

ABOVE EXTRAORDINARY. BEYOND EXPECTATIONS.



ENERGYCENTER

In the heart of Houston's Energy Corridor, **Energy Center Three** has been conceived as an expansive, engaging **platform for advancement**. More than just a place of business, it's part of a **networked campus** designed for those who are always **three moves ahead**.

CONNECT . INNOVATE . ADVANCE .

AVAILABLE 4TH QUARTER 2014

- 20-story, Class A office building delivering 546,000 RSF
- Award-winning Kirksey architects – highest quality design & construction
- 18.88-acre site hosts multi-phase office development (1.4 million RSF)
- Expansion opportunities — space can grow with your success
- Energy Corridor location surrounded by A-List energy companies
- Campus environment with landscaped green space overlooking a large water feature



A DEVELOPMENT OF:



Trammell Crow Company

CBRE

Ideal as a company headquarters location, Energy Center Three offers an impressive list of advantages.

DISTINCTIVE design makes it unique.

- An outdoor sky terrace on level 20 is ideal for small executive meetings or client events
- Dramatic, 18-foot glass cable net glazing system in the lobby
- First three floors are designed to accommodate a fitness center, conference facility and on-site dining
- Specialty lighting stands out on the skyline

SMART design makes it work.

- Infrastructure is available for WiFi in common areas and outside park areas, as well as for expanded cell service in building and elevators
- Designed to offer underground redundant power from Centerpoint Energy
- Employee health and wellness is supported through close proximity to Terry Hershey and Bear Creek parks
- Pursuing LEED® certification to the Gold level

"LEED®" and the related logo is a trademark owned by the U.S. Green Building Council and is used with permission.

**DISCOVER HOW HOUSTON'S
NEWEST PREMIER PROPERTY
CAN WORK FOR YOU.**

**CALL TODAY AND
ADVANCE TOMORROW.**

A DEVELOPMENT OF:



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ENERGYCENTER

935 N ELDRIDGE PKWY

MAKE THE CONNECTION

Houston's Energy Corridor is a **headquarters location** that's recognized and respected throughout the Southwest. **CONNECT** to that **power and prestige** as a tenant at **Energy Center Three**, the Gateway to the Energy Corridor.



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- **Network with the Neighbors** – Known as home to a large concentration of corporate headquarters, this area puts your associates in close proximity to multiple national and international firms
- **Connect with Colleagues** – Office within a well-planned corporate campus environment with landscaped outdoor space that's ideal for informal meetings
- **Discover Surrounding Amenities** – Enjoy a wide range of eateries along with hospitality and retail options

Energy Center Three
is a Class A office building
delivering 546,000 RSF

AVAILABLE
4Q14

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Make the connection to all the
advantages and opportunities
available at Energy Center Three.

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BUILDING A BETTER ENVIRONMENT

935 N ELDRIDGE PKWY

From the architects to developers and ultimately in building management, everyone involved in bringing Energy Center Three to the market is committed to green building 'best practices.'

Our focus is on the **advantages and cost savings** that each decision about sustainability will deliver for tenants – day after day, year after year.

- **Reduced Heat Island Effect:** High albedo roof materials will cover over 75% of the building roof area reducing the heat load
- **Reduced Water Usage:** Water-reduction strategies are estimated to use 35% less water
- **Utilize Renewable Power:** At least 70% of the building's power will come from renewable resources
- **Limited Construction Waste:** 75% of the on-site construction waste will be diverted from a landfill
- **Installed Recycled Content:** More than 20% of building materials will come from recycled materials
- **Established Design and Construction Guidelines:** Design strategies will assist tenants in achieving LEED Certification within their space
- **Increased Daylight Throughout:** Plans call for a minimum 25 footcandles of illumination within 75% of all occupied spaces
- **Planned Green Cleaning Policy:** A Green Cleaning Policy will help ensure a healthier workspace

Pre-certified
LEED® Gold

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AVAILABLE
4Q14

Studies show that LEED-certified buildings help tenants lower operating costs, improve air quality and increase productivity – three great reasons to choose Energy Center Three today.

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1. "Do Green Buildings Make Dollars & Sense?" conducted by the Burrough-Moore Center for Real Estate at the University of San Diego, McGraw-Hill Construction and CBRE (2009, 2009)

2. The Green Building Market & Impact report 2010, ©GreenBiz Group, written and researched by Robert Watson. HYPERLINK "<http://www.GreenBiz.com>"
www.GreenBiz.com

On
average...

2.88¹

FEWER
SICK DAYS

LEED
buildings offer
tenants:

74%²
IMPROVED
IMAGE

24%²

ENERGY
SAVINGS

