Energy Center II

Energy Corridor, Houston, TX

Quick Facts	
Location:	Houston, Texas
Type:	Speculative Office
Size:	303,000 RSF
Client:	Principal Global Investors
Const Comp:	November 2008
Sustainability:	Pre-certified LEED C/S Silver

CHALLENGE

After successfully leasing Energy Center I to Foster Wheeler USA, Trammell Crow Company (TCC) and Principal Global Investors (PGI) moved forward with plans to build Energy Center II to meet the growing demand in the Energy Corridor submarket. Construction of Energy Center II commenced in July 2007. Taking the expertise gained during the design and construction of Energy Center I, a LEED certified building, TCC designed Energy Center II to obtain LEED Silver certification. The decision to develop an environmentally sensitive, energy efficient and sustainable office building at project commencement allowed TCC and PGI to reduce associated design time and hard costs.

STRATEGIES

- Work with the design team to develop a building that would set the standard for sustainable design in the local suburban market without negatively affecting the budget for the project.
- Anticipate tenant demand for sustainable space by constructing the first large scale speculative office development in Houston that was LEED pre-certified at the Silver level.
- Create the healthiest, most comfortable and productive work environment in the Energy Corridor.

RESULTS

A two-story curtain wall entrance lobby showcases the project's standards of design, elegance, and views for tenants. The project team designed a building provides a superior work environment for the tenants. Energy Center II is LEED pre-certified at the Silver level and upon completion is anticipated to be the largest LEED Silver certified building in Houston.

The project is the fifth, and the third in Houston, built under the national office development program established by Trammell Crow Company and Principal Global Investors in 2006. The program is focused on the development of $750 million to $1 billion of new, Class A office buildings in markets throughout the United States.