



the **ALL** new Allen Center

HAVE  
IT  
ALL /



# WELCOME

Allen Center

GUARD  
SPACE

One Allen Center

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

ROSAIE  
ITALIAN DINING

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



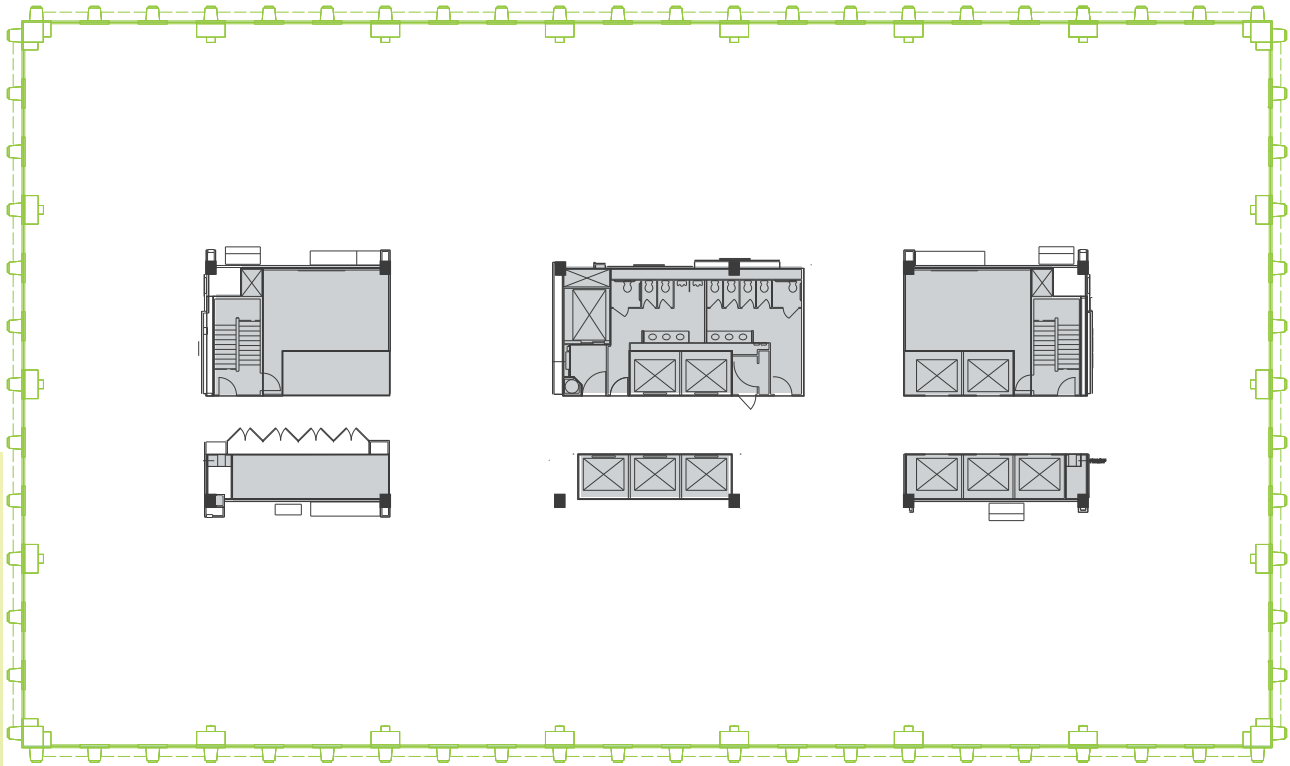
GUARD AND GRACE +  
ROSALIE ITALIAN SOUL





ONE ALLEN CENTER

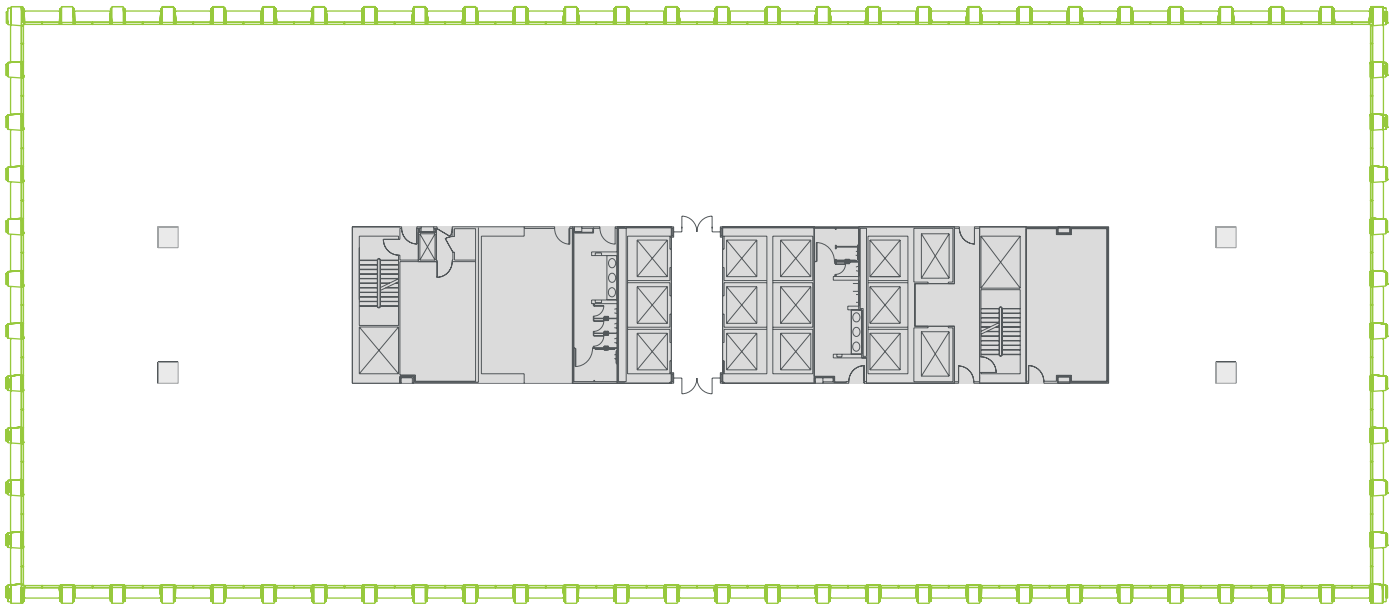
CORE AND SHELL / 28,969 RSF



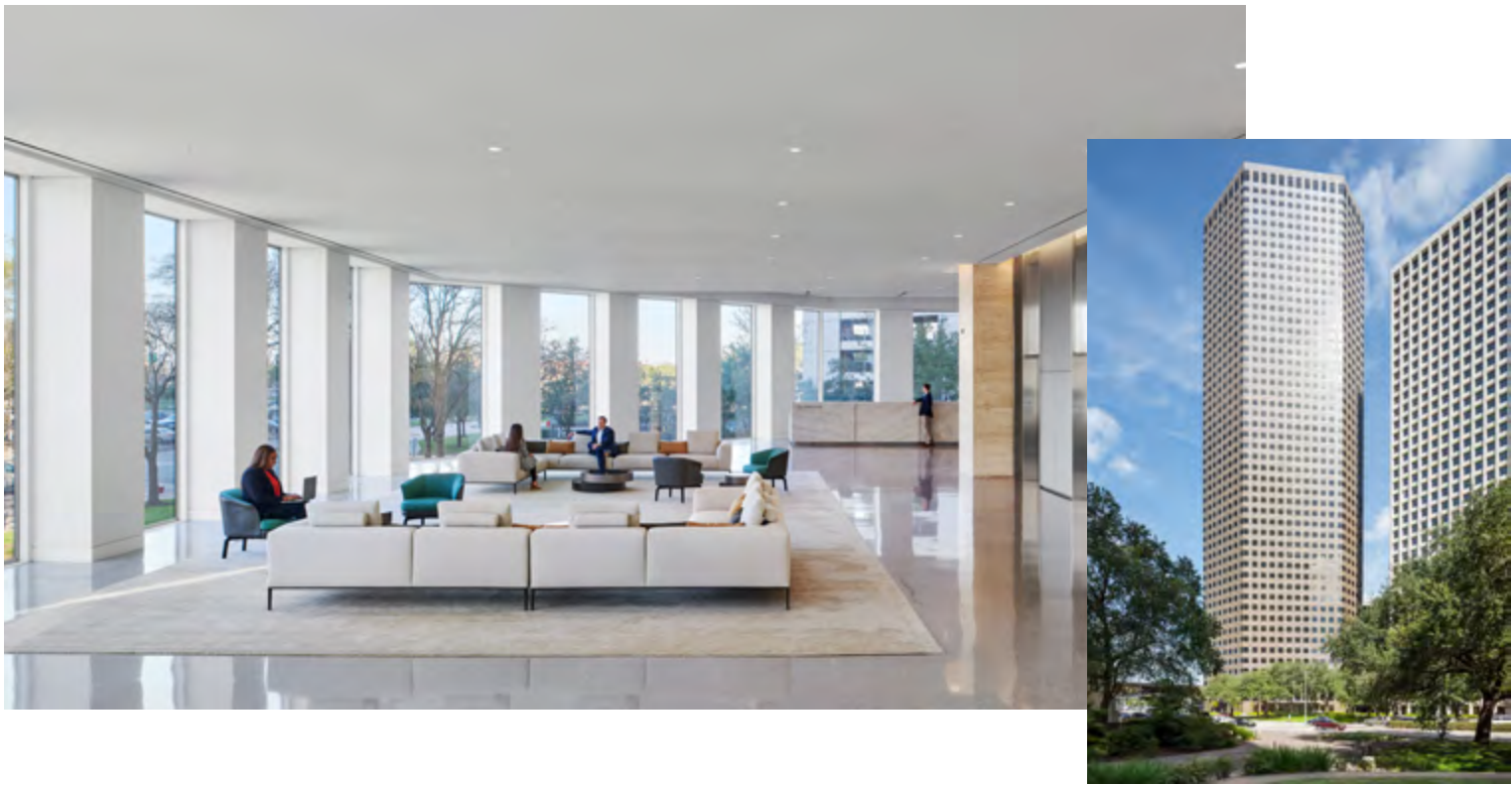
TWO ALLEN CENTER



CORE AND SHELL / 28,969 RSF

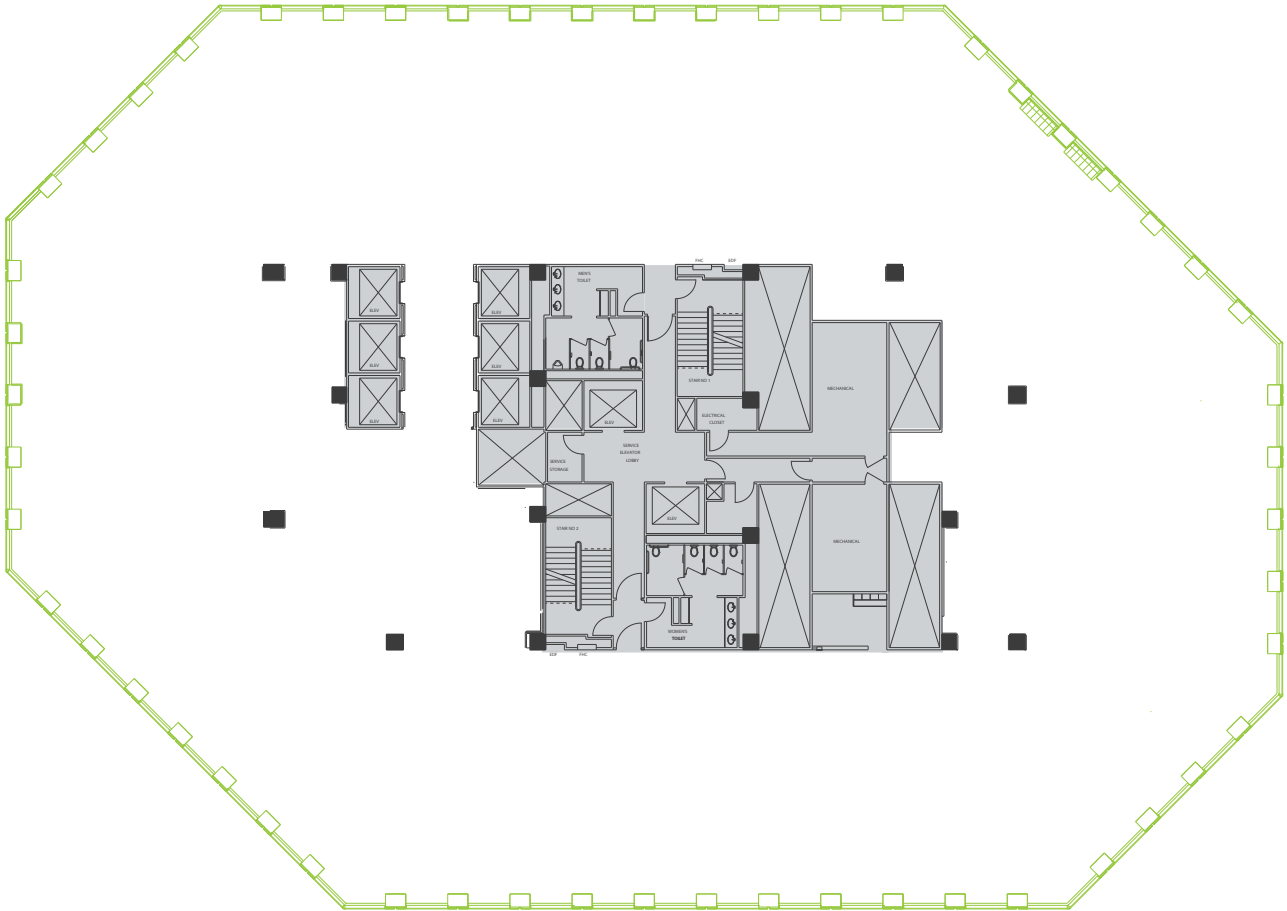






THREE ALLEN CENTER

CORE AND SHELL / 23,500 RSF

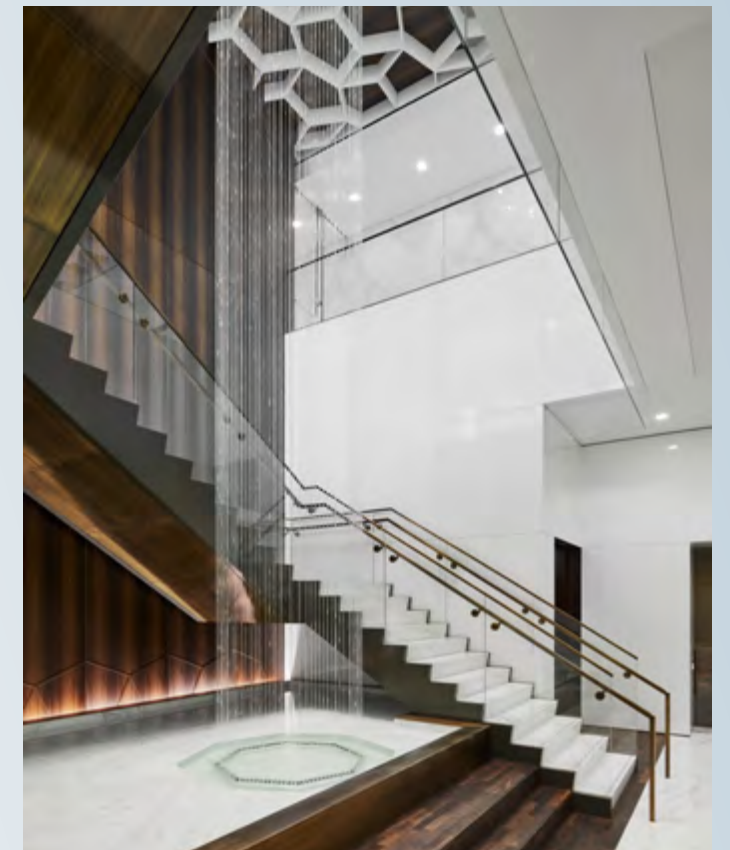


EFFICIENCY



*view from three allen center*

# ABOVE IT ALL /



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

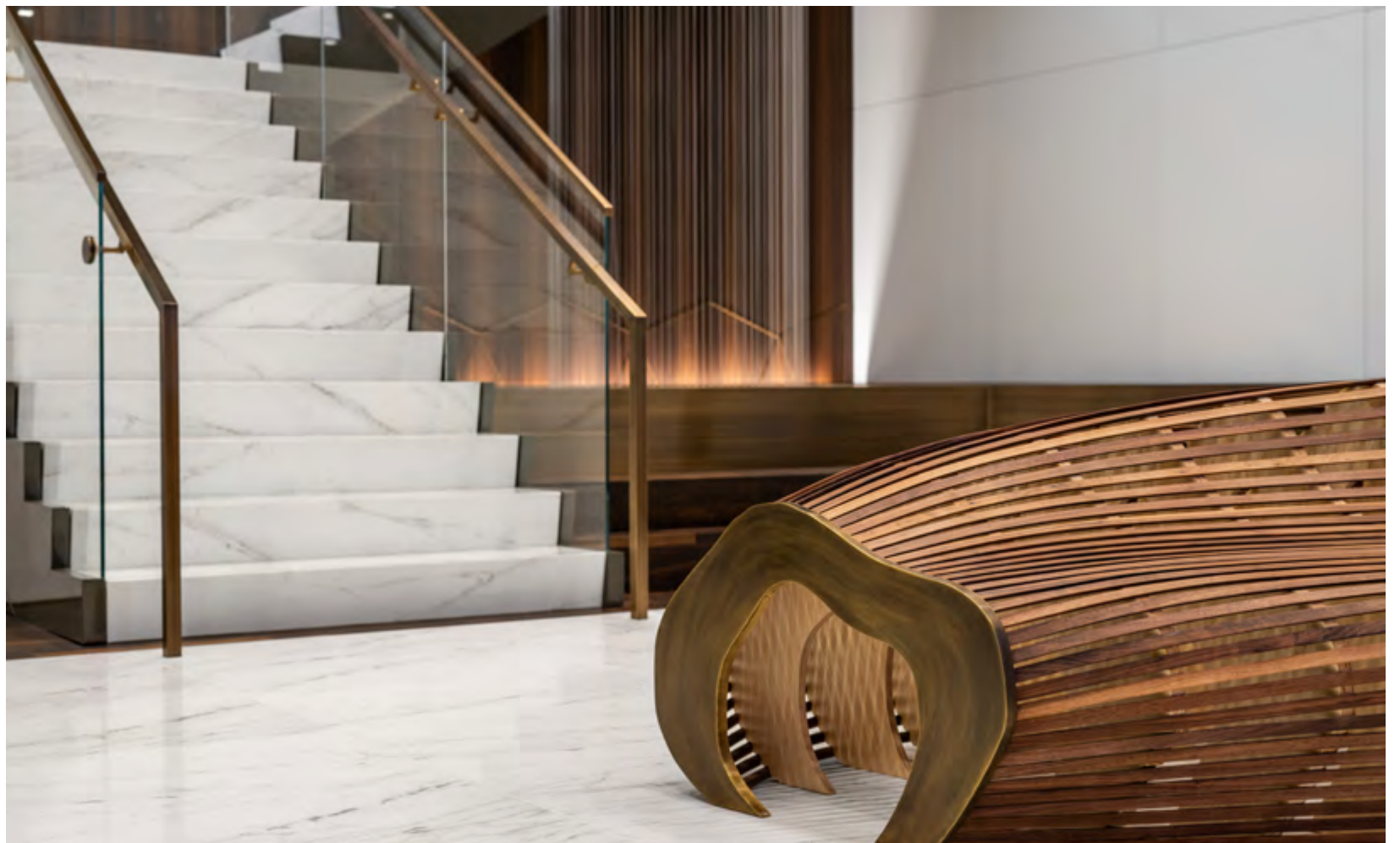








# INSPIRATION-ALL SPACES











IT'S  
ALL  
GOOD/





*Quick Eats at Allen Center*

**STARBUCKS**

**OTTO'S BARBEQUE**

**MENDOCINO FARMS**

**SIMON'S HOMESTYLE CAFÉ**

**SALATA**

**AMILLE'S COFFEE**

**LEAF + GRAIN**

**JUST FALAFAL**

**JIMMY JOHN'S**

**ONO POKE**

**CHICK-FIL-A**

**FRESH HEALTHY CAFÉ**

**DOOZO'S DUMPLINGS**



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.





ROSALIE ITALIAN SOUL



GOOD 2 GO

ALL DAY



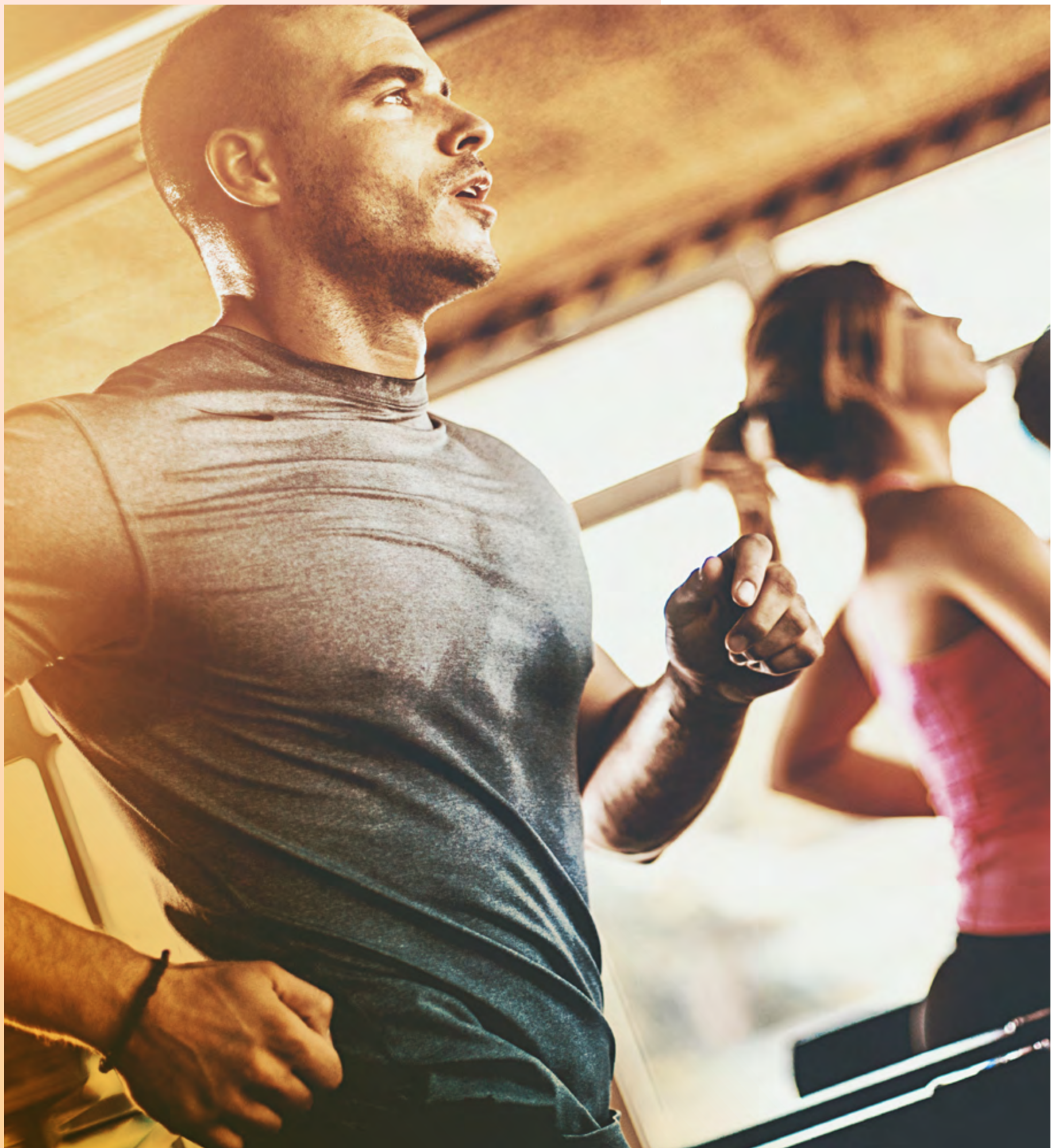
LOBBY BAR



GUARD AND GRACE



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.



# ALL-TERNATIVE WORKSPACES

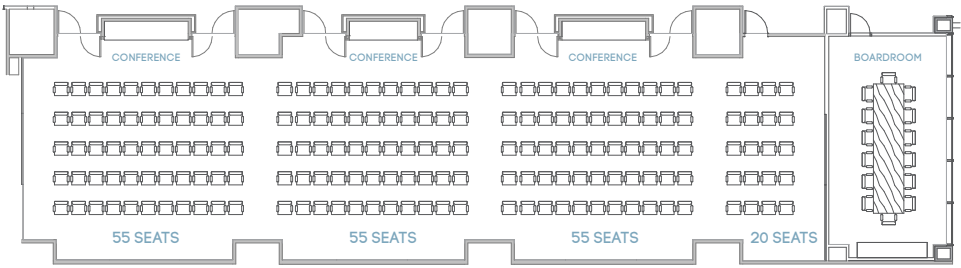


EMPLOYEES ARE A  
COMPANY'S MOST  
VALUABLE ASSET.  
WE'VE ENHANCED  
PRODUCTIVITY  
FOR OUR TENANTS  
WITH ALTERNATIVE  
MEETING ROOMS  
AND WORKSPACES  
THAT HELP COMPANIES  
CONTINUE TO  
ATTRACT AND  
RETAIN TOP TALENT.

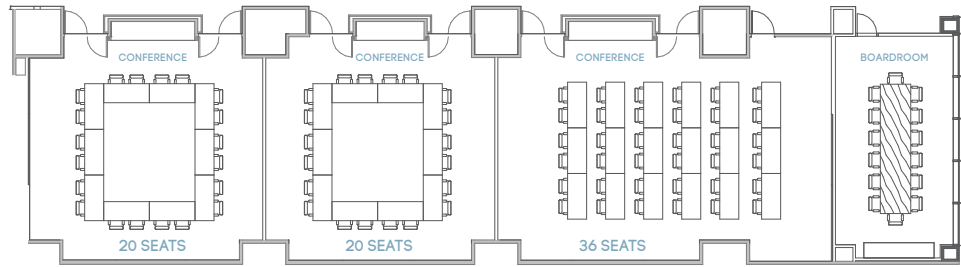




185 seat count layout



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





**100% OF THE ELECTRICITY REQUIREMENTS FOR THE HOUSTON PORTFOLIO WILL BE SUPPLIED BY A NEWLY DEVELOPED SOLAR POWER PLANT IN TEXAS.**

**BENEFITS TO TENANTS**



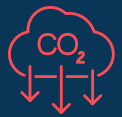
Increases demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy generation sources.



Offers the opportunity for significant electricity cost savings for Brookfield Properties and our tenants.



Financing a new-build solar power plant adds new renewable power supply to the grid.



Reduces scope 2 greenhouse gas emissions associated with tenant electricity consumption.

**WE WILL ACHIEVE** this by purchasing renewable electricity generated by a newly developed solar power plant in TX equivalent to 100% of Brookfield Properties' expected consumption in Houston.



# Environment-ALL Impact

## DESIGNATIONS



### THE ACRE

1 acre of shaded green space with more than 170 tree species. In addition to providing shade and a home for the bird community, these trees sequester an estimated 26,160 pounds of carbon per year, which offsets driving approximately 35,586 miles in an average car.



### BEEKEEPING

Allen Center has partnered with Alveole, an urban beekeeping company, to install two beehives to provide a safe environment and create ecological awareness for bees.



### BIRD MIGRATION

All non-essential property lights are turned off from 11PM - 6AM to protect birds during peak migration from April 19 - May 7.



### BIKE STORAGE

On-site bike storage rooms encourage the use of alternative transportation.



IT'S  
ALL  
HERE /



AMENITIES



# ALL TOGETHER /

Brookfield Properties believes in an active workplace. By engaging teams, work is more rewarding. By building community in our own building walls, companies boost productivity and employee wellbeing.

## Activated

BY BROOKFIELD PROPERTIES



### ARTS AND CULTURE

Curated exhibits and cultural experiences change the spaces that you pass through everyday.



### EXPERIENCE

A curated calendar of events includes happy hours, seasonal events, workshops and more that make coming to the office engaging.



### FITNESS & WELLBEING

Free in-person and on-demand fitness classes like yoga, HIIT, bootcamp, running, and meditation are offered on a weekly basis.



### CONNECT

News, events and anything that adds to your workday is in one place on the Axiis app.



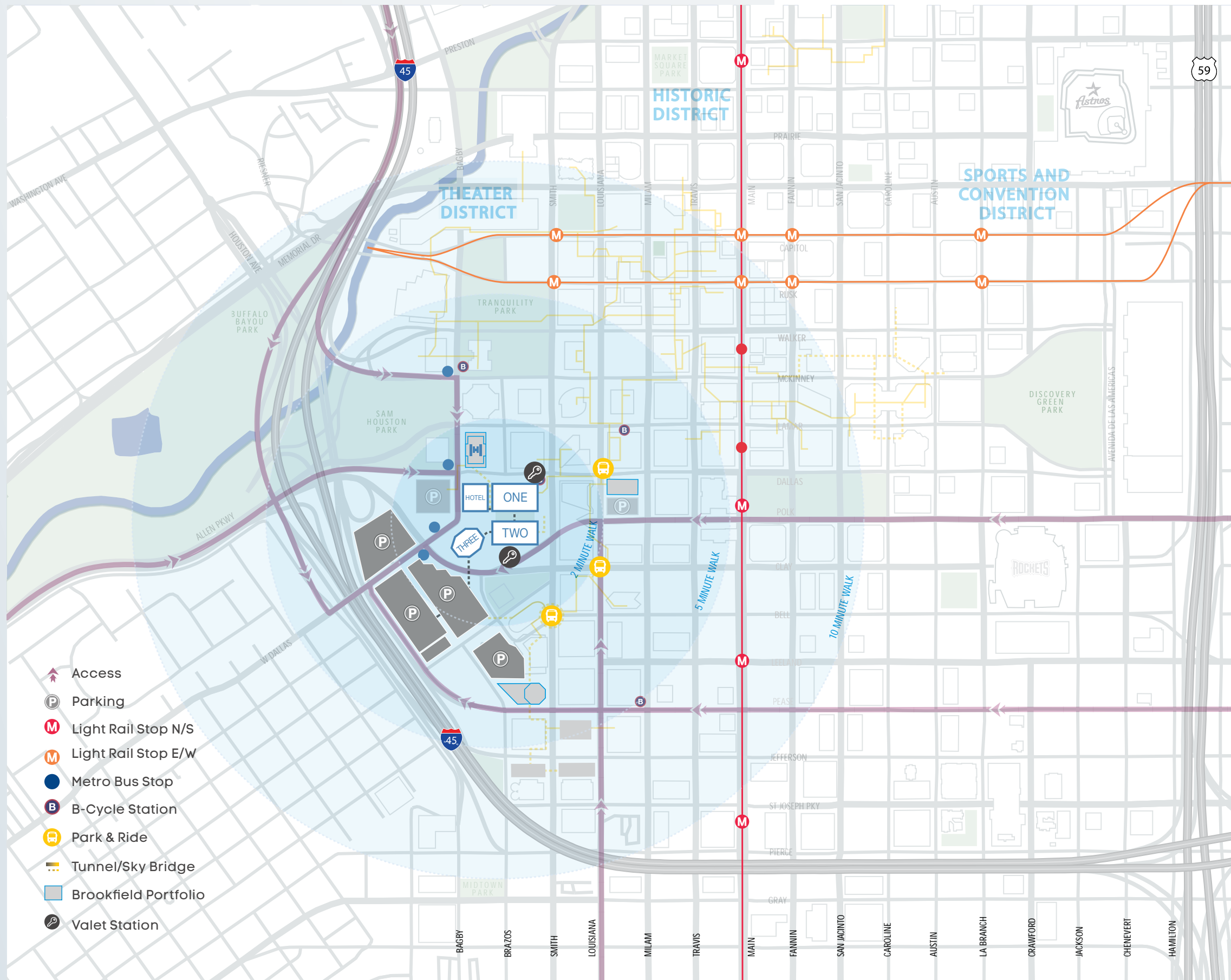
# IN THE MIDDLE OF IT ALL

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. 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](http://allencenterhouston.com)*