Exchange Room A (Square shaped) - Seating for 30 Exchange Room B (Auditorium) - Seating for 61 Exchange Room C (Classroom) - Seating for 27 Social I - Seating for 20 Social II - Seating for 8
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<b>3 Houston Center</b>	Auditorium - Seating for 130 Conference - Seating for 10
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<b>2 Houston Center</b>	Loop East Meeting Room - Seating for 14 Loop West Meeting Room - Seating for 8
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## FITNESS CENTER

<b>LyondellBasell Tower</b>	Free for all Tenants
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## OFFICE LEASING INFORMATION

<b>Available NRA</b>	431,451
<b>Percent Leased</b>	35%
<b>Rental Rate</b>	\$23.00
<b>Remodel Allowance</b>	Negotiable
<b>2022 OPEX</b>	\$16.64
<b>2023 Est. OPEX</b>	\$17.71

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**Brookfield Properties**