

ALLEN

CENTER

the **ALL** new Allen Center

HAVE
IT
ALL /

WELCOME

04 CAMPUS

30 FINE DINING

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40 CONFERENCING



THREE
ALLEN
CENTER

PRESENTING
Rosalie
ITALIAN SOULS

the COURT
& ALLEN CENTER



MENDOCINO FARMS

TWO
ALLEN
CENTER

X
C. BALDWIN

ONE
ALLEN
CENTER

GUARD
AND
GRACE

1 ACRE



3.2m

OFFICE SPACE

50k

RETAIL SPACE

1-acre

GREENSPACE



C. BALDWIN,
CURIO COLLECTION



THE DOWNTOWN CLUB



CONFERENCING CENTER

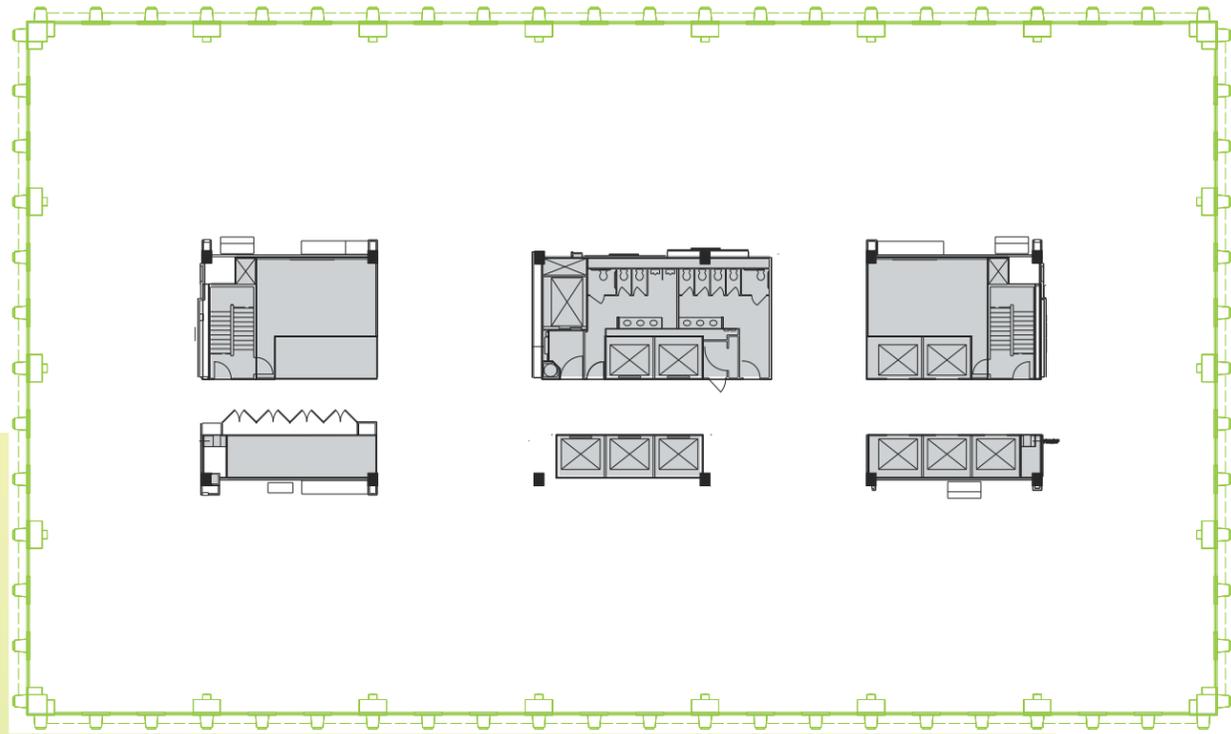


GUARD AND GRACE +
ROSALIE ITALIAN SOUL



ONE ALLEN CENTER

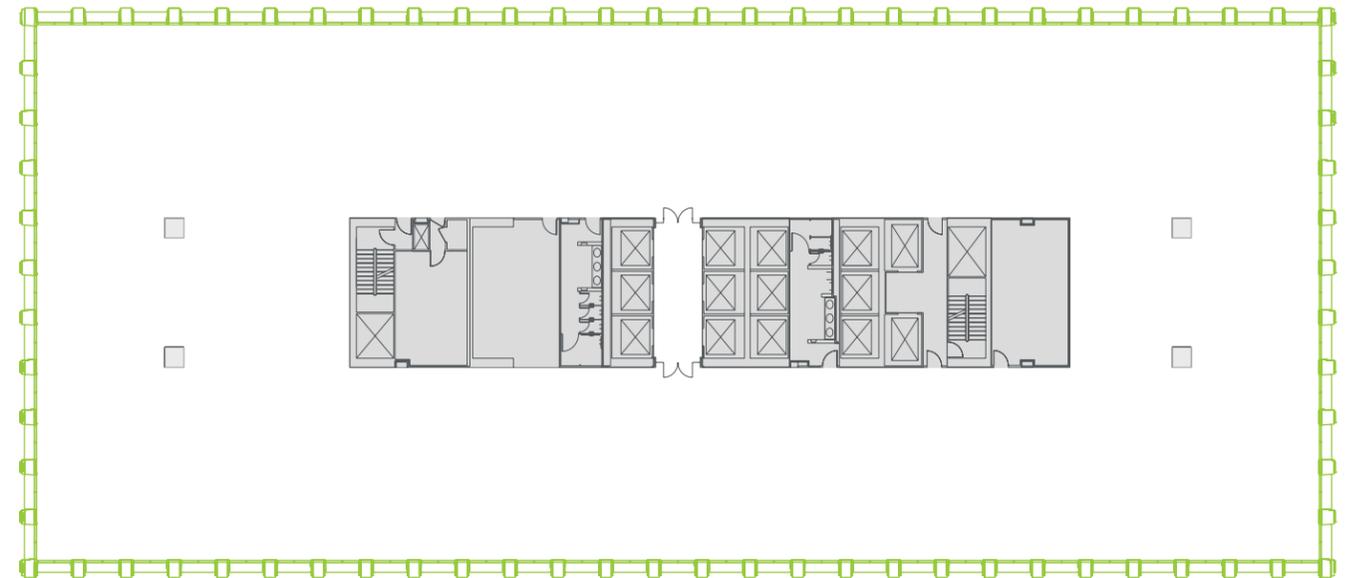
CORE AND SHELL / 28,969 RSF

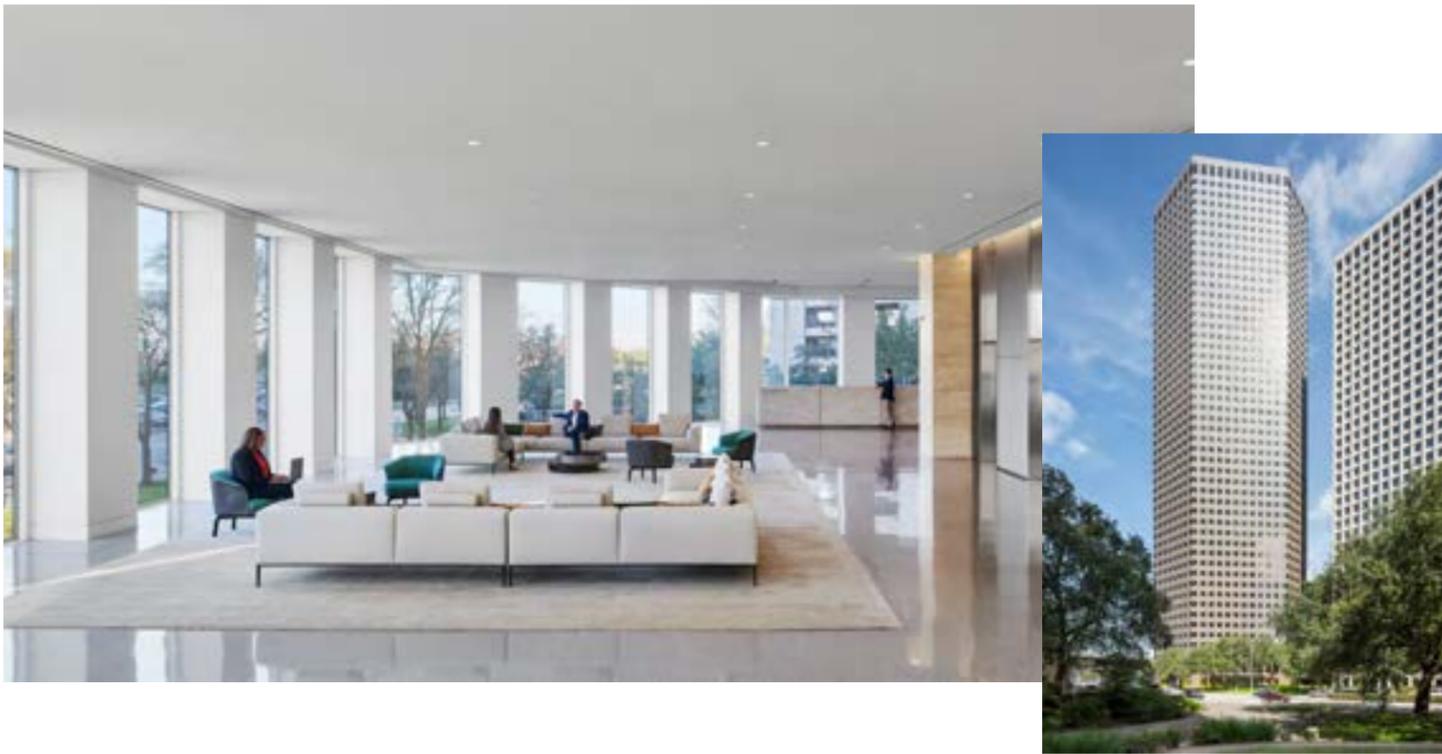


TWO ALLEN CENTER



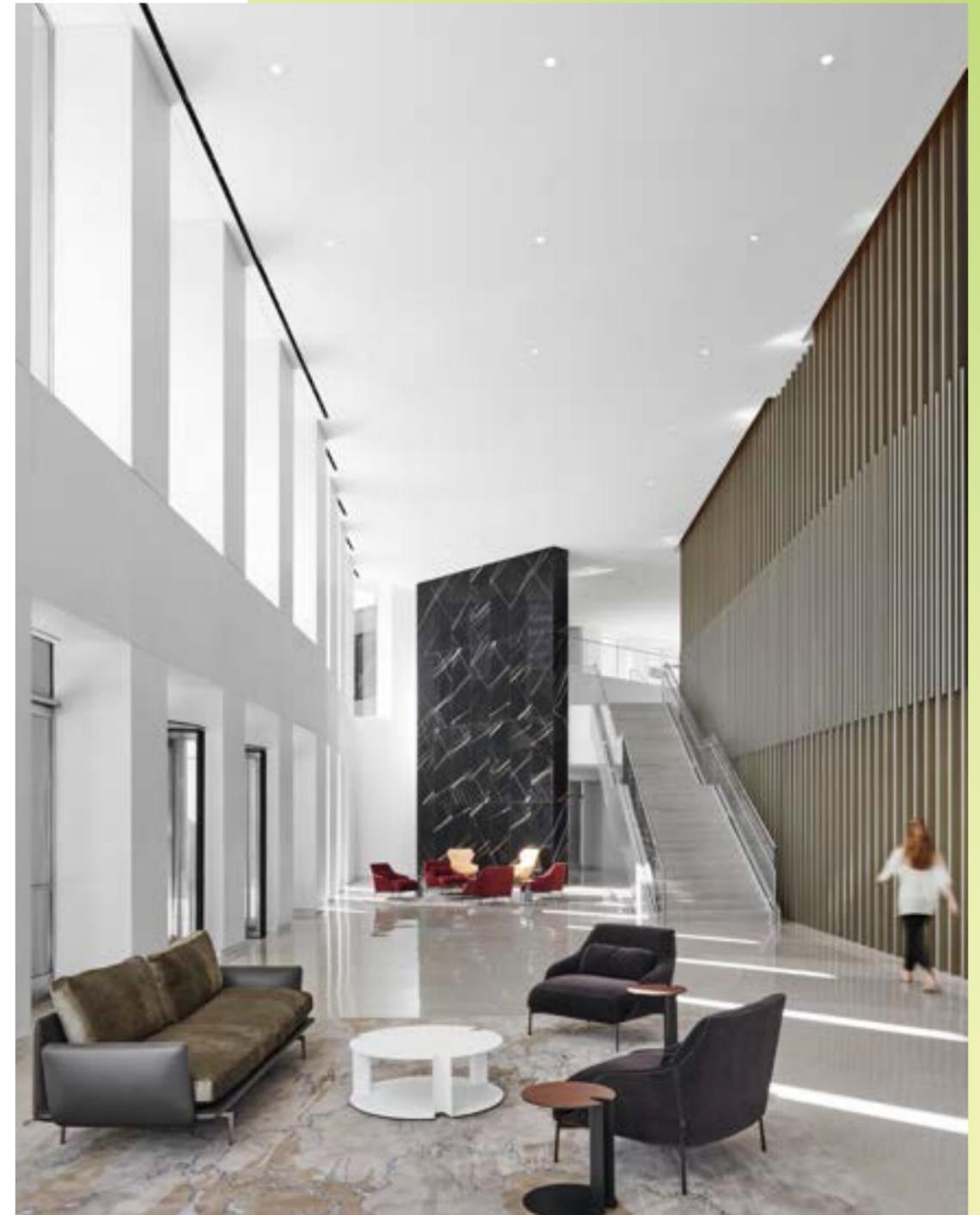
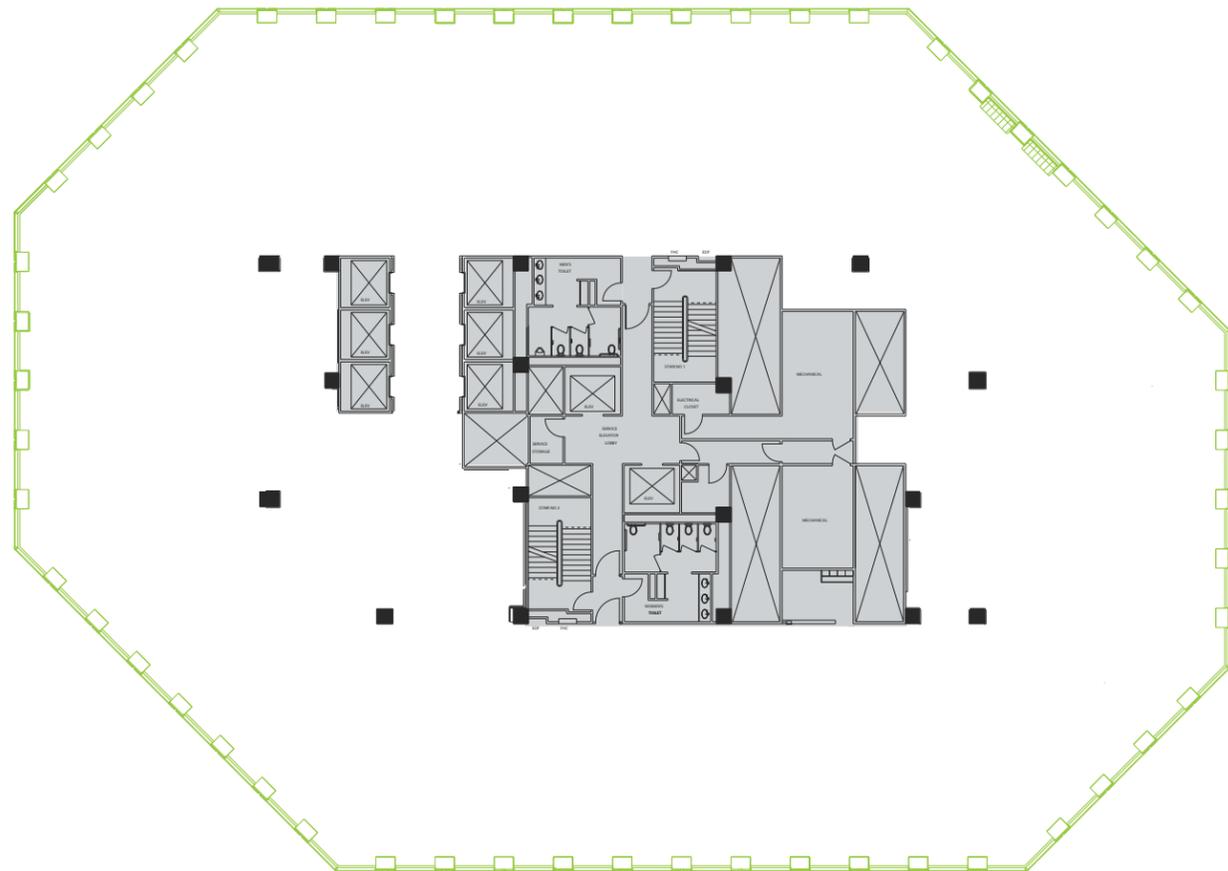
CORE AND SHELL / 28,969 RSF





THREE ALLEN CENTER

CORE AND SHELL / 23,500 RSF



EFFICIENCY

view from three allen center

ABOVE IT ALL /



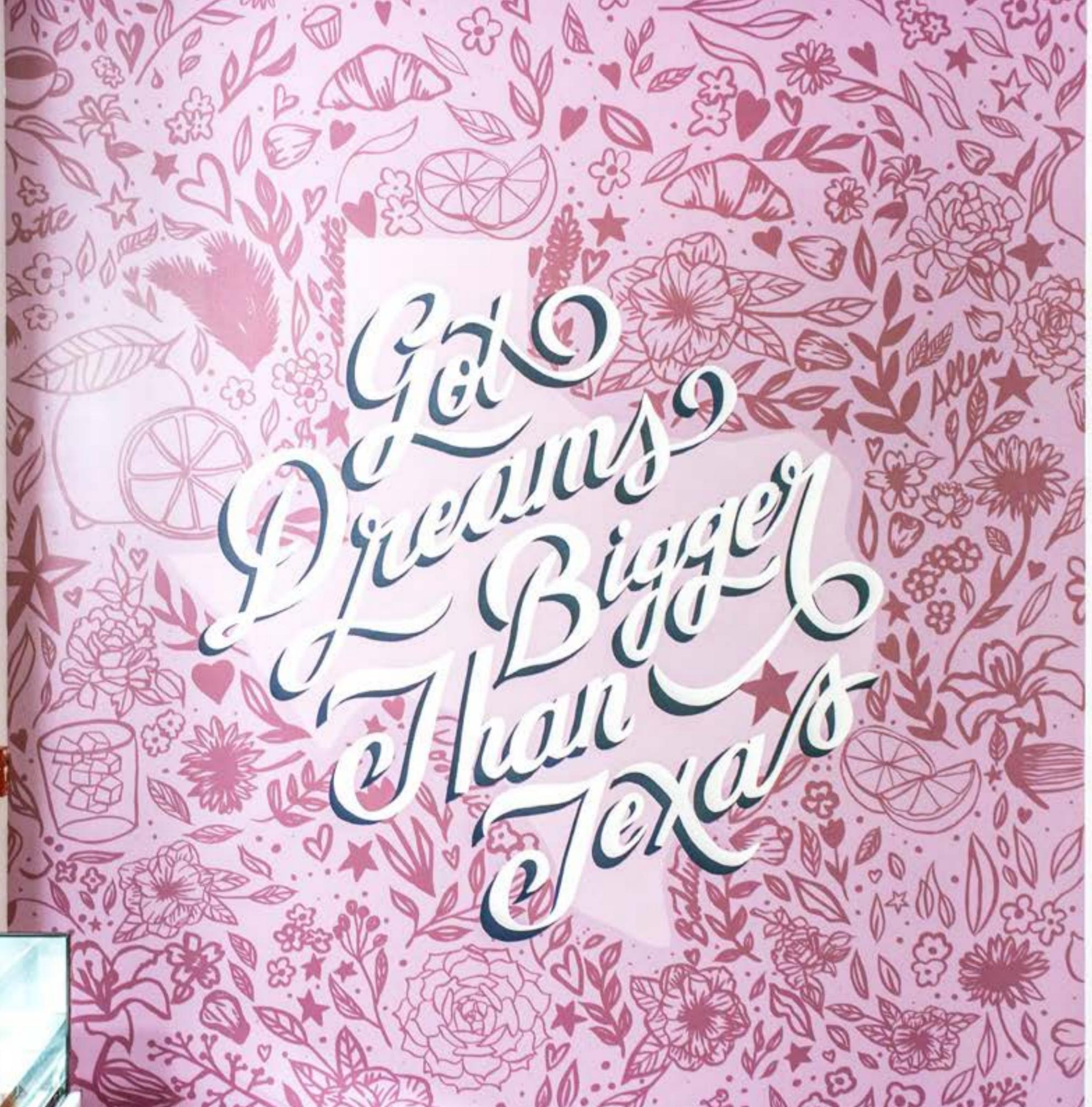
INSPIRING SPACES FEATURING
HIGH CEILINGS WITH AMPLE
NATURAL LIGHT & SWEEPING
CITY VIEWS





INSPIRATION-ALL SPACES





Get
Larger
Dreams,
Bigger
Than
Texas



IT'S
ALL
GOODY/



Quick Eats at Allen Center

- MENDOCINO FARMS**
- SALATA**
- LEAF + GRAIN**
- JIMMY JOHN'S**
- CHICK-FIL-A**
- DOOZO'S DUMPLINGS**
- OTTO'S BARBEQUE**
- SIMON'S HOMESTYLE CAFÉ**
- AMILLE'S COFFEE**
- JUST FALAFAL**
- SOPHIA'S**
- ONO POKE**
- FRESH HEALTHY CAFÉ**
- TREACHEROUS LECHES**



EATS

ALL KINDS OF /



LUXURY

C. BALDWIN

RULE
BREAKERS
RULE

MAKE
YOUR
MARK

X

C . B A L D W I N

The 354-room on-site hotel includes retail, a signature restaurant, and state-of-the-art conferencing and event rooms.

ALL VIBES



ROSALIE ITALIAN SOUL

Celebrity chef, Chris Cosentino's Italian restaurant – an eclectically delicious tribute to his beloved grandmother.



LOBBY BAR

expansive bar with signature staircase that serves as focal point of the hotel's otherwise paired down lobby.



GOOD 2 GO

gourmet coffee and snack bar in C. Baldwin's lobby



GUARD AND GRACE

13,000 SF modern steakhouse by Chef / Owner Troy Guard which features inviting dining rooms, large lounges, and ample private dining.



ROSALIE ITALIAN SOUL

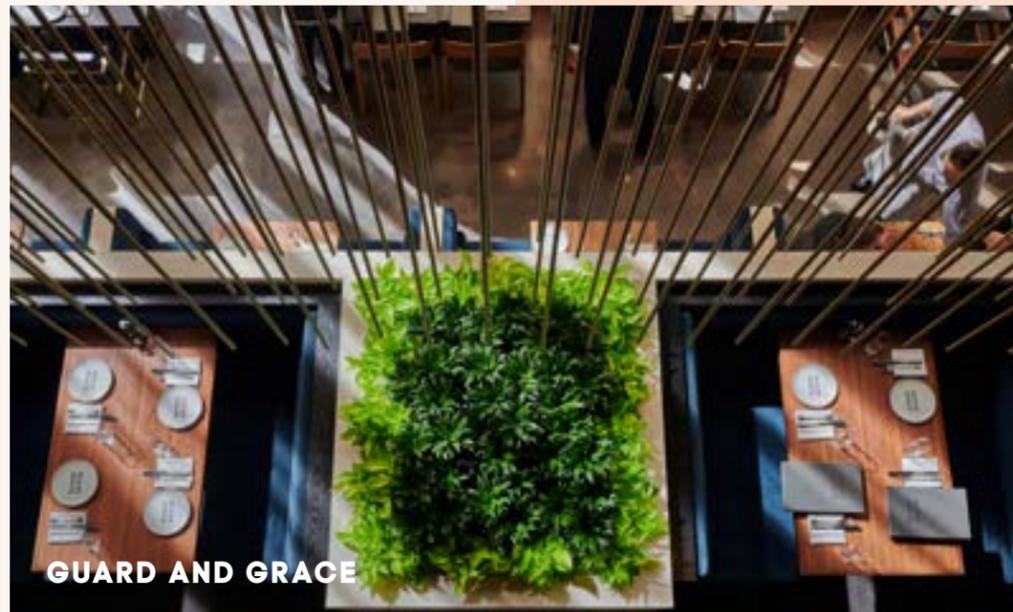


GOOD 2 GO

ALL DAY

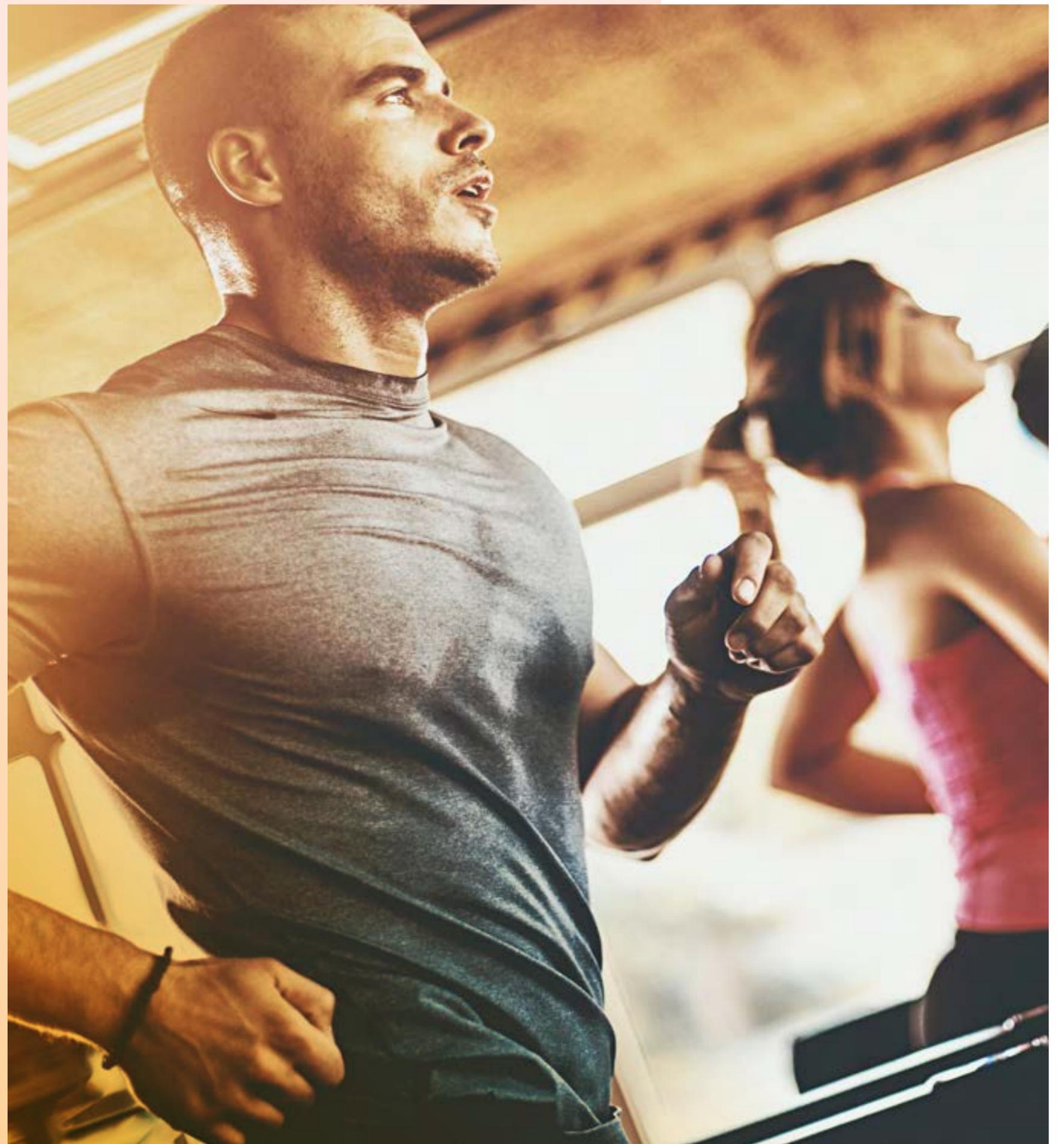


LOBBY BAR



GUARD AND GRACE

GO
ALL
OUT/





THE WELL AT ALLEN CENTER

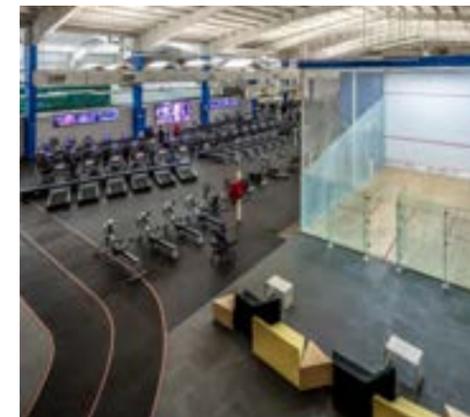
Outfitted with Peloton bikes, rowing machines, stretch mats, towel service and executive locker rooms and showers; located on the first floor of Three Allen Center, and adjacent to the bike room, the wellness room is approximately 200 yards from the Buffalo Bayou Park trailhead.



WELLNESS

THE DOWNTOWN CLUB AT THE MET

A private business, social dining, and sports club featuring tennis courts, a full basketball court, weight training and a range of fitness classes.



WORK & MOTHER

Smart businesses recruit and retain female talent. In an important step to support female employees, Allen Center offers an on-site lactation suite complete with private pumping rooms, cleaning and sanitizing station, refrigeration, medical-grade equipment and a host of support resources for working parents.



LEAVE IT ALL BEHIND /

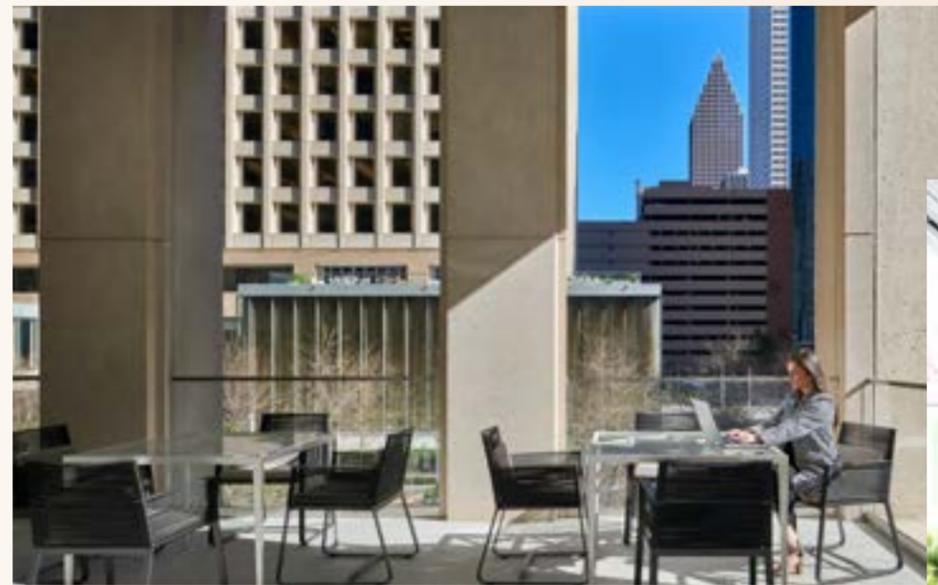


PALOMA BEAUTY

Paloma is Houston's first nail salon founded on the belief that beauty and wellness can coexist. Beautiful manicures and pedicures in a non-toxic unique space.



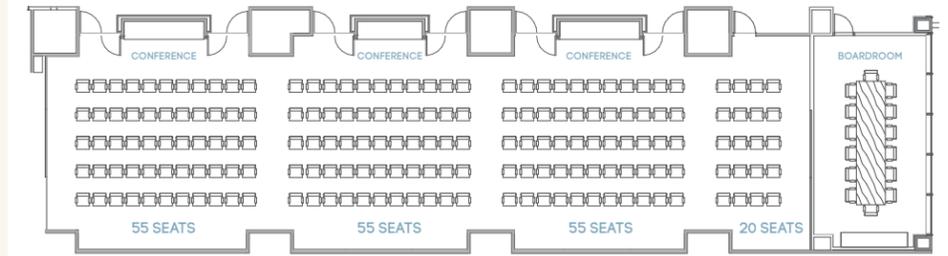
ALL-TERNATIVE WORKSPACES



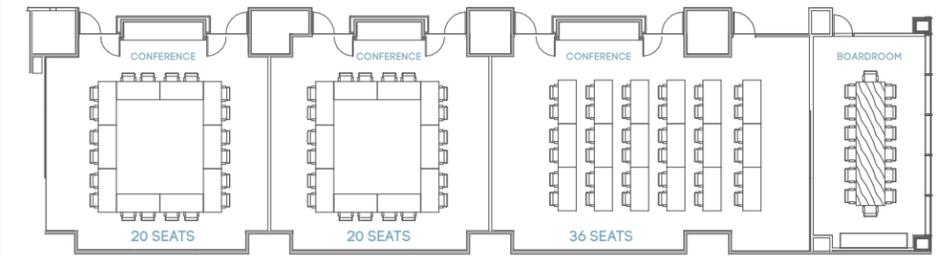
EMPLOYEES ARE A COMPANY'S MOST VALUABLE ASSET. WE'VE ENHANCED PRODUCTIVITY FOR OUR TENANTS WITH ALTERNATIVE MEETING ROOMS AND WORKSPACES THAT HELP COMPANIES CONTINUE TO ATTRACT AND RETAIN TOP TALENT.



185 seat count layout



76 seat count layout



CONFERRING CENTER

An adaptive, next generation center that features three spacious meeting rooms equipped with leading-edge meeting technology and seating capacities of 50 to 75 per room and a boardroom style meeting room with seating for up to 14. The entire conferencing center allows for maximum flexibility, with each room able to connect and expand for a combined seating capacity for up to 185 people.

BALLROOM AT C. BALDWIN

14,000 square feet of premier, flexible function space conceived to host events spanning from society galas and unforgettable weddings to a range of corporate needs. The largest of 11 spaces, the 5,580-square-foot B. Jordan ballroom can accommodate up to 650 guests.



GUARD AND GRACE

Guard and Grace dining offers three private dining rooms that can be used separately or combined for larger parties.



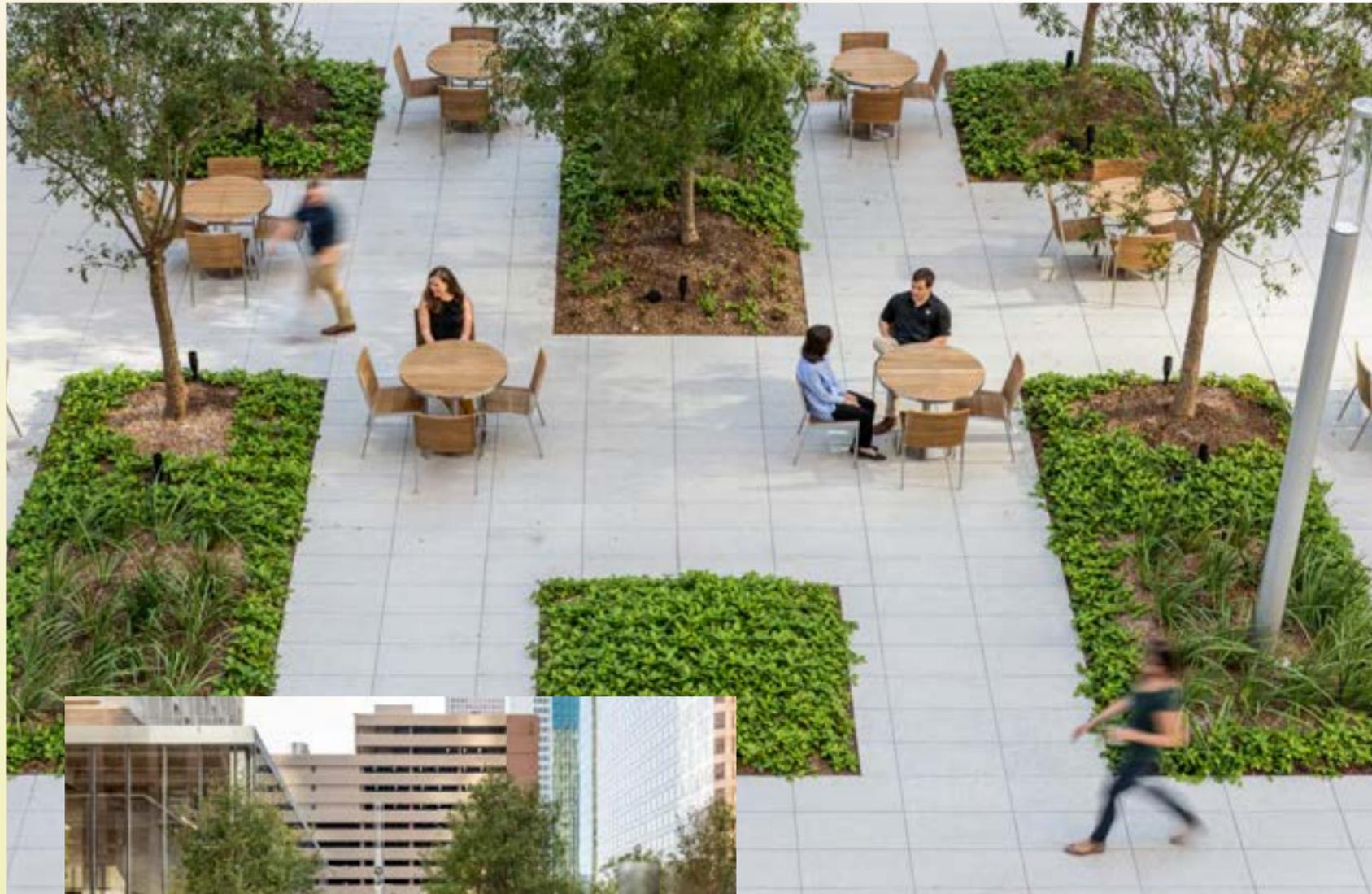
BREATHE IT ALL IN

ENVIRONMENT-ALL IMPACT



BIRD MIGRATION

All non-essential property lights are turned off from 11PM - 6AM to protect birds during peak migration from to April 19 - May 7



THE ACRE

1 acre of shaded green space with more than 170 tree species. In addition to providing shade and a home for the bird community, these trees sequester an estimated 26,160 pounds of carbon per year, which offsets driving approximately 35,586 miles in an average car.



BIKE STORAGE

On-site bike storage rooms encourage the use of alternative transportation



BEEKEEPING

Allen Center has partnered with Alveole, an urban beekeeping company, to install two beehives to provide a safe environment and create ecological awareness for bees.



DESIGNATIONS



Activated

BY BROOKFIELD PROPERTIES

PERKS AND PROMOTIONS

Exciting perks, discounts, and experiences from our portfolio of retailers and partners.



FITNESS & WELLNESS

Free in-person and on-demand fitness classes like yoga, HIIT, bootcamp, running, and meditation are offered on a weekly basis.



EXPERIENCES

A curated calendar of events includes happy hours, seasonal events, workshops and more that make coming to the office engaging.



CONNECT

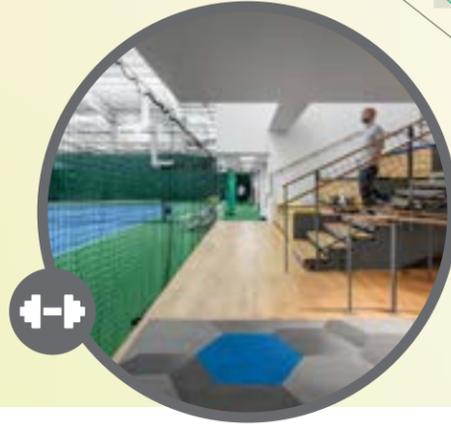
News, events and anything that adds to your workday is in one place on the Axiiis app.



CONCIERGE

Convenience at your fingertips through virtual concierge services when you need food orders, dry cleaning, event tickets and more.

IT'S
ALL
HERE



AMENITIES

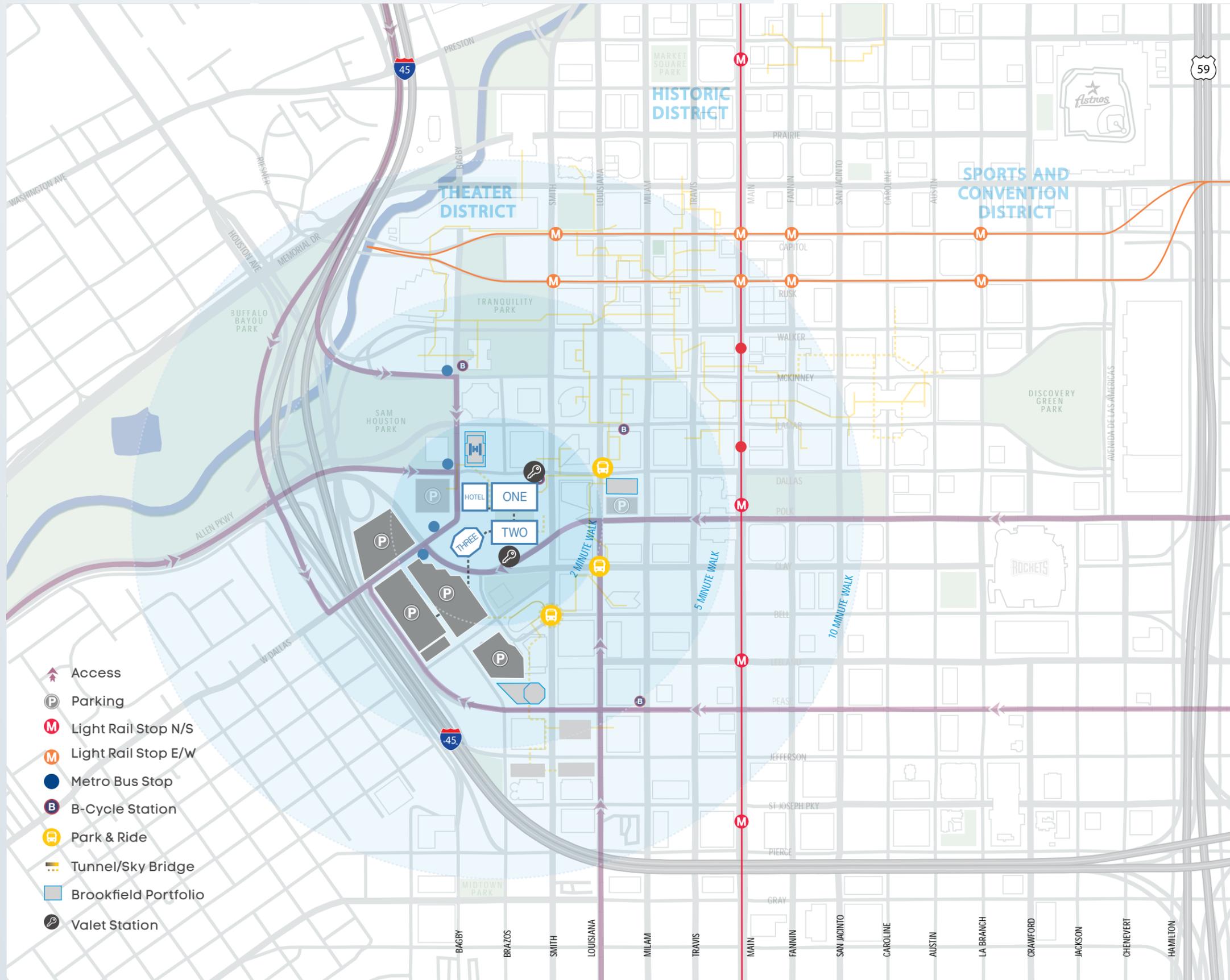
IN THE MIDDLE OF IT ALL

The west downtown location offers efficient drive times to major neighborhoods and immediate access to I-45, I-10 and 59. For those on foot, Allen Center is directly connected to downtown's tunnel and sky bridge system. Plus, ample parking in the two attached garages and quick access to Greenlink, Metro Light Rail and Metro bus stops makes Allen Center one of the most accessible locations for Downtown commuters.

30 minutes
TO BUSH IAH

20 minutes
TO HOBBY

7 minutes
TO I-10



ALLEN

CENTER

it's ALL here.

allencenterhouston.com