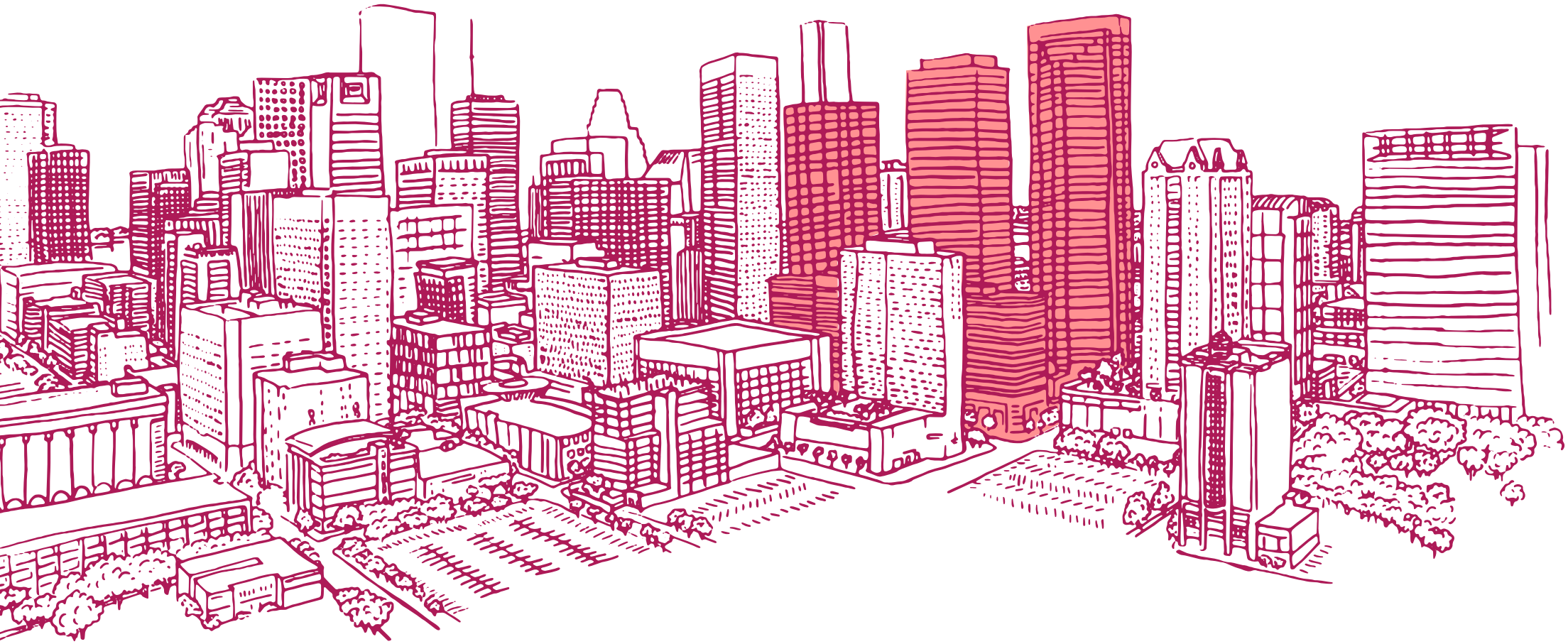




**Brookfield**  
Properties

HOUSTONCENTER



# EXPERIENCE HOUSTON CENTER



## 4 TOWERS

4.2 MILLION TOTAL  
SQUARE FEET



## RETAIL

200K SQUARE FEET  
OF DESTINATION RETAIL



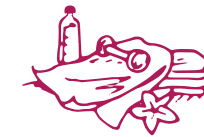
## GREEN SPACE

REIMAGINED  
CENTRAL PLAZA



## HOTELS

WALK TO 10 HOTELS  
IN 2 MINUTES



## WELLNESS

10,000 SQUARE FOOT  
FITNESS CENTER



## PRODUCTIVITY

7,500 SQUARE FOOT  
TENANT CONFERCING CENTER



# AT THE HUB & HEART OF THE CITY.



central plaza along McKinney Street

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 terraces above.



2 Houston Center entrance, McKinney & Fannin



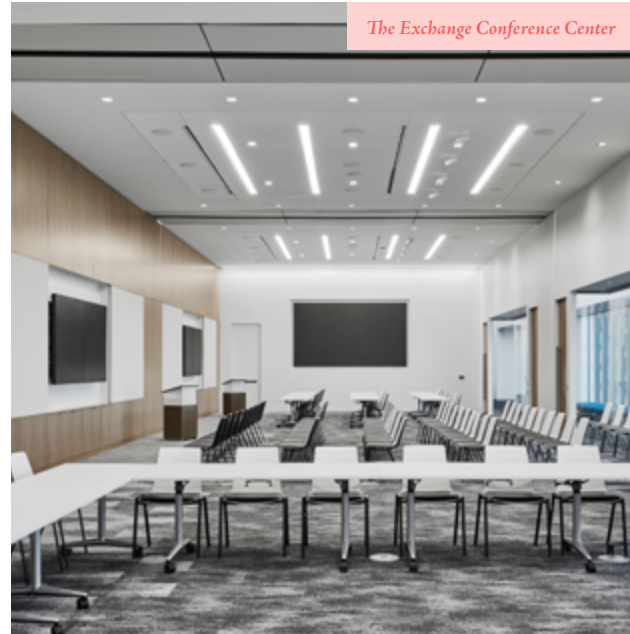
LyondellBasell Tower lobby



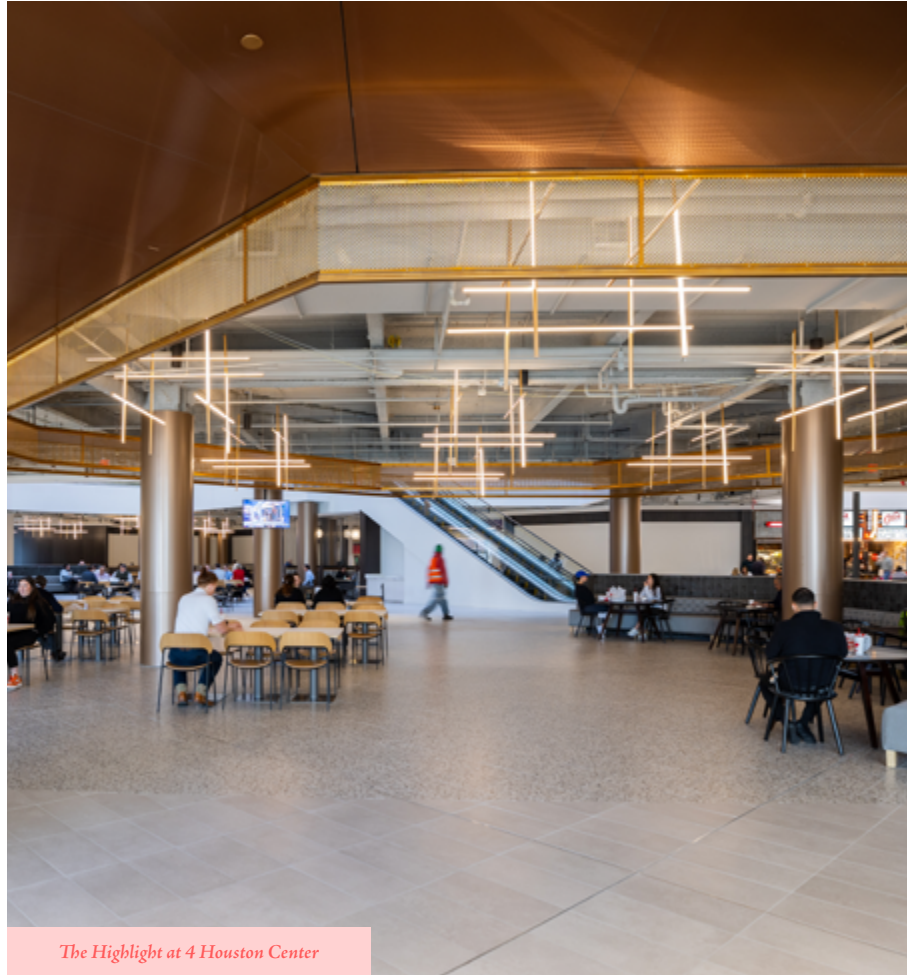
3 Houston Center lobby

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.
- + Renovation of the 3 Houston Center lobby, featuring upgraded finishes and lobby reconfiguration for enhanced security.
- + Completely reclad skybridges connecting the complex to shopping and retail.
- + Reshaping the retail and dining experience throughout Houston Center, including a complete refresh of The Highlight at 4 Houston Center.
- + New multi-tenant corridor and restroom finish design.
- + Conferencing venues and lobby co-working spaces fostering communication and ideation.



The Exchange Conference Center



*The Highlight at 4 Houston Center*



*3 Houston Center lobby*



*2 Houston Center lobby*



view of central plaza from terrace



overlooking the central plaza



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 Federal American Grill (coming soon).



2 Houston Center collaborative space



The Lift



exclusive tenant conferencing



triple-height lobby off Fannin, 2 Houston Center

# CREATING CULTURE FOR THE NEXT GENERATION WORKER.

- + World-class fitness center with country club style locker rooms, personal training, and group fitness classes.
- + Exclusive concierge-style tenant conferencing facilities.
- + Outdoor sky deck and terrace experience.
- + Upscale Restaurant Federal American Grill (coming soon) overlooking the central plaza.



First-class amenities, features and hospitality that maximize the office experience.



2 Houston Center lobby collaboration space



The Lift terrace



2 Houston Center lobby

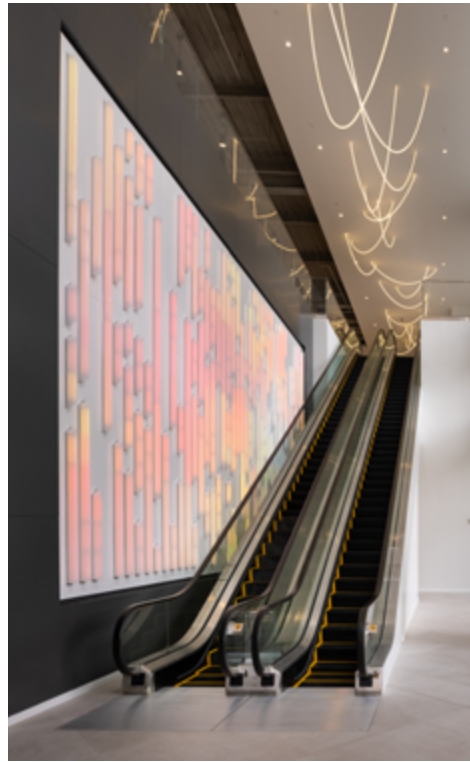
# BUILT TO THE RHYTHM OF DOWNTOWN

Houston Center is Downtown's newest best-in-class amenity and hospitality focused campus. From lavish accommodations and common areas to upgraded lobbies and tenant experiences, the campus offers the best of downtown working and living.



LyondellBasell Tower lobby





sky deck, terrace and central plaza

# THE HIGHLIGHT AT 4 HOUSTON CENTER



The Highlight at 4 Houston Center is the epicenter of culture in downtown. A modern, forward-thinking community and destination alive with entertainment, restaurants, and world-class hotels. The 200K SF of retail space offers a never-ending selection of offerings for tenants and guests alike.



*upgraded and refreshing retail*

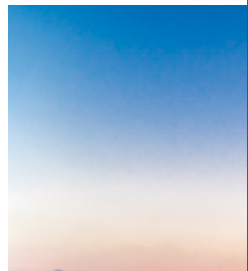


*PuttShack at The Highlight*



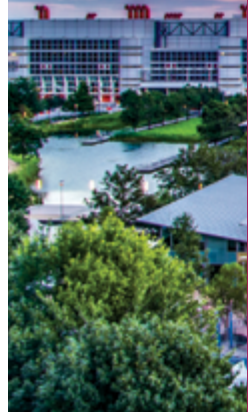
10+

ON-SITE  
EATERIES



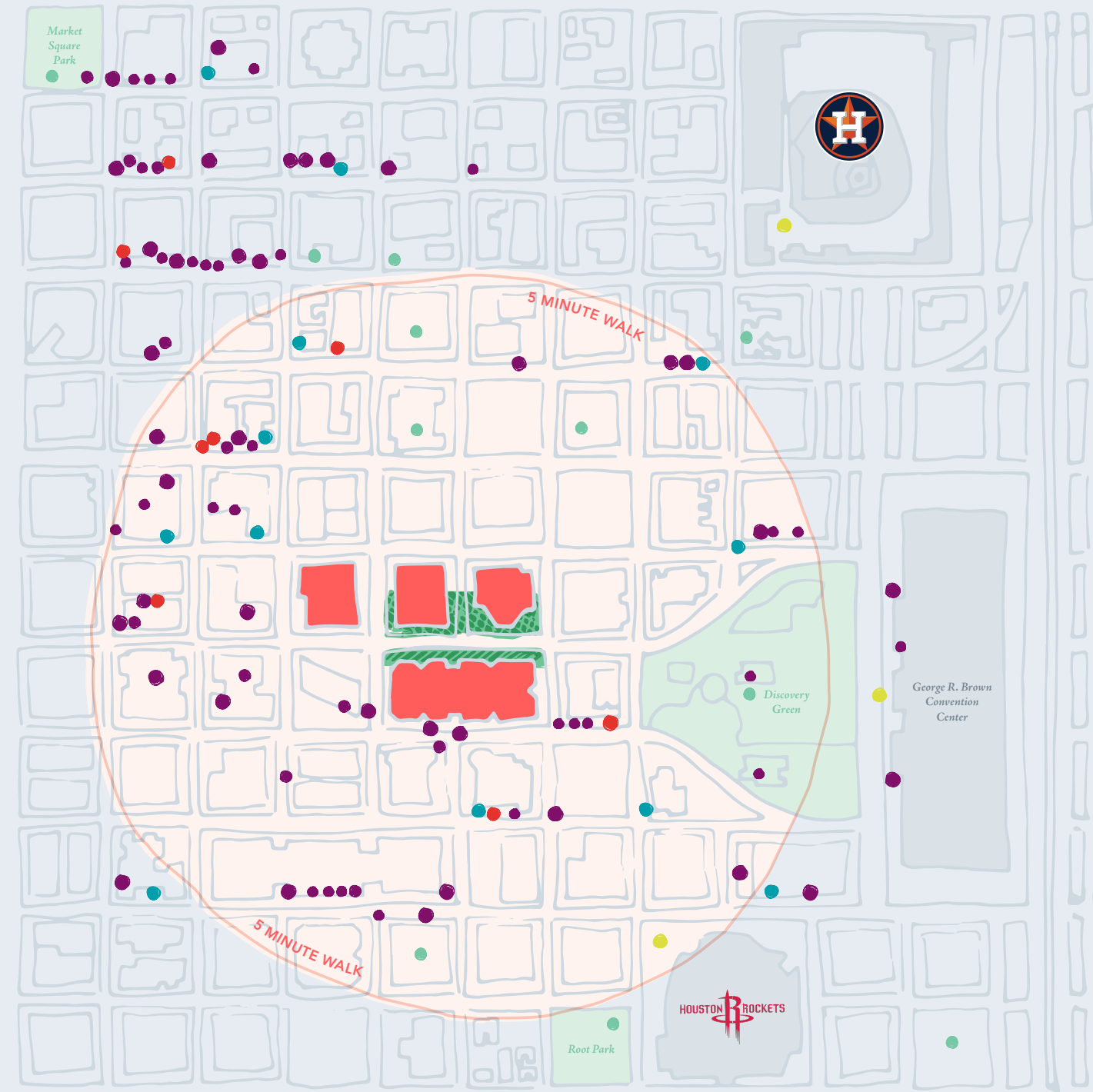
50+

NEIGHBORHOOD  
RESTAURANTS



# 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.



-  HOTELS
-  COMMUNITY/PARKS
-  RESTAURANTS
-  RESIDENCE
-  ENTERTAINMENT/ EVENT

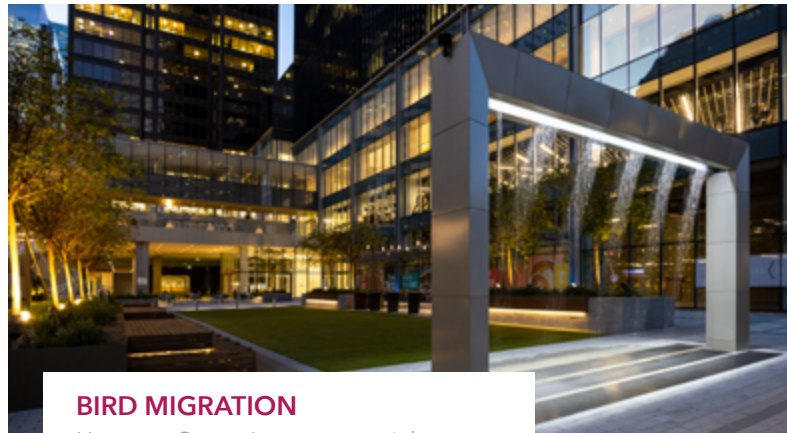
# CENTER FOR SUSTAINABILITY

> FURTHER PROOF SUSTAINABILITY ISN'T A BOX WE CHECK, IT'S HOW WE DO BUSINESS.



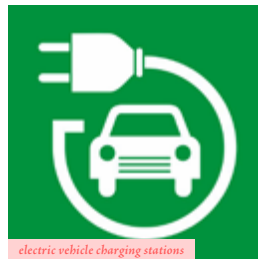
### THE BEEHIVE

Houston Center partners with beekeepers to donate beehives to provide and promote a safe environment and awareness for bees.



### BIRD MIGRATION

Houston Center's non-essential property lights are turned off nightly to protect birds during peak migration from April 19 - May 7.



electric vehicle charging stations



### GREEN SPACES

Houston Center has three designated outdoor spaces - Central Plaza, the Upper Terrace, and The Lift Terrace - equipped with green space, outdoor eating and relaxing areas, and plentiful access to fresh air for all tenants.



### DESIGNATIONS

Outstanding performance

Overall score 87%

GHG - 96%; Energy - 86%; Water - 85%; Waste - 88%

ESG Policies score 100%



# CENTER FOR ACTIVATION

Brookfield Properties believes in an active workplace. By engaging teams, work is more rewarding. By building community in our own building walls, companies boost productivity and improve employees' well-being.



### EXPERIENCE

A curated calendar of creative experiences to make coming to work fun and engaging.

Pop-Up Market on Central Plaza



### WELLNESS

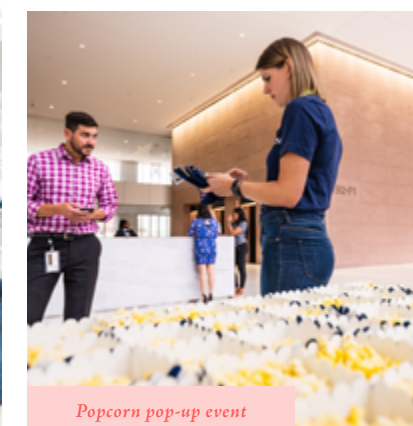
Elevate your day and your health with wellness promotions, activities, and events during the work day.



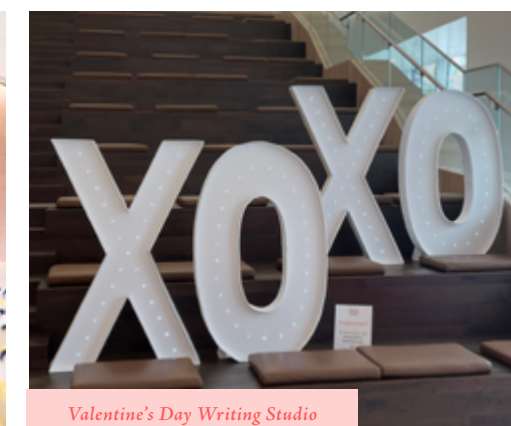
McKinney Street Farmers Market

### PERKS & PROMOTIONS

Unlock exciting perks, discounts, and experiences from Brookfield Properties' portfolio of retailers and partners.



Popcorn pop-up event



Valentine's Day Writing Studio



# OWNERS. PLACEMAKERS. DEVELOPERS. COMMUNITY PARTNERS.

## » BROOKFIELD PROPERTIES

Brookfield Properties has recently completed the reimagining of Houston Center, transforming five city blocks and engaging visitors and users by activating both sides of the streetscape. The redevelopment included the creation of a new central plaza, upgrades to LyondellBasell Tower, 2 Houston Center, 3 Houston Center and a renovation of The Highlight at Houston Center (formerly the Shops at Houston Center). Located in the heart of Houston's vibrant downtown community, and connected to over 200,000 SF of premier shopping, dining and service options, Houston Center is now a modern, mixed-use office campus with the amenities to attract and retain top talent.

Brookfield Properties is a leading global developer and operator of high-quality real estate assets, with a strong history of investing in our assets. We are active in nearly all real estate sectors, including office, retail, multifamily, hospitality and logistics, operating more than 750 properties and over 325 million square feet of real estate in gateway markets on behalf of Brookfield Asset Management, one of the largest asset managers in the world. With a focus on sustainability, a commitment to excellence, and the drive for relentless innovation in the planning, development and management of buildings and their surroundings, Brookfield Properties is reimagining real estate from the ground up.



## HOUSTONCENTER

---

**DOUG LITTLE**  
doug.little@transwestern.com

**KELLI GAULT**  
kelli.gault@transwestern.com

**JACK SCHARNBERG**  
jack.scharnberg@transwestern.com

**PARKER BURKETT**  
parker.burkett@transwestern.com

T 713.270.0110

 **TRANSWESTERN**

