



PENNZOIL PLACE



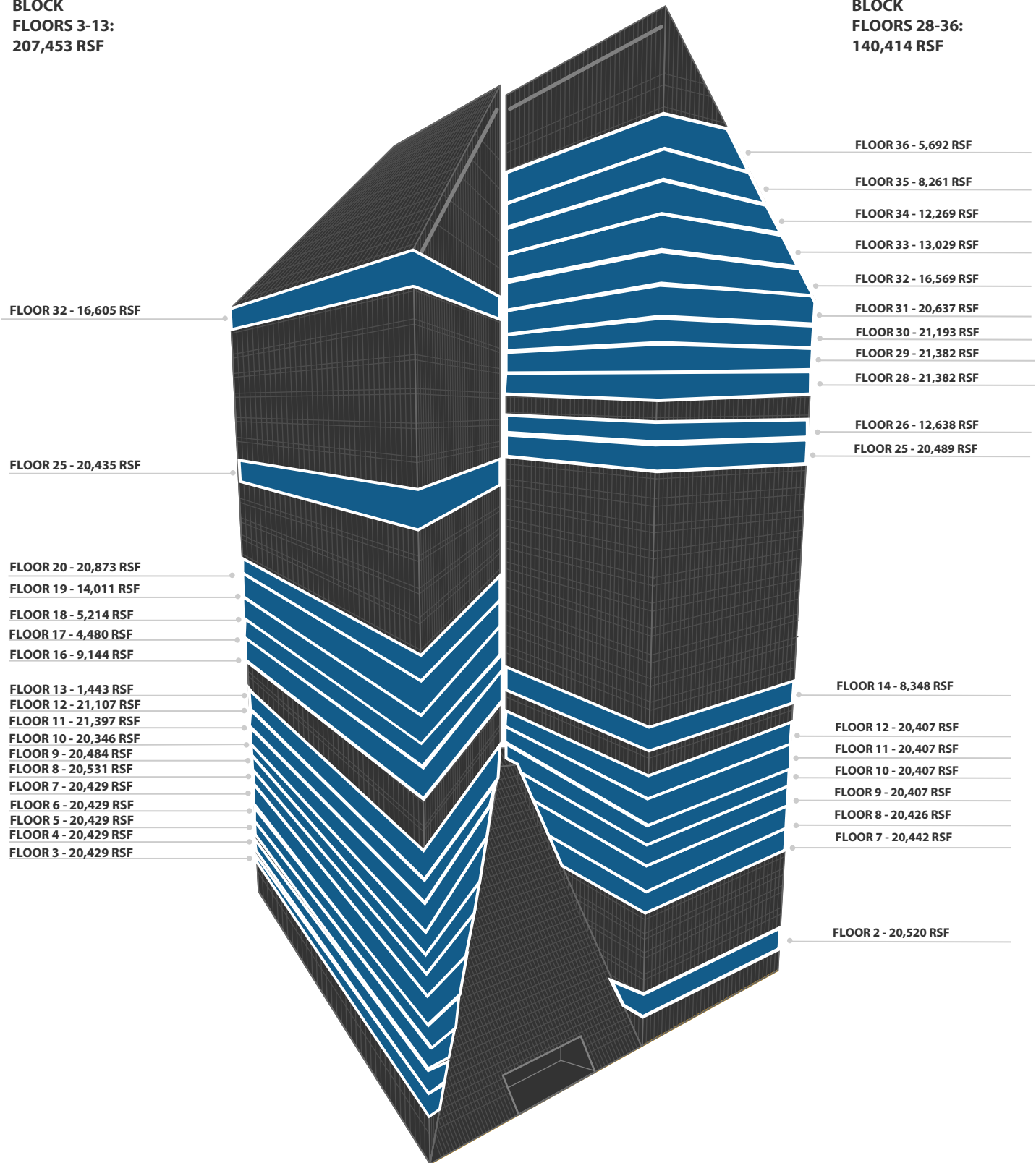
# AVAILABILITIES

## SOUTH TOWER 711 LOUISIANA

LARGEST  
CONTIGUOUS  
BLOCK  
FLOORS 3-13:  
207,453 RSF

## NORTH TOWER 700 MILAM

LARGEST  
CONTIGUOUS  
BLOCK  
FLOORS 28-36:  
140,414 RSF





# PROPERTY FACTS

## BUILDING

1,409,713 RSF  
Total Class A Office

## COMMON AREA FACTOR

15.0%	9.0%
Multi-tenant floors	Single- tenant floors

## FLOOR SIZE

20,500 RSF  
(Approximately)

## YEAR BUILT

1975

## DESIGNED BY

Philip Johnson



## LEASE RATE, LEASE TERM, & LEASEHOLD IMPROVEMENT ALLOWANCE

Negotiable

## CAPITAL INVESTMENT

\$13M

2015 capital infusion  
renewing building  
systems and  
infrastructure

\$3.5 M

2016 budgeted of  
capital infusion renewing  
building systems and  
infrastructure

## ELEVATORS

18      1

Passenger   Freight

## STATE-OF-THE-ART TECHNOLOGY BACKBONE

The first office building in Houston to utilize a fiber optic backbone for IT communication utilizing Cisco's "Smart+Connected" buildings framework which enhances data/communications, physical security and building automation capabilities.

## PARKING

0.3

Pennzoil Place  
garage spaces  
per 1,000 SF

525

Leased  
spaces  
available

\$220

Unreserved,  
plus taxes

\$285

Reserved,  
plus taxes

1.5

Walker @ Main  
Garage spaces  
per 1,000 SF  
leased

\$205

Unreserved,  
plus taxes

\$265

Reserved,  
plus taxes





# AMENITIES

- / LEED Gold Certified and Energy Star rated
- / 711 FIT
- / New Cisco Systems based IP Technology backbone for Tenant IT use
- / Awarded numerous architectural accolades
- / Two garages servicing the property comprised of a total of 1,525 spaces
- / Superior access to Metro and HRT
- / New tenant bike room located in Pennzoil Place Garage

## / LOBBY / STREET LEVEL RETAIL:

Perbacco Italian Restaurant

## / NEARBY TUNNEL ACCESS, WHICH INCLUDES:

- |                      |                                  |
|----------------------|----------------------------------|
| Treebeards           | Shops Down Under - Cards & Gifts |
| Starbucks Coffee     | Which Wich                       |
| Salata               | Chick-Fil-A                      |
| Panini               | Bodard Express                   |
| Greenworks Flowers   | Understory Food Hall             |
| Michael's Cookie Jar | Finn Hall                        |
| Otto's               |                                  |

## / IMMEDIATE NEIGHBORHOOD:

- |                                    |                          |
|------------------------------------|--------------------------|
| Jones Hall for the Performing Arts | Walker @ Main Garage     |
| Jones Plaza                        | Sambuca                  |
| Houston Club                       | Lancaster Bistro         |
| Post Oak Grill                     | Blue Fish Sushi          |
| Birraporetti's                     | Barnaby's Cafe           |
| Morton's                           | The District Bar & Grill |
| Alley Theatre                      | Flying Saucer            |
|                                    | Diana American Grill     |





# RECENTLY COMPLETED CAPITAL PROJECTS

## LIGHTING RETROFIT PROJECT

A total building retrofit of the bulbs and ballasts resulting in substantial energy savings.

## BUILDING AUTOMATION SYSTEM UPGRADE

The new system is a state of the art digitally controlled building automation system. The system provides for off-site monitoring and control and it alerts the building operators when the system deviates from predetermined operational ranges.

## FIRE ALARM SYSTEM UPGRADE

The new fully addressable system expands and improves the fire and life safety coverage of the building as to responsiveness and accuracy, further complimented by the ability to self diagnose.

## ESCALATOR REPLACEMENT

Original escalators have been replaced with the most modern of equipment for superior performance and efficiency.

## FIBER BACKBONE INSTALLATION

Pennzoil Place is proud to be the first office building in Houston to utilize a fiber optic backbone for IT communication utilizing Cisco's "Smart+Connected" buildings framework which enhances data/communications, physical security and building automation capabilities. This allows for better tenant comfort, quicker response times and ability to achieve the highest energy efficiency possible.

## NEW BUILDING ACCESS SYSTEM

The new access system provides first-class controlled access to the property while offering tenants more options in securing their premises and operating after-hours HVAC.

## NEW GARAGE ENTRY SYSTEM

The new entry system provides superior controlled access to the garage and improved communication with the lobby security desk.

## CHILLER REPLACEMENTS

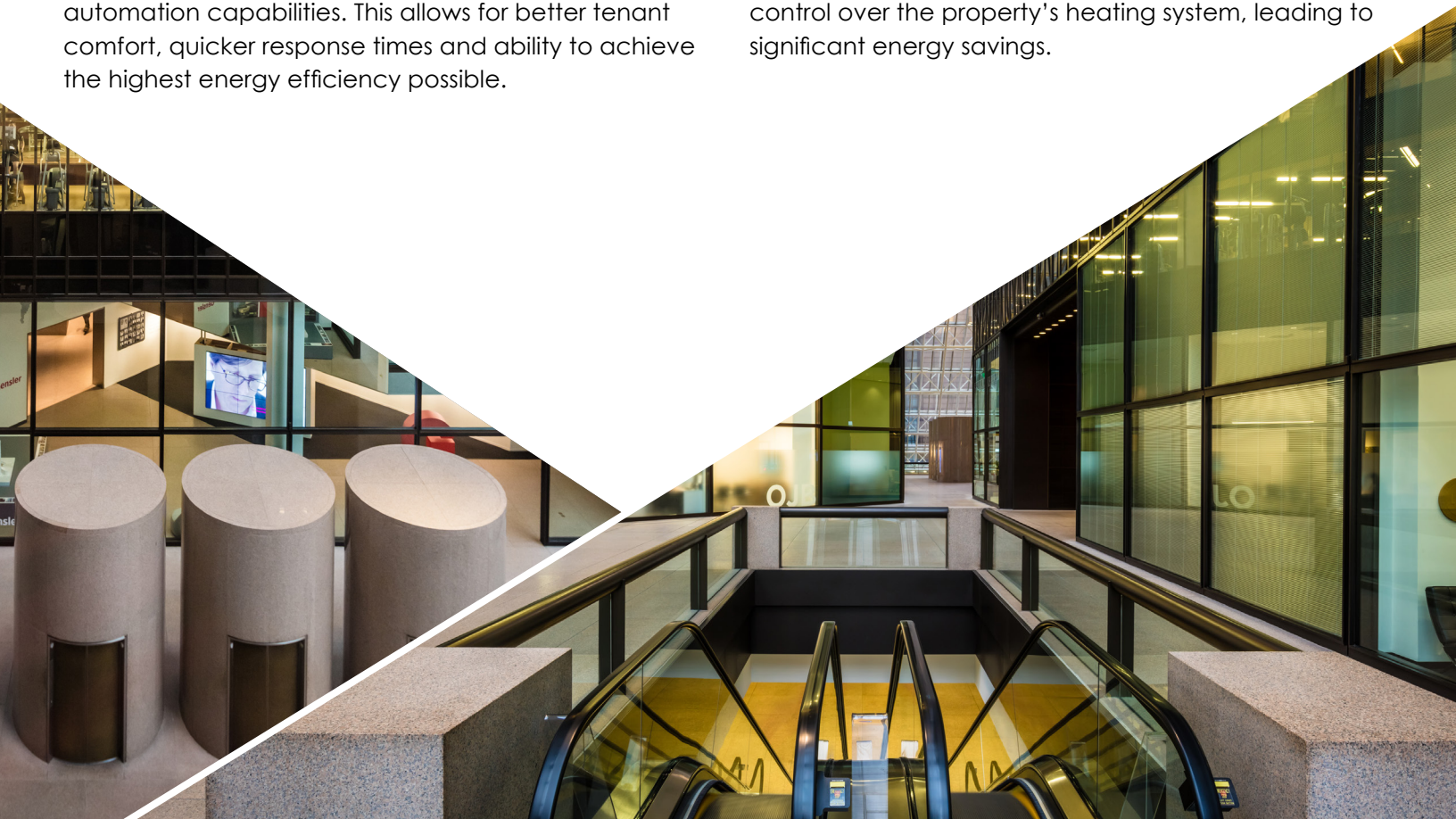
The chillers have been replaced by three new Trane 1,550 ton chillers and one 1,500 ton chiller with variable speed drives. These chillers are among the most efficient in the market and reduce operating costs and repair expenses.

## ELEVATOR CABS

The elevator cab interiors have been upgraded to provide a modern Class "A" elevator travel experience.

## BOILER REPLACEMENT

Original boilers were replaced with six modular condensing boilers. New pumps and motors along with variable frequency drives on the primary and secondary loops provide much tighter and efficient control over the property's heating system, leading to significant energy savings.





METROPOLIS

Our BeWell™ Promise

## INVESTED IN THE HEALTH AND SAFETY OF OUR TENANTS, EMPLOYEES, AND VISITORS

Metropolis is committed to health and wellness throughout its portfolio. The safety and wellness of our building communities including tenants, staff, and visitors are top priorities and are the cornerstone of Metropolis's BeWell™ Promise. As a testament to our continued efforts to implement a best-in-class environment, Metropolis, together with our management company Transwestern, partnered with Fitwel, Underwriters Laboratories (UL) and the US Green Building Council (USGBC) to independently validate that the building's operational strategies are optimized to enhance building occupant health and wellness.

Fitwel is the world's leading certification system committed to building health. Fitwel is implementing a vision for a healthier future where all buildings and communities are enhanced to strengthen health and well-being. Fitwel was created by the U.S. Centers for Disease Control and Prevention and U.S. General Services Administration. Pennzoil Place received its Fitwel certification for health and wellness strategies that positively impact the health of our building occupants.

Metropolis also collaborated with UL as an early adopter of their new voluntary program for real estate owners who want to demonstrate their commitment to healthy indoor environments through an extensive process of indoor air quality (IAQ) testing and assessment.

Pennzoil Place proudly received its UL Verified Healthy Building Mark for Indoor Air quality. This achievement is a significant milestone in our BeWell™ Promise to deliver an indoor environment with superior air quality that supports health and well-being. To learn more about this verification mark, click here: [Pennzoil Place Sustainability](#).

USGBC launched new LEED Safety First Credits in 2020 as part of their Healthy Economy Strategy to address concerns related to the pandemic and to assist with building re-entry. Pennzoil Place proactively sought LEED Safety First credits to demonstrate its excellence. These credits will be a part of Pennzoil Place's 2022 LEED Gold recertification. We are proud to announce that we also earned the LEED Safety First Credit for Cleaning and Disinfecting that validates that the building's best practices align with public health and industry guidelines for cleaning and disinfecting.

Metropolis will continue the ongoing focus on health, wellness and sustainability. Through our BeWell™ Promise, we will explore more ways to help with your successful re-entry to, and long-term occupancy of, the workplace. We look forward to welcoming your teams back to Pennzoil Place in 2021. Please reach out to your property management team with any questions. BeWell™!!







PENNZOIL PLACE  
[penzoilplace.com](http://penzoilplace.com)

Eric Anderson | EVP

OFFICE LEASING

713.407.8704

[Eric.Anderson@transwestern.com](mailto:Eric.Anderson@transwestern.com)

Tyler Garrett | SVP

OFFICE LEASING

713.407.8703

[Tyler.Garrett@transwestern.com](mailto:Tyler.Garrett@transwestern.com)



SCAN TO TOUR  
SPEC SUITE

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