

TRANSFORMATIONAL REDEVELOPMENT OF HOUSTON CENTER DELIVERED

A catalyst for change in downtown Houston, Brookfield Properties revitalizes, amenitizes, and unifies iconic asset

HOUSTON, February 3, 2021 — Following a two-year redevelopment of downtown Houston’s largest asset, Brookfield Properties today unveiled the completed renovations to the Houston Center campus. To bring their vision from rendering to reality, Brookfield Properties enlisted global architecture and design firm Gensler as the project architect and Clark Condon as the landscape architect. The redevelopment, which primarily focuses on upgrades to LyondellBasell Tower and 2 Houston Center, reimagines the iconic campus as a dynamic new neighborhood in downtown Houston.

In December 2017, Brookfield Property Partners completed the acquisition of the Houston Center campus, which is comprised of LyondellBasell Tower, 2 Houston Center, Fulbright Tower, 4 Houston Center, and The Shops at Houston Center.

The four-building mixed-use campus occupies five blocks along McKinney Street and is in an area of downtown that has seen transformative public and private projects throughout recent years. Its premier location provided Brookfield Properties with a unique opportunity to activate the street-level and create a connected neighborhood in the heart of downtown Houston. Announced in January 2019, the repositioning of Houston Center was rooted on revitalizing, amenitizing, and unifying the campus. Led by Harvey Builders, construction began in February 2019. Key elements of the renovation included:

- An entirely new arrival experience through a reimagined central plaza and greenspace along McKinney Street, offering seamless connection to the street-level and nearby attractions;
- A new central plaza featuring a digital water wall, flexible entertainment space, and an iconic monumental stair connection to two landscaped terraces above;
- Renovation of the 2 Houston Center and LyondellBasell Tower lobbies, featuring a three-story glass façade at 2 Houston Center and modernized elevator cabs throughout;
- Completely reclad skybridges connecting the complex to a shopping and retail center;
- A new world-class fitness center;
- Conferencing venues and lobby co-working spaces fostering communication and collaboration, including a new outdoor sky deck;
- New multi-tenant corridor and restroom finish design;
- Creation of a glassbox stair and elevator along Rusk Street; and
- Upgrades to the 4 Houston Center lobby.

“Upon our acquisition of the Houston Center campus, we made a commitment to our tenants that we would transform Houston Center into a best-in-class mixed-use destination. Today, we have delivered on that promise,” said Travis Overall, Executive Vice President and Head of the Texas Region for Brookfield Properties. “By utilizing Houston Center’s proximity to downtown landmarks and its connectivity via the tunnel system and skybridges, we reimagined this traditional office space into a vibrant neighborhood. The new Houston Center sets the stage for the future of downtown Houston.”

“Brookfield Properties has done a tremendous job on the reimagining of Houston Center,” said Bob Eury, Central Houston’s President. “Their vision of blending dynamic indoor and outdoor spaces is a major win for their tenants, creating lots of new and innovative ways and places to work, relax and play. In addition, they’ve transformed McKinney Street into an even more walkable corridor; we can’t wait to see it activated as workers, visitors and new businesses return to Downtown.”

To unify the campus, Clark Condon prioritized connectivity and circulation in their landscaping plan to create a more walkable, pedestrian-friendly destination. One lane of traffic from McKinney Street between the blocks on Fannin and Caroline Streets was removed, while the pre-existing sloped courtyard was brought down to street-level to facilitate more pedestrian traffic. Upon completion, the new Houston Center will boast approximately 24,000 square feet of added pedestrian and greenspace.

What was previously a passive courtyard will now be a vibrant central plaza outfitted with movable furniture for flexibility and programming for both public and tenant-facing events. Different seating combinations were integrated throughout to address the needs of the user, whether for working, relaxing, or socializing.

“Houston Center is such an important project for downtown Houston and our firm. The opportunity to transform five blocks of downtown from a vehicular oriented area to a new pedestrian-focused, green, public space filled with amenities is unparalleled,” said Sheila Condon, Principal and Owner of Clark Condon. “We have truly enjoyed our collaboration with the Brookfield Properties and Gensler teams!”

“Beyond transformational design, the re-positioning of Houston Center brings more transformative experiences per square foot than anywhere else downtown, from the street to the sky bridges above,” said Dean Strombom, FAIA, Principal at Gensler. “Through the careful re-imagining and re-prioritizing of spaces inside and out, we were able to bring clarity to circulation paths, abundant light through transparent glazing on public floor façades, and inviting green spaces on multiple levels. The team has delivered what is most important and attractive to workers today – inspired, daylit spaces, indoor/outdoor connectivity and activated amenities.”

A monumental spiral staircase connects the central plaza to the campus. This element of the renovation serves as an identifiable marker for this district and creates a connection to the streetscape for tenants and visitors, in addition to being an elegant piece of functional artwork.

Centrally located at LyondellBasell Tower is the fitness center. Featuring floor-to-ceiling windows, the space overlooks the new central greenspace below. Open to all tenants, this complex-wide amenity is outfitted with first-class equipment, locker rooms with towel service and has access to on-demand virtual fitness classes. Adjacent to the fitness center is an outdoor plaza that can be utilized for fitness classes.

LyondellBasell Tower’s adaptive conferencing venue, The Exchange Conference Center, is home to six conference rooms and an executive level boardroom. In addition to the conference center are two boardroom-style meeting rooms located under the social stair at the LyondellBasell Tower lobby. The social stair encourages employees to sit, relax, and congregate. Cool-toned terrazzo floors unify LyondellBasell Tower and 2 Houston Center, enhancing the cohesiveness of the campus.

Located at the corner of Fannin and McKinney Streets, the new three-story glass curtain wall at 2 Houston Center creates unobstructed views from inside and out and welcomes an abundance of natural lighting – a stark contrast from its historically dark façade. The pre-existing elephant trunk escalator was removed, and new escalators were built parallel to McKinney Street. The dark stone adjacent to the lobby escalators at 2 Houston Center contrasts the smooth white stone in the upper lobby, creating another layer of drama as visitors enter the building.

Following the January 2019 announcement of the redevelopment of Houston Center, Gensler’s Houston office announced plans to relocate to 2 Houston Center in early 2020. Gensler’s footprint at 2 Houston Center offered the firm endless possibilities for shifting from a traditional workplace-focused office into a far more multi-dimensional and interdisciplinary practice that enables creativity and innovation. Occupying two floors at 2

Houston Center, Gensler's office overlooks the building's conferencing center. The decision to connect their office space to a public, tenant-facing area supports their creation of a more collaborative, mobile, and progressive workflow.

Houston Center and Gensler office photography can be found [here](#). Houston Center photography by Peter Molick, courtesy of Brookfield Properties. Gensler photography by Grant Gay, courtesy of Gensler. For more information about Houston Center, please visit www.HoustonCenter.com.

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About Brookfield Properties

Brookfield Properties is a leading global developer and operator of high-quality real estate assets. We are active in nearly all real estate sectors, including office, retail, multifamily, hospitality and logistics, operating more than 650 properties and more than 325 million square feet of real estate in gateway cities around the globe on behalf of Brookfield Asset Management, one of the largest asset managers in the world. With a focus on sustainability, a commitment to excellence, and the drive for relentless innovation in the planning, development and management of buildings and their surroundings, Brookfield Properties is reimagining real estate from the ground up. For more information, visit www.brookfieldproperties.com.

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