

# Brookfield

## HERITAGE PLAZA

<b>General Description</b>	Heritage Plaza is a Class AA office complex in downtown Houston offering a multitude of amenities that define the property as among the premier office buildings in the city. Situated on the western perimeter of downtown Houston, Heritage Plaza offers breathtaking views of the surrounding landscape and easy access to the freeway and tunnel systems.
<b>Design Architect</b>	M. Nasr, P.C.
<b>General Contractor</b>	HCB Contractors
<b>Mechanical Engineer</b>	EAM Engineers Inc.
<b>Structural Engineer</b>	CBM Engineers Inc.
<b>Completion Date</b>	1986
<b>Building Height</b>	54 stories; 52 above grade and 2 below grade
<b>Design Load</b>	Typically 75 PSI Live Load Typically 50 PSI Dead Load
<b>Rentable Area</b>	Approximately 1,149,000 SF
<b>Typical Floor Area</b>	Approximately 27,000 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 12'2" Standard floor to ceiling height is 9'
<b>Mullion Spacing</b>	North and South sides: 5'9" East and West sides: 12 at 5'10" and 46 at 3'11"
<b>Interior Column Spacing</b>	Approximately 33 feet
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	The Building Automation and Energy Management System is primarily Johnson Controls & Trane equipment
<b>Design Criteria</b>	Design conditions are based upon 20 CFM per person per 200 SF
<b>Heat</b>	Electric resistance heat
<b>Air Conditioning</b>	Cooling is provided by chilled water supplied from a cooling plant located on level 51. Supplemental HVAC is available 24 hours a day.
<b>Mechanical Rooms</b>	27-35 and 46: two mechanical rooms per floor All others, one mechanical room per floor
<b>Standard Hours of HVAC Operation</b>	7:00 AM to 6:00 PM Monday through Friday 7:00 AM to 1:00 PM Saturday *Unless otherwise stated in lease

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## ELECTRICITY

### General

Voltage is available 4160, 480/277/120 volt.  
Building-standard power consists of 3.5 watts at 120/208 volt per usable square foot.  
Additional power is available based upon demonstrated need.

### Electric Closet

One per floor tower  
Three per floor at the base

### Telephone Closet

Sky Lobby – 51<sup>st</sup> floor: One per floor  
Tower: Two per floor  
Base: Three per floor

## PASSENGER ELEVATORS

### Number of Elevators

28 Elevators organized into 5 banks:

Cabs/Floors served per Bank: Building, High: 6 – L39-51

Cabs/Floors served per Bank: building, Mid: 6 – L27-39

Cabs/Floors served per Bank: building, Low: 6 – L Sky Lobby – 26

Cabs/Floors served per Bank: building, Garage: 1 – B-SL, 2 – M-SL

Cabs/Floors served per Bank: building, Plaza: 4 – PL-SL

### Elevator Capacity

3,500 lbs.

### Elevator Speed

Low Rise – 500 FPM

Mid Rise – 750 FPM

High Rise – 1000 FPM

## SERVICE ELEVATORS

### Number of Elevators

One freight

### Elevator Capacity

4,500 lbs.

### Elevator Size

Platform: 5' x 8'

Door opening: 4' x 8'

Height is 13' in back of elevator

## BUILDING AMENITIES

- Convenient and abundant parking in two attached garages
- Access to downtown tunnel system
- Interconnected sky bridge access
- Food service
- Direct access to Doubletree Hotel
- Adjacent to Sam Houston Park and miles of jogging trails
- New \$2M fitness facility with state-of-the-art equipment and full time staff
- 24 hour security, escort-to-car service
- Package Courier Service throughout the building
- Telecommunications Riser Management service
- Proud to Serve Starbucks located on Street Level
- Free Wi-Fi and Cell Boosters
- Dramatic interior sculpture