

## Hess Tower

Central Business District, Houston, Texas



### Quick Facts

<b>Location:</b>	Houston, Texas
<b>Type:</b>	Speculative Office
<b>Size:</b>	871,000 RSF
<b>Client:</b>	Principal Global Investors
<b>Const Start:</b>	March 2008
<b>Const Comp:</b>	May 2010
<b>Sustainability:</b>	Precertified LEED C/S Gold

### 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. Further it is the first building in Houston's CBD to achieve precertification by the United States Green Building Council as a LEED for Core & Shell project at the Gold level. Hess Tower will also be the first high-rise in the country to incorporate wind turbines in the architectural and mechanical design of a building. First-class amenities will include a 16,000 square foot outdoor plaza, extraordinary views of Discovery Green, two-story glass and marble lobby, 151-car sub-grade garage, street and mezzanine level retail and restaurant space.