

HOUSTON CENTER

1221 McKinney Street

BUILDING INFORMATION

Owned & Managed	Brookfield Properties
Floors	46 above grade, 2 floors of parking below grade
Area	1,061,351 GRA
Average Floor Size	23,500
Building Class	Class "A"
Year Completed	1978, Renovations completed 2020
Parking Ratio & Rates	1.00/1,000 SF

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

Access Connected to all Houston Center Buildings, Houston Center Garage 1, and 5 Houston Center via pedestrian skybridge. Tunnel system access via The Highlight and 2 Houston Center.

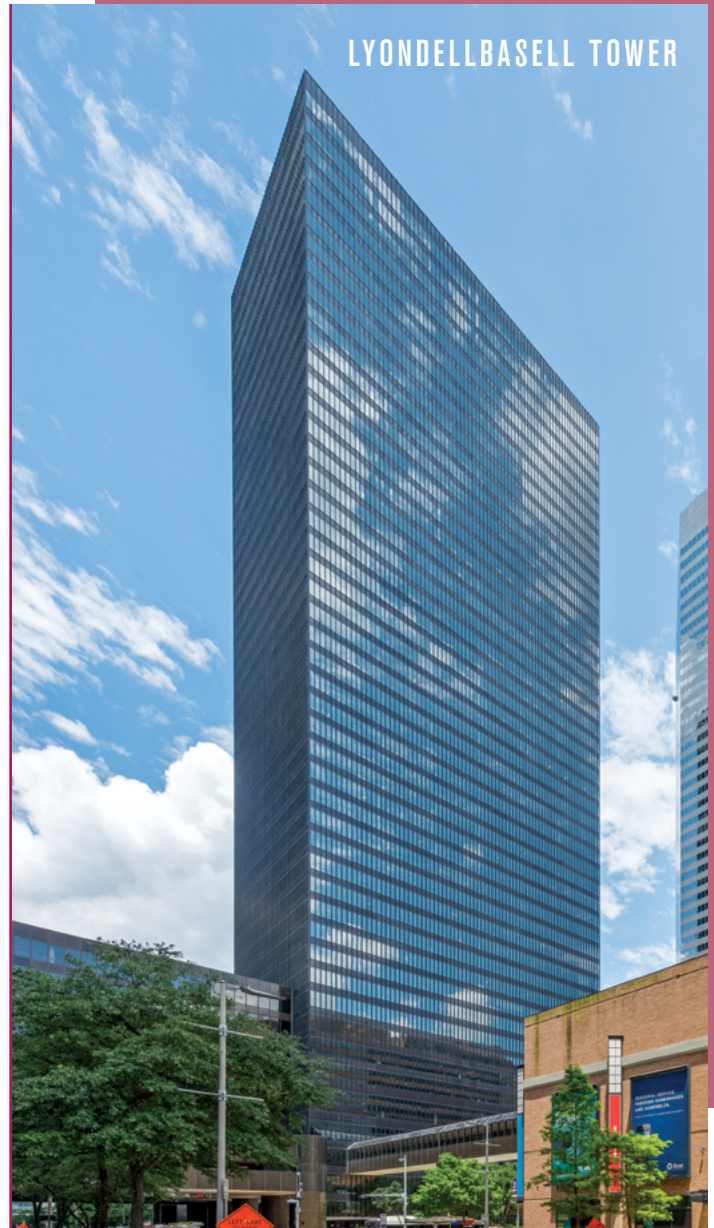
Building Hours	M-F 7:30AM - 6PM
	SAT 9AM - 1PM

CONFERENCE CENTERS

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

FITNESS CENTER

LyondellBasell Tower	Free for all Tenants
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LYONDELLBASELL TOWER

OFFICE LEASING INFORMATION

Available NRA	293,248
Percent Leased	72%
Rental Rate	\$28.00
Remodel Allowance	Negotiable
2022 OPEX	\$17.02
2023 Est. OPEX	\$17.14

DOUG LITTLE	713.272.1284 Doug.Little@transwestern.com
KELLI GAULT	713.270.3349 Kelli.Gault@transwestern.com
JACK SCHARNBERG	713.407.8717 Jack.Scharnberg@transwestern.com
PARKER BURKETT	713.407.8716 Parker.Burkett@transwestern.com

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Brookfield Properties