

1200 Smith Street, Houston, TX 77002

Building Information

Owned & Managed	Brookfield	
Floors	36 above grade; 2 below grade	
Area	986,229 GRA	
Average Floor Size	27,500	
Building Class	Class "A"	
Year Completed	1978, Renovated 1994	
Parking Ratio & Rates	1/1,000 SF	
Allen Center Garage	Unreserved:	\$205. ⁰⁰
	Reserved:	\$305. ⁰⁰
Metropolitan Garage	Unreserved:	\$190. ⁰⁰
	Reserved:	\$280. ⁰⁰
Basement VIP		\$350. ⁰⁰
Access	Connected to all of Allen Center and parking garages via pedestrian skybridge. Connected to downtown tunnel system.	
Building Hours	M-F	7AM - 6PM
	Sat	7AM - 1PM
LEED Certification	Gold EB	



Office Leasing Information

Available NRA	85,912
Percent Leased	91.2%
NET Rental Rate	\$30.00, 3% annual increases
2019 Est. Expenses	\$15.07 plus electric (est. \$.55)
Remodel Allowance	5 YR: \$25.00; 7 - 10 YR: \$50.00

Retail

Chase Bank
BB&T Bank
The Downtown Club at the Met, Business and Sports Club
Downtown Dental
SuperCuts
Houston Shoe Hospital
Jewelry & More
Car Butler, Car Detailing Service
Central Graphics
Gateway Newsstands

Dining

Snap Kitchen
Chick-fil-A
Salata
Otto's BBQ & Hamburgers
Jason's Deli
Simon's Homestyle Café
Sophia's Fresher Mex
Amille's Coffee
Café Basil
Murphy's Deli
Jimmy John's
Just Falafel
Haute Crepe

Conference Centers

The Council, seating for 10
The Assembly, seating for 20
The Senate, seating for 20
The Forum, seating for 70
The Plaza Room (At Heritage Plaza), seating for 140



COMING SOON:

2 Signature High-End Restaurants
One Allen Center, New 4 Star Hotel

Office Leasing

Jessica Ochoa | 713.425.5844 | jessica.ochoa@am.jll.com
Bubba Harkins | 713.425.5876 | bubba.harkins@am.jll.com
Russell Hodges | 713.425.5894 | russell.hodges@am.jll.com

Retail Leasing

Clint Bawcom | 713.336.2228 | clint.bawcom@brookfield.com
Tyler Merritt | 713.336.2336 | tyler.merritt@brookfield.com



Brookfield
Properties