

ENERGY CENTER II

575 North Dairy Ashford, Houston



CBRE

HOUSTON'S ENERGY CORRIDOR ALONG I-10 IS THE CENTER OF THE WORLD'S ENERGY INDUSTRY.

The area is home to international and regional growth-oriented energy and related companies.

The well educated and affluent workforce appreciates the **quality of life** and **amenities** in the area. The exemplary **school systems, shopping, security, parks and green spaces,** and being within **close proximity** to employment centers make for a highly desirable and energetic lifestyle.





LOCATION AND AMENITIES

- 575 North Dairy Ashford, Houston, TX
- Located in the heart of Houston's Energy Corridor at the Northeast corner of I-10 and Eldridge Road
- The site is in Woodcreek Park, a deed restricted, master planned development also home to ConocoPhillips' world headquarters, Foster Wheeler USA, WorleyParsons, Shell Oil Company, and a full-service Omni Hotel
- Access to Hershey Park which features a 10.83 mile hike and bike trail, runners' showers, picnic tables and Bear Creek, a 2,154 acre multi-use park
- Close proximity to a multitude of fine restaurants and hotels
- 24/7 on-site security, state-of-the-art ADT monitored/card access system
- Fitness Center with Precorequipment and wet areas
- Skyline Deli operates a first class food operation







BUILDING SUMMARY

- Floor plates designed to maximize space efficiency
- 12-story, 305,585 rentable square foot building
- 8 level structured parking garage
- Ample parking for efficient space users (1,222 parking spaces; 4.0 per 1,000 RSF)
- Immediate Occupancy
- LEED® Gold Certification for Core & Shell
- Professionally managed by CB Richard Ellis
- Twenty-four (24) hour, seven (7) days per week on-site security
- Loading dock with separate freight elevator

BUILDING SPECIFICATIONS

- Exterior skin is a mix of glass curtainwall and architectural precast concrete spandrel panels
- Class A office finishes including granite and limestone floors, metal/glass entry and eucalyptus wood paneling
- Full nine-foot clear ceilings and floor plates with a 45'-8" x 30'-0" bay depths
- Five foot space planning module
- Chilled water HVAC system with on-site central plant
- Fully sprinkled building, pressurized stairwells and emergency generator power to all life safety systems
- IP based DVTel computerized card-key access system at all building floor exterior doors, garage and elevator cabs





AMENITIES

New amenities at Energy Center II include a ground-floor fitness facility featuring Precor equipment, locker/shower facilities and outdoor views. Breakfast, lunch and snacks are available at the Skyline Deli a full-service delicatessen offering fresh quality selections of sandwiches, gourmet coffee, and made-to-order salads.

SUSTAINABLE DESIGN



At CB Richard Ellis, when we talk about sustainability, we are referring to "ecological sustain-ability." We are committed to helping the industry reduce energy consumption and greenhouse gas emissions.

LEED® is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high-performance green buildings and we have made a portfolio-wide decision to pursue LEED certification for our properties. Not only is it the right thing to do in conserving our natural resources and maintaining a competitive edge in the market, but it's the right thing to do for our tenants.

Once achieved, LEED Certification can offer tenants:

- Reduced operating costs
- Improved indoor air quality
- Enhanced employee comfort, health and productivity

Securing a Gold-level rating, one of the highest level LEED certifications, means that 44% less energy is being consumed, and paid for by our tenants.

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System® is administered by the U.S. Green Building Council (USGBC) and emphasizes state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

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Sustainable Site

- a) An erosion control plan was implemented during construction to prevent loss of soil into the stormwater collection system.
- b) Site lighting fixtures have been selected with defined cutoff to lessen impact of light on the Houston night sky and to eliminate direct night glare.
- c) The site is located near existing and planned mass transit lines.
- d) Garage parking allows for preferred vehicle parking spots for low-emitting and fuel efficient vehicles.
- e) "Heat islands" due to developed surfaces which cause temperature gains in the atmosphere are reduced by using covered stacked parking and highly reflective paving materials.

Water Efficiency

- a) High efficiency plumbing fixtures chosen
- b) Native plant species, and weather monitoring device installation to reduce water needed for irrigation.

Energy and Atmosphere

- a) Building Mechanical, Electrical and Plumbing systems designed to be efficient and set up for lifetime monitoring to maintain efficiency.
- b) Examples are the high efficiency chillers, energy recovery wheel and elevators which will benefit the Tenant with reduced operating expenses.

Based on our initial whole building energy simulation model, we anticipate the building will be approximately 19% more efficient than the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 (without

amendments).

Materials and Resources

- a) A recycling program has been implemented to limit the impact on landfills from construction debris.
- b) Materials were chosen that are from rapidly renewable resources and/ or partly recycled content.
- c) Use of locally manufactured and fabricated products were given preference to lessen the impact of necessary travel for delivery of those materials.

Indoor Environmental Quality

- a) Products and mechanical, electrical and plumbing systems were chosen to provide the highest level of indoor air quality.
- b) A CO₂-based, demand controlled ventilation system is utilized to control the amount of outside air brought into the building.
- c) MERV 13 filters in the air handling units on each floor.
- d) Carpeting, paints, adhesives and sealants and other base building products were chosen for minimal contribution of volatile organic compounds which translates to cleaner indoor air quality.
- e) High performance glass reduces solar heat gain and glare while maximizing natural day lighting of the interior space.



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