

PROJECT SUMMARY



ENERGY CENTER TWO 303,000 RSF CLASS A OFFICE

ARCHITECT: HELLMUTH, OBATA + KASSABAUM (HOK)
CONTRACTOR: MANHATTAN CONSTRUCTION
PROJECT START: 2007
PROJECT COMPLETION: 2009

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 Gold 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.

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.

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 certified at the Gold level and the largest LEED Gold certified building in Houston.

