



Noble Energy Center One

ACQUIRED JUNE 2011
COMPLETED JUNE 2013
497,447 RSF OFFICE BUILDING
REDEVELOPMENT

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Noble Energy Center One (NECI) was originally built in 1998 as part of the corporate headquarters for the Compaq Computer Corporation. It is situated within a 103.5 acre campus in which Compaq developed and occupied approximately 4.4 million square feet of space. In 2002, Compaq was purchased by Hewlett Packard (“HP”). In 2008, HP initiated a global effort to reduce the amount of underused office space in its real estate portfolio. The NECI was included in this global reduction effort. HP consolidated its headquarters into other areas of the campus leaving Noble Energy Center One vacant for several years.

In 2011, a joint venture between Trammell Crow Company and Principal Real Estate Investors decided to purchase NECI which consisted of an existing 497,000 square foot office building, an existing 6 level parking garage consisting of 1,671 spaces, and an adjacent land parcel. The redevelopment plan was to enhance the facilities into a Class A single or multi-tenant building.

Shortly after Trammell Crow Company announced the acquisition, Noble Energy, a global independent energy company committed to this property for their new headquarters.

NECI underwent significant capital renovations, which included modifications to lobbies, elevators, landscaping, common areas, signage and parking garage. Through the commitment from the development and design team to deploy sustainable strategies throughout the interior and exterior of the building, NECI achieved LEED® Gold certification. Additional features include a full-service kitchen including a café, dining area, coffee bar, fitness center, outdoor dining and state-of-the-art conference center.

A key element of the project was the adjacent land parcel that Noble Energy required for future expansion. In August of 2013, Trammell Crow Company and Principal Real Estate Investors began construction on Noble Energy Center Two a 470,000-square-foot LEED® Gold pre-certified build-to-suit office building. The Class A office building features an integrated nine-story parking garage and an adjacent town hall to host corporate meetings. A sky-bridge was constructed to connect Noble Energy Center Two to the recently redeveloped Noble Energy Center One.