Energy Center I

Energy Corridor, Houston, TX

Quick Facts	
Location:	Houston, Texas
Type:	Speculative Office
Size:	332,000 RSF
Client:	Principal Global Investors
Const Comp:	February 2008
Tenant:	Foster Wheeler USA
Sustainability:	LEED C/S Silver

CHALLENGE

In 2005 the demand in the Energy Corridor submarket, located in West Houston, was rapidly accelerating with vacancy rates below 5%. Trammell Crow Company (TCC) partnered with Principal Global Investors to acquire a prime development site with anticipation of being the first new building constructed in the submarket since 1999. TCC recognized that the first Class A project out of the ground would have a significant competitive advantage. TCC also made the decision to seek LEED certification five months after construction started to meet the changing demands of the market and provide a competitive advantage over existing buildings.

STRATEGIES

- TCC worked with the team of architects, contractors, engineers, and consultants to prepare for construction as quickly as possible in the face of an improving office market.
- Anticipate tenant demand for sustainable space by constructing the first large scale speculative office development in Houston that was pre-certified as LEED certified.
- Create the healthiest, most comfortable and productive work environment in the Energy Corridor.

RESULTS

At ground breaking, there were no other mid or high rise Class A projects announced in the submarket. The entire Phase I project was leased to Foster Wheeler USA before structural topping out. In September 2008 Energy Center I received LEED Silver certification, which made Energy Center I the largest LEED C/S Silver certified building in Houston. Amenities include a two-story glass/metal entry, wood paneling, deed restricted development, and 24-hour security.