

the **ALL** new Allen Center

HAVE
IT
ALL /



WELCOME

Allen Center

GUARD
GRACE

One Allen Center

PHASE 1

04 CAMPUS

30 FINE DINING

46 GREENSPACE

12 TENANT BUILD-OUTS

34 WELLNESS

50 SITEMAP

20 COURT AT ALLEN CENTER

38 BEAUTY

52 LOCATION

26 HOTEL

40 CONFERENCING



THREE
ALLEN
CENTER

PRESENTING
Rosalie
ITALIAN SOUL

the COURT
at ALLEN CENTER



MENDOCINO FARMS

TWO
ALLEN
CENTER

X
C. BALDWIN

ONE
ALLEN
CENTER

GUARD
AND
GRACE

ACRE

3.2m
OFFICE SPACE

50k
RETAIL SPACE

1-acre
GREENSPACE



C. BALDWIN,
CURIO COLLECTION



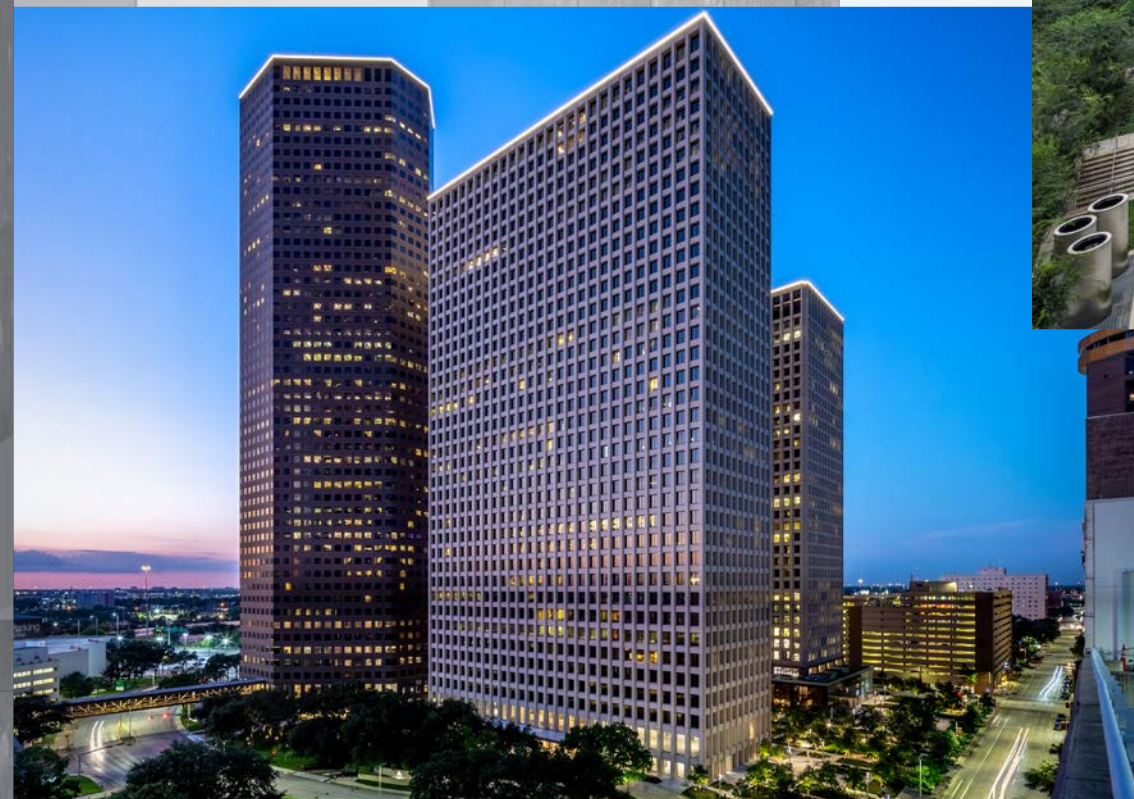
THE DOWNTOWN CLUB



CONFERENCING CENTER

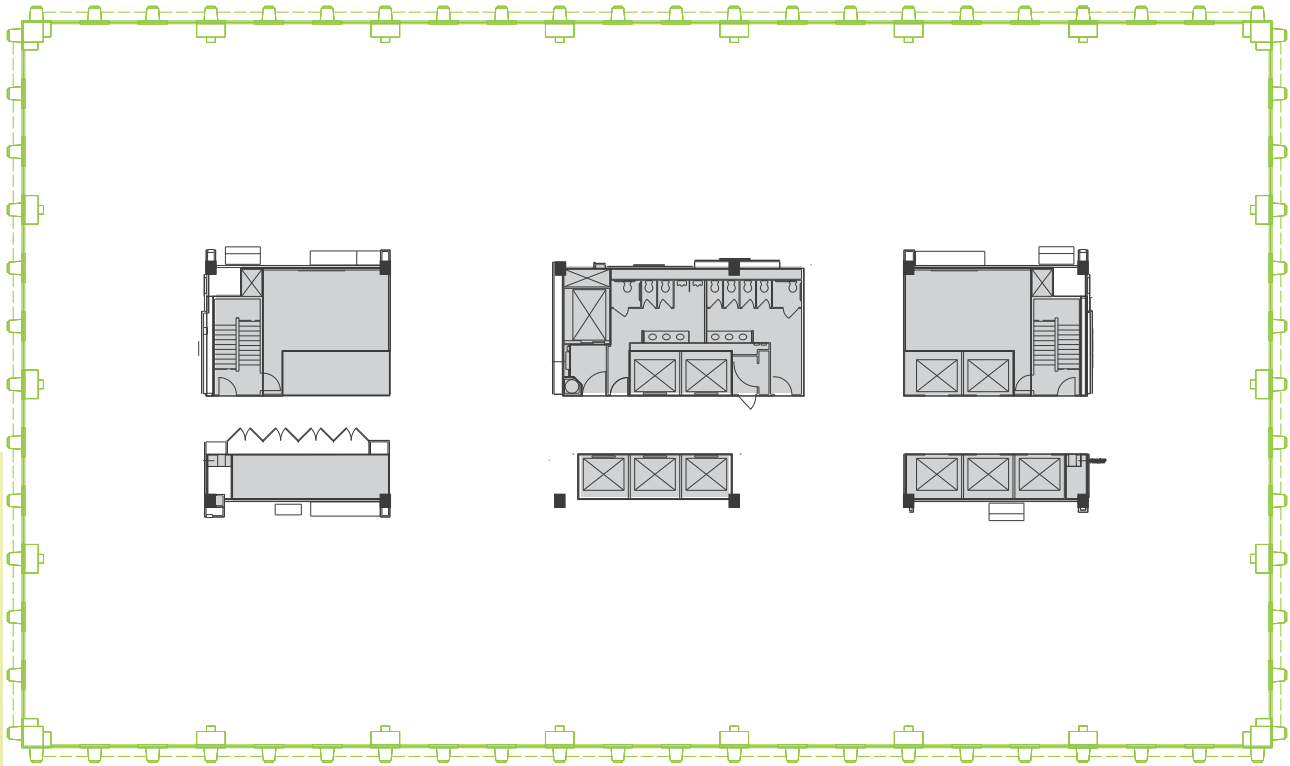


GUARD AND GRACE +
ROSALIE ITALIAN SOUL



ONE ALLEN CENTER

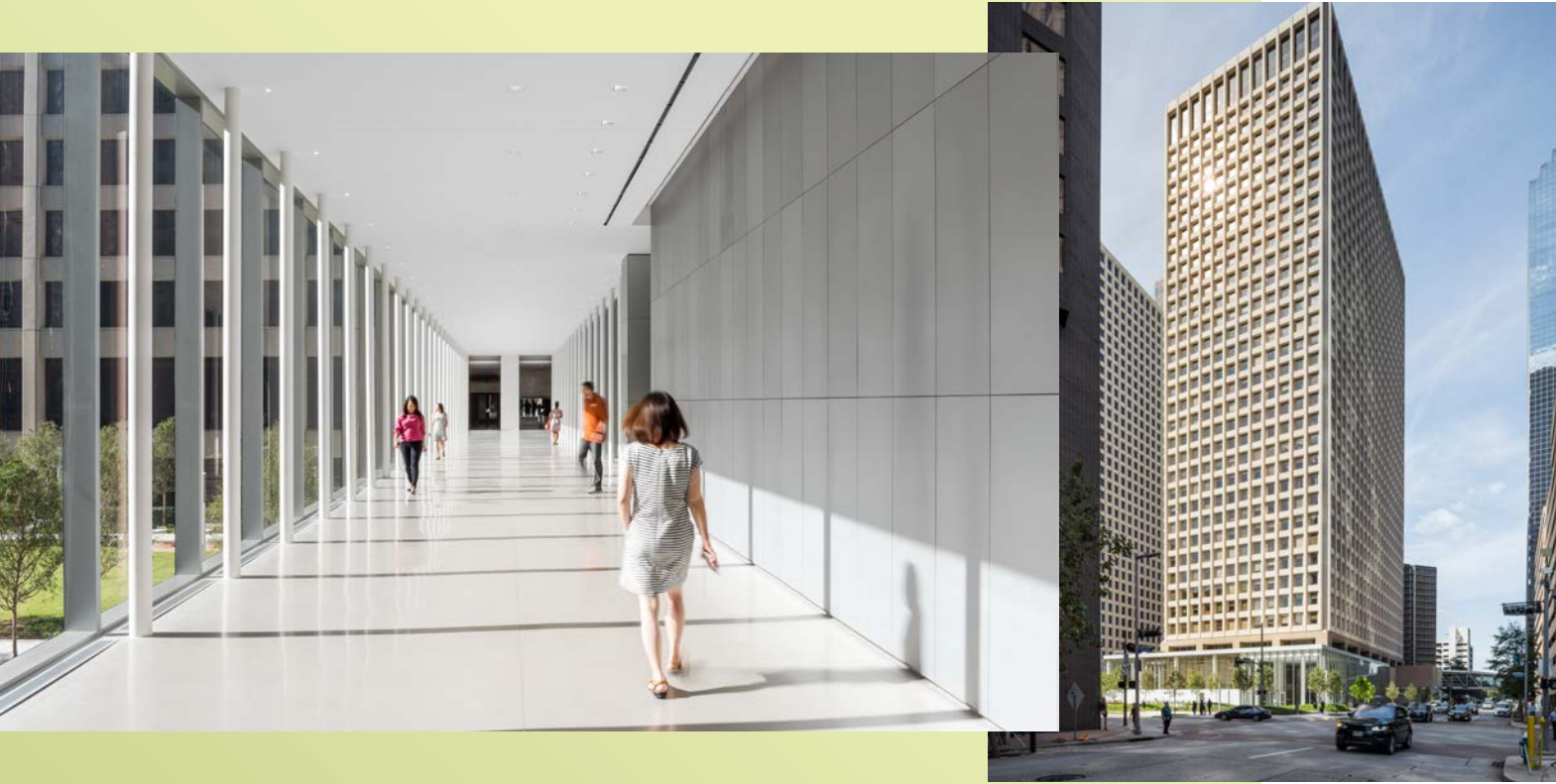
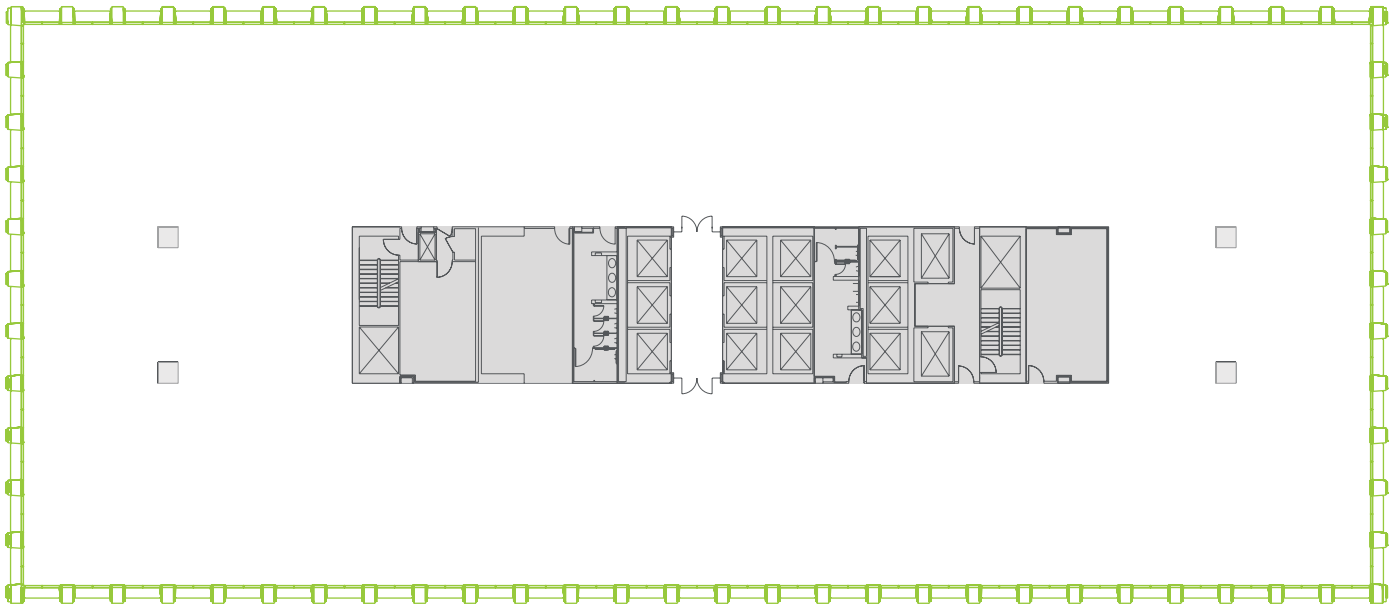
CORE AND SHELL / 28,969 RSF

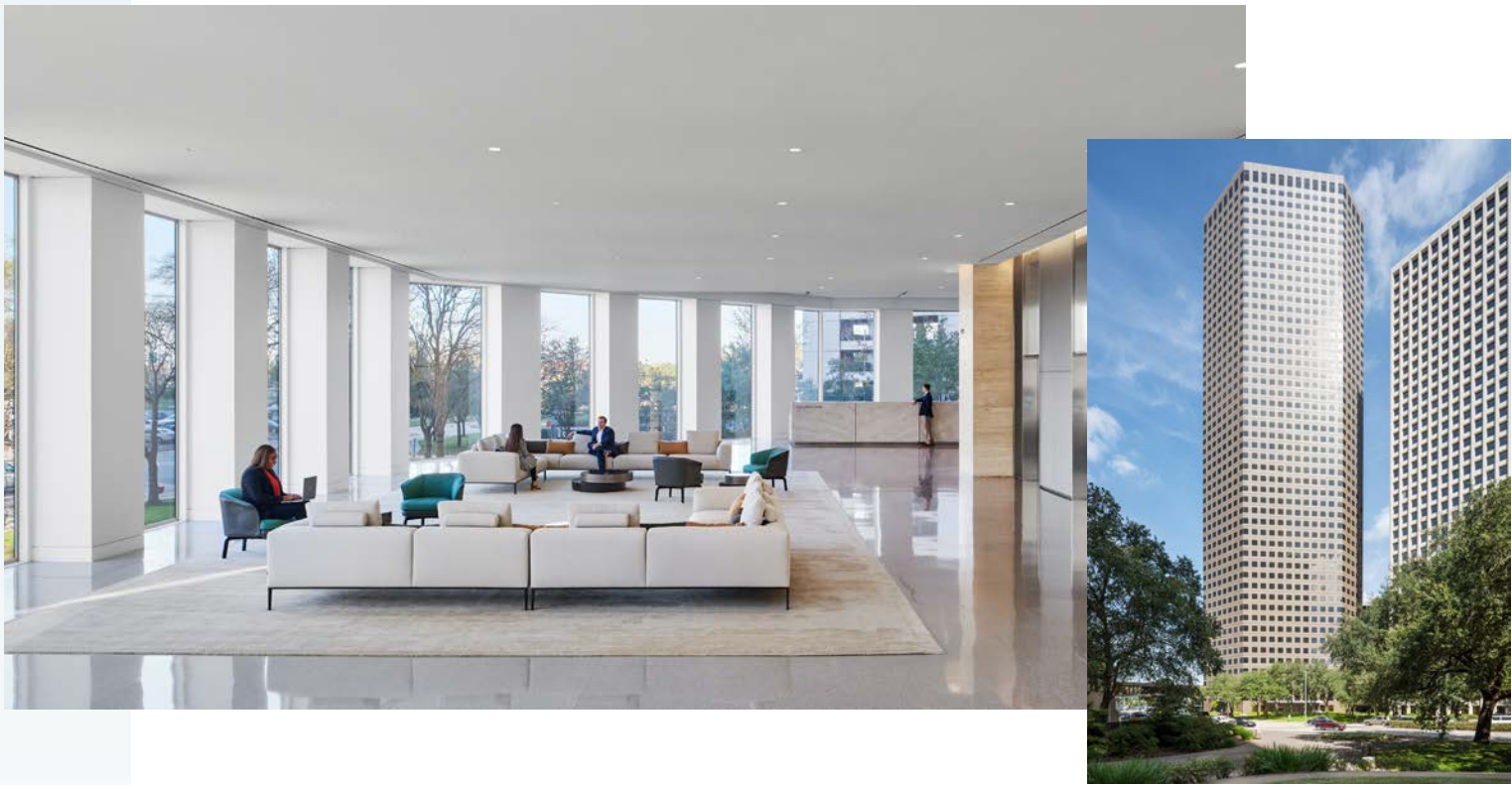


TWO ALLEN CENTER



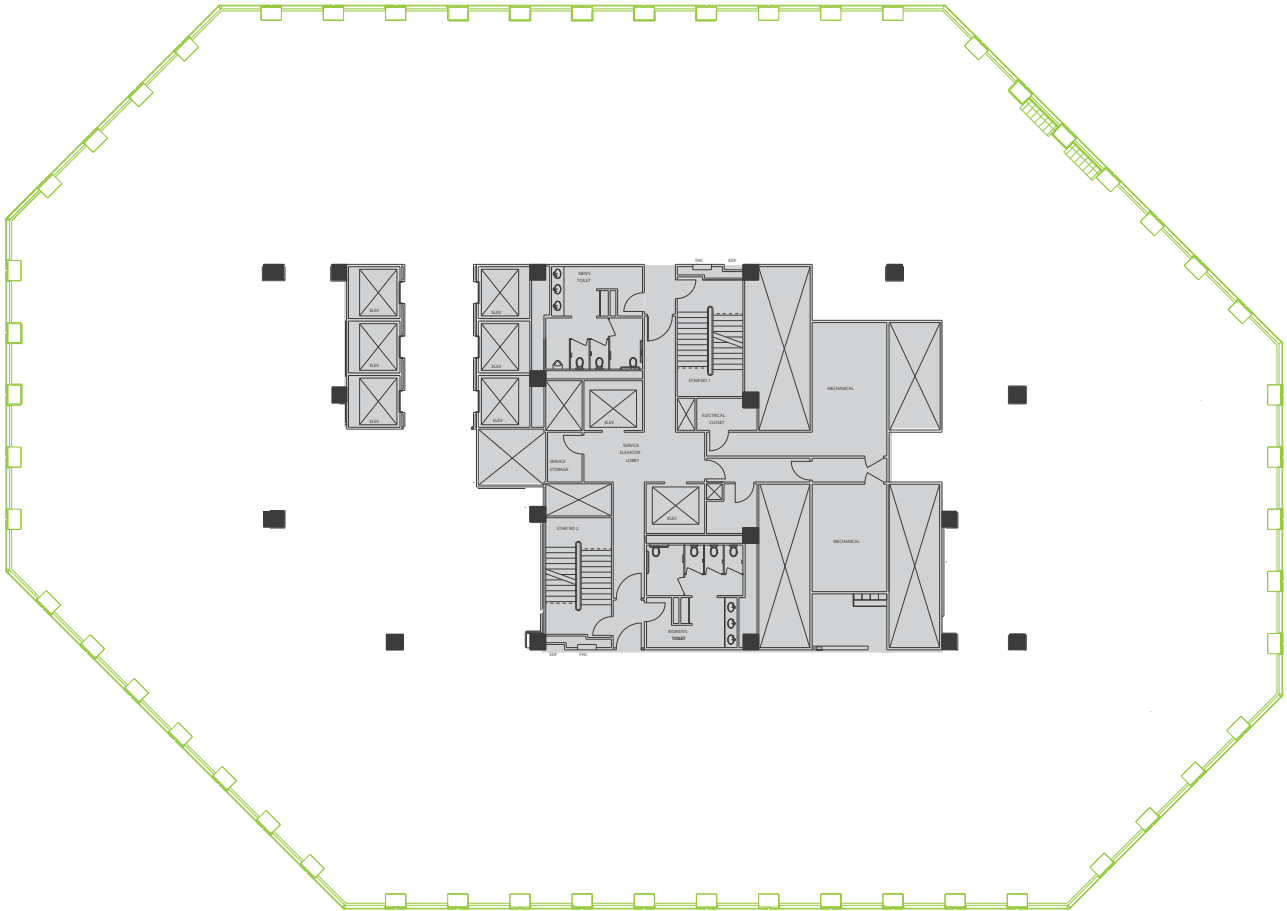
CORE AND SHELL / 28,969 RSF





THREE ALLEN CENTER

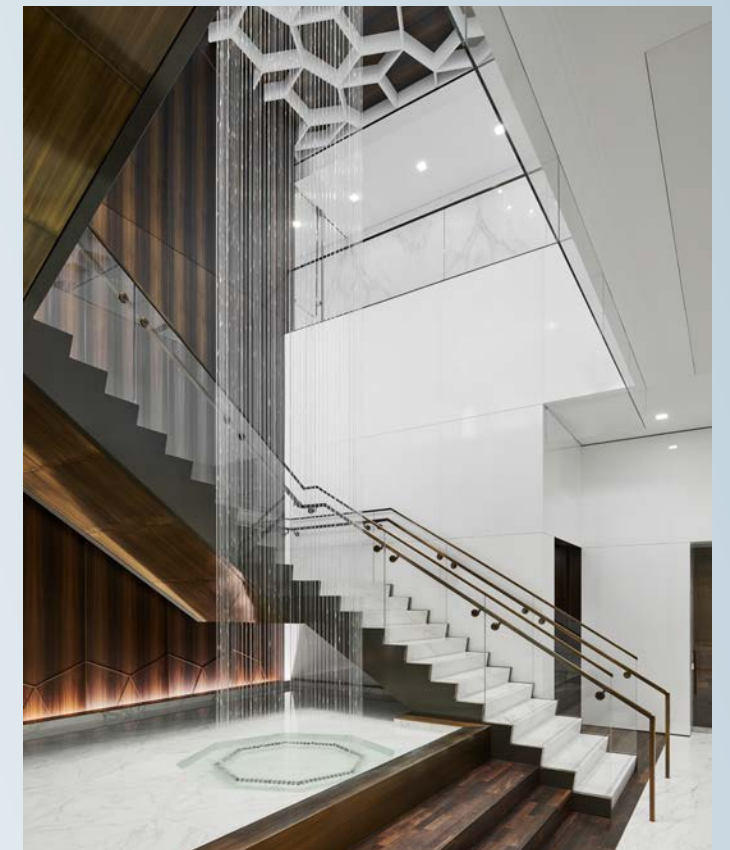
CORE AND SHELL / 23,500 RSF



EFFICIENCY

view from three allen center

ABOVE
IT
ALL /

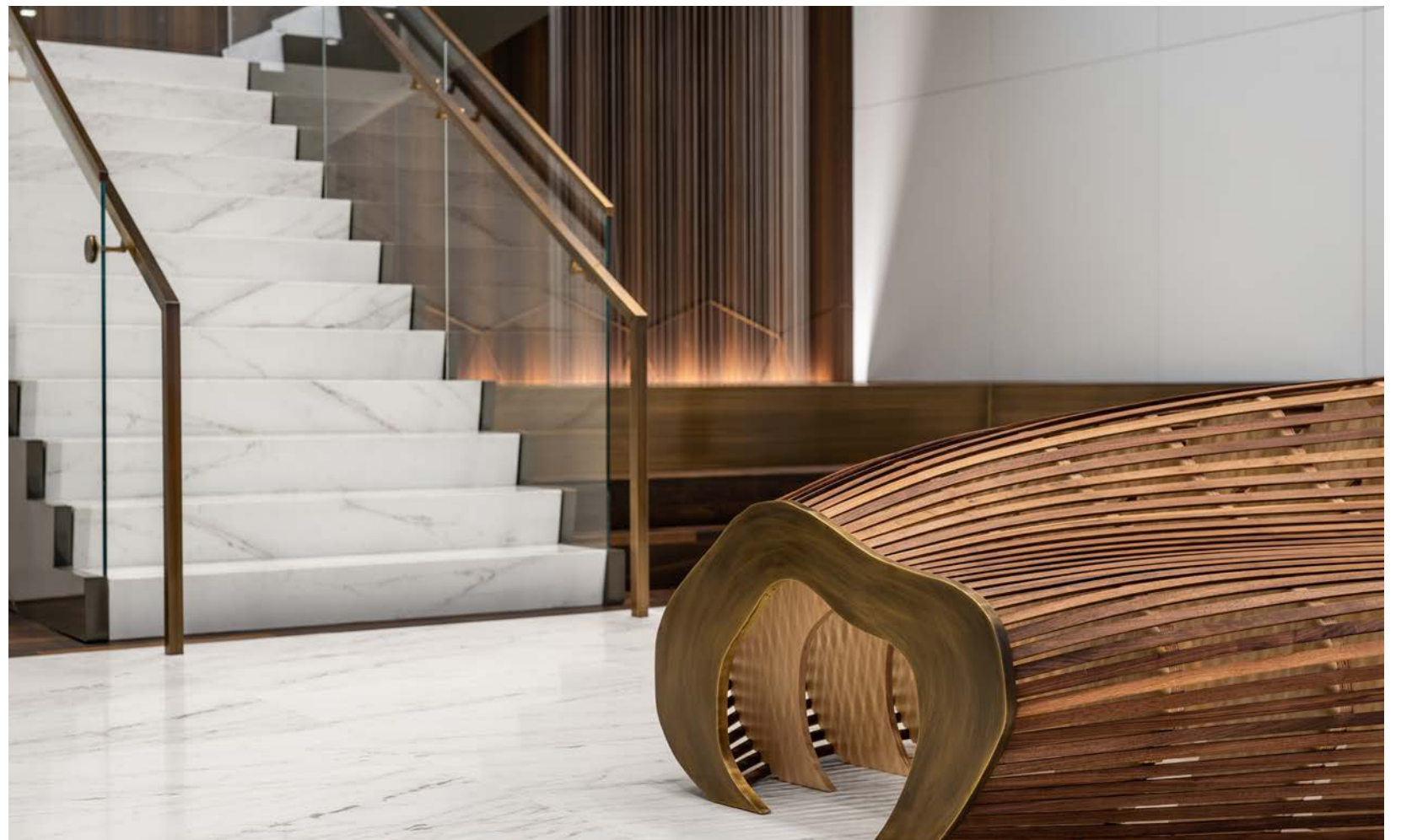


INSPIRING SPACES FEATURING
HIGH CEILINGS WITH AMPLE
NATURAL LIGHT & SWEEPING
CITY VIEWS





INSPIRATION-ALL SPACES







IT'S
ALL
GOOD/



The Court at Allen Center—

SALATA

LEAF + GRAIN

JIMMY JOHN'S

CHICK-FIL-A

OTTO'S BARBEQUE

SIMON'S HOMESTYLE CAFÉ

AMILLE'S COFFEE

JUST FALAFAL

SOPHIA'S

ONO POKE

FRESH HEALTHY CAFÉ



EATS

ALL KINDS OF /



LUXURY

C. BALDWIN

RULE
BREAKERS
RULE

MAKE
YOUR
MARK

X

C . B A L D W I N

The 354-room on-site hotel includes retail, a signature restaurant, and state-of-the-art conferencing and event rooms.

ALL VIBES /



ROSALIE ITALIAN SOUL

Celebrity chef, Chris Cosentino's Italian restaurant – an eclectically delicious tribute to his beloved grandmother.



LOBBY BAR

expansive bar with signature staircase that serves as focal point of the hotel's otherwise paired down lobby.



GOOD 2 GO

gourmet coffee and snack bar in C. Baldwin's lobby

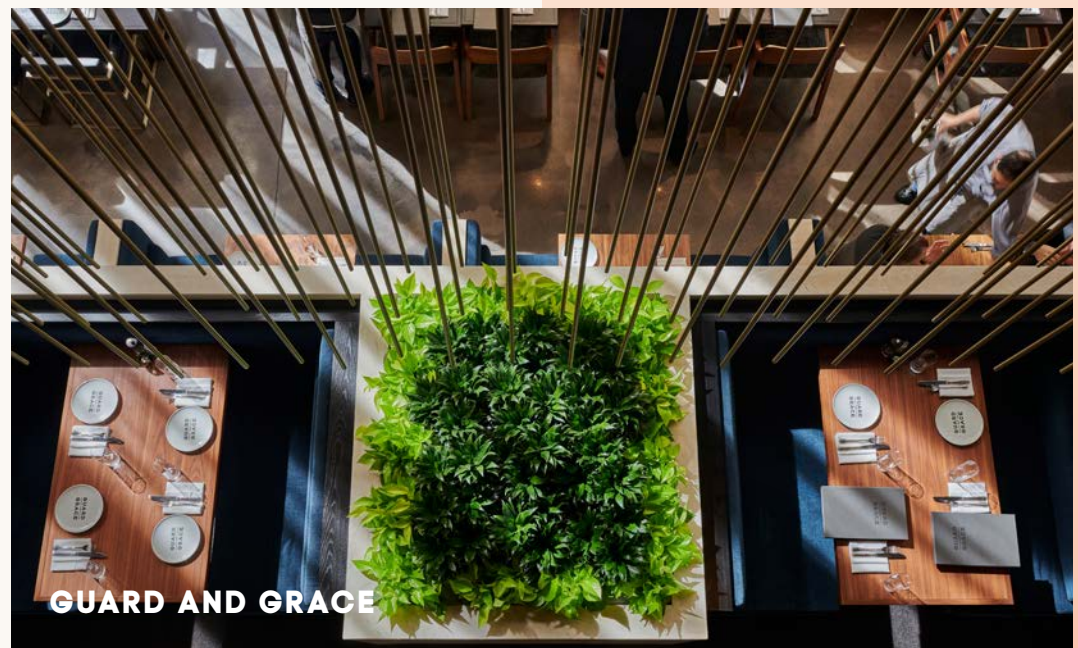


GUARD AND GRACE

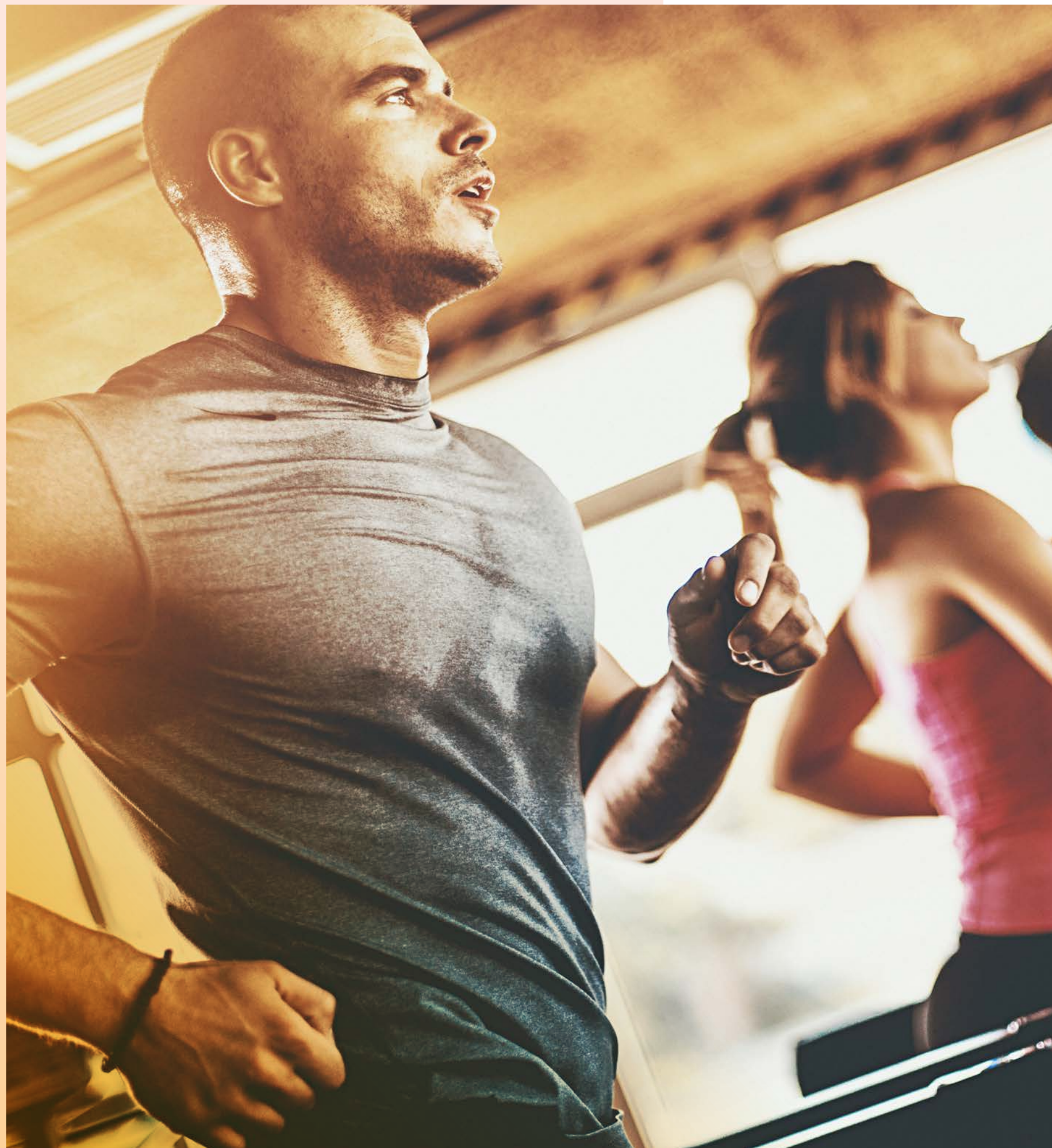
13,000 SF modern steakhouse by Chef / Owner Troy Guard which features inviting dining rooms, large lounges, and ample private dining.



ALL DAY



GO
ALL
OUT/





THE WELL AT ALLEN CENTER

Outfitted with Peloton bikes, rowing machines, stretch mats, towel service and executive locker rooms and showers; located on the first floor of Three Allen Center, and adjacent to the bike room, the wellness room is approximately 200 yards from the Buffalo Bayou Park trailhead.



WELLNESS

THE DOWNTOWN CLUB AT THE MET

A private business, social dining, and sports club featuring tennis courts, a full basketball court, weight training and a range of fitness classes.



WORK & MOTHER

Smart businesses recruit and retain female talent. In an important step to support female employees, Allen Center offers an on-site lactation suite complete with private pumping rooms, cleaning and sanitizing station, refrigeration, medical-grade equipment and a host of support resources for working parents.



LEAVE IT ALL BEHIND /



PALOMA BEAUTY

Paloma is Houston's first nail salon founded on the belief that beauty and wellness can coexist. Beautiful manicures and pedicures in a non-toxic unique space.



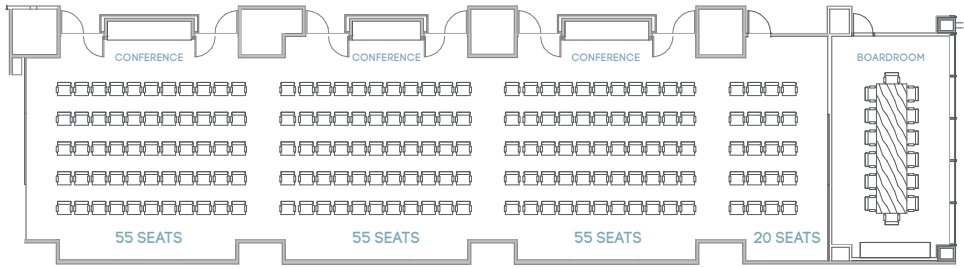
ALL-TERNATIVE WORKSPACES



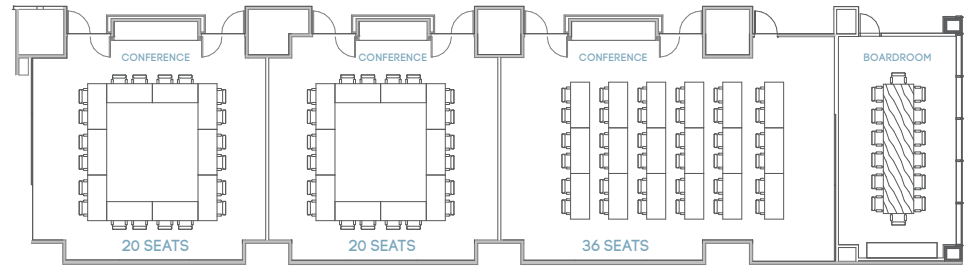
EMPLOYEES ARE A COMPANY'S MOST VALUABLE ASSET. WE'VE ENHANCED PRODUCTIVITY FOR OUR TENANTS WITH ALTERNATIVE MEETING ROOMS AND WORKSPACES THAT HELP COMPANIES CONTINUE TO ATTRACT AND RETAIN TOP TALENT.



185 seat count layout



76 seat count layout



CONFERRNCING CENTER

An adaptive, next generation center that features three spacious meeting rooms equipped with leading-edge meeting technology and seating capacities of 50 to 75 per room and a boardroom style meeting room with seating for up to 14. The entire conferencing center allows for maximum flexibility, with each room able to connect and expand for a combined seating capacity for up to 185 people.

BALLROOM AT C. BALDWIN

14,000 square feet of premier, flexible function space conceived to host events spanning from society galas and unforgettable weddings to a range of corporate needs. The largest of 11 spaces, the 5,580-square-foot B. Jordan ballroom can accommodate up to 650 guests.



GUARD AND GRACE

Guard and Grace dining offers three private dining rooms that can be used separately or combined for larger parties.



BREATHE IT ALL IN



1 ACRE OF SHADED GREENSPACE IN DOWNTOWN HOUSTON

IT'S
ALL
HERE /



AMENITIES

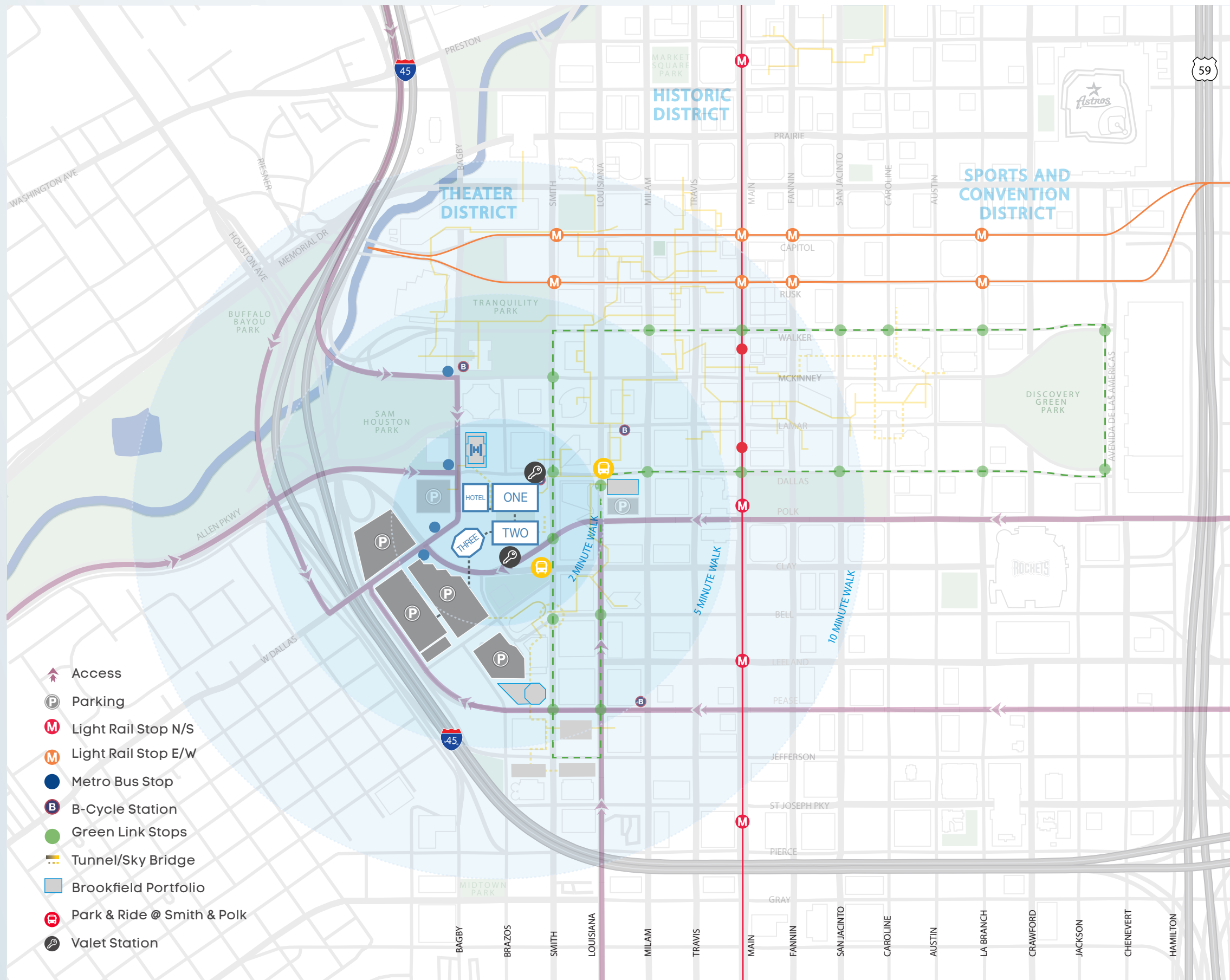
IN THE MIDDLE OF IT ALL

The west downtown location offers efficient drive times to major neighborhoods and immediate access to I-45, I-10 and 59. For those on foot, Allen Center is directly connected to downtown's tunnel and sky bridge system. Plus, ample parking in the two attached garages and quick access to Greenlink, Metro Light Rail and Metro bus stops makes Allen Center one of the most accessible locations for Downtown commuters.

30 minutes
TO BUSH IAH

20 minutes
TO HOBBY

7 minutes
TO I-10



ALLEN

CENTER

it's ALL here.

allencenterhouston.com