

Hess Tower

Central Business District
Houston, Texas



CASE STUDY

CHALLENGE

In 2007 Class A vacancy rates in Houston's Central Business District (CBD) were just above 5%. Anticipating the improving office market, Trammell Crow Company (TCC), in joint venture with Principal Global Investors, acquired two city blocks in Houston's CBD adjacent to a new 12 acre urban park, Discovery Green. In order to meet the increasing market demand, TCC needed to design and finance the speculative office development during a global credit crisis and ahead of competition.

STRATEGIES

- Develop the first new Class A office space in Houston's CBD since 2003 by coordinating with the architects, contractors, engineers, and consultants to deliver the high-rise on an accelerated time schedule.
- Create the healthiest, most comfortable and productive work environment in Houston.

RESULTS

Upon completion Hess Tower will be the first new Class A office space in Houston's CBD since 2003. The entire project was leased to Hess Corporation before structural topping out. Furthermore, it received the highest rating by the United States Green Building Council as a LEED for Core & Shell project at the Platinum Level. First-class amenities will include a 16,000 square foot outdoor plaza, extraordinary views of Discovery Green, two-story glass and marble lobby, 132-car sub-grade garage, street and mezzanine level retail and restaurant space.

QUICK FACTS

Location:	Houston, TX
Type:	Speculative Office
Size:	844,763 sf
Project Start:	March 2008
Const Comp:	Jan 2010
Architect:	Gensler
Structural Engineer:	Haynes Whaley & Associates
MEP:	Wylie & Associates
Civil Engineer:	Walter P. Moore Engineers
Sustainability:	LEED C/S Platinum

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