

HOUSTON CENTER

909 Fannin Street

BUILDING INFORMATION

Owned & Managed	Brookfield Properties
Floors	40 above grade, 3 below grade
Area	1,400,635 GRA
Average Floor Size	Rectangular floor plates are 22,924 Sq Ft to 23,885 Sq Ft
Building Class	Class "A"
Year Completed	1974, 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 Houston Center buildings and parking garages via pedestrian skybridges. Connected to downtown tunnel system

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

CONFERENCE CENTERS

LyondellBasell Tower	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
3 Houston Center	Auditorium - Seating for 130 Conference - Seating for 10
2 Houston Center	Loop East Meeting Room - Seating for 14 Loop West Meeting Room - Seating for 8

FITNESS CENTER

LyondellBasell Tower Free for all Tenants



OFFICE LEASING INFORMATION

Available NRA	364,166
Percent Leased	64%
NET Rental Rate	\$28.00 NNN
2022 OPEX	\$15.41
2023 Est. OPEX	\$16.69

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Brookfield Properties