

PROJECT SUMMARY



ENERGY CENTER ONE 332,000 RSF CLASS A OFFICE

ARCHITECT: HELLMUTH, OBATA + KASSABAUM (HOK)
CONTRACTOR: MANHATTAN CONSTRUCTION
PROJECT START: 2006
PROJECT COMPLETION: 2008

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 Real Estate 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 pursued LEED certification five months after construction started to meet the changing demands of the market and provide a competitive advantage over existing buildings.

TCC worked with a team of architects, contractors, engineers, and consultants to prepare for construction, as quickly as possible in the face of an improving office market. Anticipated 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.

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.