



## HESS TOWER

HOUSTON, TEXAS

COMPLETED JANUARY, 2010

STARTED MARCH, 2008

SIZE 844,763 SF

BUDGET \$338 MILLION

EQUITY PARTNER: PRINCIPAL REAL ESTATE INVESTORS

DEBT PARTNER: BANK OF AMERICA

ARCHITECT: GENSLER

CONTRACTOR: GILBANE CONSTRUCTION

In 2007, Trammell Crow Company, in a joint venture with Principal Global Investors, acquired two city blocks in the Houston Central Business District adjacent to a new 12-acre urban park, Discovery Green, seeing an opportunity to develop the first Class-A office space in the Houston CBD since 2003. By coordinating with architects, contractors, engineers, and consultants, TCC was able to deliver the high-rise on an accelerated schedule, creating the healthiest, most comfortable, and productive work environment in Houston.

Before the building's structure was topped-out, the entire project was leased to Hess Corporation (NYSE: HES) for its Exploration and Production Headquarters. The building, renamed Hess Tower, received the highest rating available from the United States Green Building Council, LEED Core and Shell Platinum. First class amenities include a 16,000 sf outdoor plaza, extraordinary views of Discovery Green, two story glass and marble lobby, 149 car sub-grade parking spaces and an adjacent 1,350 stall garage, street and mezzanine level retail and restaurant space.