

ALLEN CENTER

TWO ALLEN CENTER
1200 Smith Street, Houston, TX 77002



BUILDING INFORMATION

OWNED & MANAGED	Brookfield Properties
FLOORS	36 above grade; 2 below grade
AREA	986,229 GRA
AVERAGE FLOOR SIZE	27,500
BUILDING CLASS	Class "A"
YEAR COMPLETED	1978, Renovated 2020
PARKING RATIO & RATES	1/1,000 SF
ALLEN CENTER GARAGE	Unreserved: \$205.00 Reserved: \$305.00 3rd FL Reserved: \$331.00
METROPOLITAN GARAGE	Unreserved: \$190.00 Reserved: \$275.00 Large Vehicle: \$285.00
BASEMENT VIP	\$350.00
ACCESS	Connected to all of Allen Center and parking garages via pedestrian skybridge. Connected to downtown tunnel system.
BUILDING HOURS	M-F: 7AM - 6PM Sat: 9AM - 1PM

OFFICE LEASING INFORMATION

AVAILABLE NRA	365,571
PERCENT LEASED	70%
NET RENTAL RATE	\$28.00 + \$0.50 annual increases
2024 EST. EXPENSES	\$15.58 Opex (Including Mgmt Fee) + \$0.51 Est. Elec. = \$16.09 Total Opex
REMODEL ALLOWANCE	\$25.00-\$65.00

GENERAL SERVICES

C. Baldwin Hotel	SuperCuts
Chase Bank	Car Butler, Car Detailing Service
BB&T Bank	Central Graphics
The Downtown Club at the Met, Business and Sports Club	Gateway Newsstands
Downtown Dental	Paloma Nail Salon
	Sloan/Hall

BUILDING CERTIFICATIONS



CONFERENCE CENTERS

One Allen Center Conferencing Center, seating for 175
The Plaza Room (At Heritage Plaza), seating for 140
The C. Baldwin Hotel, 14,000 SF of Conferencing

ON-SITE DINING



MENDOCINO FARMS
sandwich market



Leaf & Grain

Otto's BBQ & Hamburgers

Sophia's Fresher Mex

Just Falafel

Office Leasing

Jenny Sealy | 713.577.1730 | jenny.sealy@cbre.com
Bubba Harkins | 713.577.1723 | bubba.harkins@cbre.com
Russell Hodges | 713.577.1725 | russell.hodges@cbre.com

Retail Leasing

Tyler Merritt | 713.336.2336 | tyler.merritt@brookfield.com

Brookfield
Properties

CBRE