

HOUSTON CENTER

Winter 2010



Fox Sports Houston finds home in Houston Center



Steve Tello, Senior Vice President and General Manager

Last year when given the green light by FOX Sports Net officials in Los Angeles to find a home for FOX Sports Houston's new regional headquarters, Steve Tello turned his attention to downtown.

The veteran television executive zeroed in on the area closest to Houston's two downtown sports tenants and found the most ideal location at 4 Houston Center.

From his fifth-floor office in the heart of downtown, the FOX Sports Houston Senior Vice President and General Manager has a picture-perfect view of the Toyota Center and is an easy walk to Minute Maid Park.

When your two primary business partners are the Houston Rockets and the Houston Astros – the lifeblood of FOX Sports Houston – Tello and his staff of over 30 employees couldn't ask for a more prime spot.

"I was immediately sold on 4 Houston Center," said Tello, who was tabbed by FOX Sports Net to build a local sports television operation from the ground up and reinforce the network's identity in the Houston market. "We're right in the center of the city's vibrant business community, which allows us to easily interact with our team partners and seek advertising opportunities with some of Houston's largest corporations. Our bread and butter is providing local sports programming so it's important that we become part of the fabric of the community we serve."

Until Tello arrived on the scene last year, FOX Sports Houston had relied on FOX Sports Southwest in Dallas to produce its local Astros, Rockets and Texans shows. That all changed when FOX Sports Houston took over control of its programming, moved into 4 Houston Center, and began planning a state-of-the-art high-definition television studio and editing facility.

Using fiber optic connectivity, FOX Sports Houston can now transmit television signals in and out of 4 Houston Center, allowing the network to produce its own local shows. On any given night, Rockets and Astros pregame and postgame shows are run through the downtown studio.

"It's probably one of the most technologically advanced facilities among all the FOX Sports Net regional networks in the country," said Tello. "We're fortunate to have started from scratch because we get all the best available equipment. Television technology has changed dramatically from over the years, and we're excited to be on the cutting-edge with the most modern gear. As FOX Sports Net begins to upgrade its other facilities across the country, they'll use our studio as the model."

FOX Sports Houston is part of FSN's group of 19 owned-and-operated and affiliated regional networks across the country that combined reach more than 80 million homes across the United States, in Houston and surrounding markets in Texas and Louisiana. The Houston operation reaches over four million homes.

Over the years, Houston sports fans have come to know the network as where to find Astros and Rockets games on television. But there's much more to FOX Sports Houston's local programming lineup, including Houston Texans weekly shows during the NFL season, coverage of the Big 12 Conference, local high school games, local college coaches' shows and customized regional shows and specials.

"Our job is to connect local fans with their favorite teams," said Tello. "We've worked hard over the last year to develop FOX Sports Houston into its own local sports network and we will continue to build on what we've established to become an even more Houston-centric network. Being at 4 Houston Center is a big part of our effort."



Welcome to our team...



Clayton Benedict, the new assistant property manager for 1 Houston Center, joined Crescent at the end of 2009 after graduating from Texas A&M University with his Master of Science in Land & Real Estate Development. Clayton also holds a Bachelor of Environmental Design (Architecture) from Texas A&M.

Before pursuing a graduate degree, Clayton spent two years working for Kendall / Heaton Associates (KHA), a prestigious architecture firm in Houston. His skills and talents allowed him to work on several high-profile projects, including a proposed 50-story office high-rise in Boston, which spawned his interest in real estate. "I have wanted to venture into commercial office high-rise real estate ever since the high-rise project in Boston," he says. "I met my perfect match with Crescent after graduation and I enjoy the fact that my new job is so dynamic. I am really looking forward to the many experiences and opportunities that lie ahead."

Houston Center is proud to have Clayton as a member of our 1 Houston Center team.



To continue our "green" initiative, Houston Center's newsletters are printed on recycled paper.

THE SHOPS AT HOUSTON CENTER WELCOMES NEW LEASING TEAM

The Shops at Houston Center has hired Wulfe & Co. to assist in the leasing and marketing of The Shops at Houston Center. Principal Elise Weatherall and Associate Jeanie Bucci of Wulfe & Co. will lead the leasing and marketing efforts with continued support of property management.

"With a vibrant downtown and several developments under construction, there has never been a better time to reintroduce the downtown population to The Shops," said Frank Staats, Vice President of Property Management for Houston Center. "The new leasing team is a step towards redeveloping The Shops at Houston Center. They bring relationships with numerous retailers and restaurateurs that will add new energy to the Shops."

Houston-based Wulfe & Co. is a commercial real estate owner, developer, leasing and management firm specializing in retail properties nationwide. With a primary focus in Houston and the surrounding area, Wulfe & Co. has contributed to the leasing, development and re-development of some of Houston's most popular shopping centers – Gulfgate Center, Meyerland Plaza, Pinecroft Center, Baybrook Square, Baybrook Village, Baybrook Gateway, Deerbrook Marketplace and BLVD PLACE.

"We are very pleased to have Elise Weatherall and Jeanie Bucci of Wulfe & Co. leasing the Shops at Houston Center," said Staats. "Wulfe & Co. brings a wealth of experience and many valued relationships in the retail industry. With this new relationship, we anticipate the announcement of many exciting new tenants."

Houston Center Customer News

New

1 Houston Center

Russell L. Cook and Lance C. Arney
Fernelius Alvarez, PLLC

2 Houston Center

Evercore Partners Services

4 Houston Center

Capgemini U.S. LLC
Coast Energy Group, LLC
Vertical North America, Inc.

Fulbright Tower

Planned Energy Capital, LLC
Greenhill & Co
Allied Advisors, LLC
Dynamic Offshore Resources, LLC

Shops at Houston Center

Au Bon Pain
Chicken Kitchen

Renewals and Expansions

1 Houston Center

Fish & Richardson P.C.
Wilshire Scott P.C.
Nippon Kaiji Kyokai

2 Houston Center

Candelario Elizondo
U S Post Office
McJunkin Red Man Corporation
Sheehy, Ware & Pappas

4 Houston Center

Scandpower Risk Management
Musket Corporation
Sungard Energy Systems, Inc.
P2 ES
Castle Brands (USA) Corp.
Carl V. Crow
Paul D. Clote, Attorney at Law
Enron Corporation
Ikon Office Solutions, Inc.

The Vault Mortgage Company
Powell Holdings, Inc.

Fulbright Tower

Barclay's Capital

Shops at Houston Center

Roman Delight
Ninfa's
Starbucks
Worth the Weight
Subway
T-Mobile
Chase Bank
N'Style Accessories





CentralHouston

CAPTURES DOWNTOWN'S MAJESTY

As you begin moving closer to the entrance of the Central Houston offices on the 16th floor of 2 Houston Center, an unexplained energy surrounding you grows with each step. After opening the door to the office and crossing the threshold, a vision of perfect simplicity — beautifully straight lines, black and white artwork, calm tones of sea green and flawless right angles — rests directly in front of you. Your eyes begin to wander towards a perfectly unconventional superimposed ceiling that features excerpts of the downtown skyline. At this moment you become one with the energy ... there is no excess and everything has a purpose.

Starting over after 25 years

The unexplained energy radiating throughout 2 Houston Center's 16th floor has not always been present. Smoke and damage from a fire in 2007, in the Central Houston's work space claimed almost everything including drawings, furniture and computers.

According to Dennis L. Greer, Central Houston's chief operating officer, the company's space before the fire fostered an environment that offered plenty of room for desks and individuals, but not enough room for large numbers of people. As a huge team player on many fronts in downtown, Central Houston continuously hosts meetings ranging in size from a handful to hundreds both in the office and out. The office-oriented approach Central Houston's work space supported was in desperate need of a drastic makeover to accommodate large numbers.

Despite all that the fire took away, it gave Central Houston something more valuable than what it claimed: a chance to create a custom space and completely makeover the office as a whole.

Kirksey Architecture: the missing piece

It did not take Central Houston long to determine that a team from Kirksey Architecture led by Senior Associate Julie Hendricks was its match for a perfect partner. According to

Greer, Kirksey was a representative that would give Central Houston what it needed. "Some companies are very set in their ways, but this is not the case with Kirksey," he says. "We had the chance to say what we liked about what they proposed and offer suggestions."

Since Central Houston's soul and spirit is downtown, it was only appropriate for Kirksey to center their design around the city itself. "We wanted to design a concept that would impress people with the majesty of downtown," says Hendricks. "We wanted to celebrate it and allow people to envision an even better future for downtown."

Under budget, green and award winning

Even though Kirksey had a tight budget to work with on the Central Houston space, they "didn't go a penny over," says Greer.

In order to stay under budget but still create a flawless design, taking a resourceful and green approach was a necessity. Old desktops were recycled and cut up to make new shelves and furniture that could be saved from the fire was reupholstered. Recycling allowed Kirksey to deliver quality and include the ceiling feature, a major wow factor in the design. "We couldn't sacrifice in this area because the space has an impact even if you don't realize it," Hendricks says. "This is proof that if you just invest in one detail and stay passionate about it, it will make a difference."

In recognition of their ingenious Central Houston design, Hendricks's Kirksey group was awarded the International Design Excellence Award. "Even though we were up against really big budget projects, this little project won," says Hendricks. "Especially in times like these, I think the judges wanted to award a low budget project that really delivered."

Central Houston ... Over 25 years of service

For over 25 years, Central Houston has been the chief driving force of the redevelopment and revitalization processes for downtown Houston. From "Party on the Plaza" to the creation of Main Street Square, the opportunities Central Houston has and will continue to offer downtown are endless. "Central Houston is a lot of times a facilitator, as in we promote and facilitate projects," says Greer. "We try to get everyone to work together to benefit downtown and build a stronger city."

For more information on Central Houston, visit www.centralhouston.org.



Joe Aker Photography

Retail at Houston Center

Dining

333	Au Bon Pain	713-659-2525
363	Chick-fil-A	713-650-8081
347	Chicken Kitchen	713-654-8109
379	Doozo's Dumplings & Noodles	713-571-6898
351	Droubi Bros. Grill	713-652-0833
369	Great American Cookie	713-650-0505
439	Longhorn Café Uptown	713-751-0021
114	Massa's Seafood	713-655-9100
337	Murphy's Deli	713-759-9939
355	Ninfa's in the Park	713-655-8206
355	Ninfa's Mexican Express	713-655-8206
331	Otto's Barbecue & Hamburgers	832-553-6886
371	Planet Smoothie	713-751-8813
380	Potbelly Sandwich Works	713-751-0032
369	Pretzel Time	713-650-0505
402	Quizno's Subs	713-951-9425
357	Roman Delight Pizza	713-650-6004
339	Salata	713-739-9000
353	Sarku Japan	713-658-0150
341	Simon's Homestyle	713-739-9000
373	Starbuck's Coffee	713-750-0668
476	Starbuck's Coffee	713-654-9113
106	Strip House	713-659-6000
343	Subway	713-951-9299
365	The Mediterranean Grill	713-651-1481
361	Wok & Roll	713-739-8701

Shopping

437	Animal Kingdom	713-571-1894
313	Designs by Dorli	713-571-0774
395	Dress Barn	713-650-6762
461	Flowers in the Park	713-659-3090
431	Funatics	713-654-4959
406	Gateway News	713-751-1604
421	General Nutrition Center	713-651-1408
383	Hogan's Jewelers	713-655-1777
325	Icon Outfit	713-659-4266
105	JoS. A. Bank Clothiers	713-739-7877
312	N'Style Accessories	713-651-0655
301	Park Drug Store	713-650-1610
391	Radio Shack	713-652-9070
429	Starship Hallmark	713-951-9580
307	Worth-The-Weight	713-759-1115

Services

309	Allstate Insurance/Smith Insurance	713-658-0869
433	Chase Bank	713-654-9442
413	Conference Center	713-759-1442
411	Eyewear Express	713-571-9090
461	Flowers in the Park	713-659-3090
483	Houston Center Central Security	713-759-1002
447	Key Wellness Center	713-650-9355
444	Larry North Fitness Club	713-650-1001
303	My Workshop & Gallery	713-659-2384
360	Nick's Shoe Shine Service	713-291-4114
101	People's Trust Federal Credit Union	713-428-3200
463	Phonoscope Health Network	713-554-7906
403	Precision Graphics	713-650-6006
410	Shangrila Salon	713-659-6200
305	T-Mobile	713-650-6076

1 Houston Center

Retail Level	Alonti Deli	713-759-9821
310	Kelsey-Seybold Clinic	713-442-4700
Lobby	Amegy Bank of Texas	713-235-8810

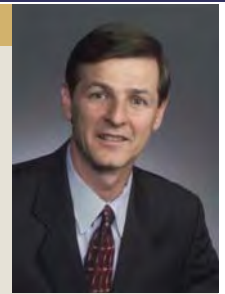
2 Houston Center

Street Level	Bank of America	713-759-3300
1350	Encore Bank	713-658-0808
Lobby	US Post Office	713-739-0854

Fulbright Tower

Mezz Level	Seattle's Finest Coffee Shop	713-571-6573
Mezz Level	Wells Fargo Bank	713-650-1449

Letter from Management



Happy 35th Anniversary to Houston Center

2 Houston Center first opened its doors to the public in 1974, 35 years ago. Since that time, Houston Center has become home to many of Houston's largest and finest firms including Texas Eastern, Chevron, Shell Oil, Lyondell, Fulbright & Jaworski, Constellation New-Energy, Fayez Sarofim, Merrill Lynch, Prudential, P2 Energy, SunGuard, Caddell and Chapman, Torch Energy, Littler Mendelson, Milagro Energy, Dynamic Offshore, Sheehy, Sherpe and Ware and many others.

It has been a vibrant and exciting first 35 years and the new development in the area suggests that the next decades should be equally dynamic for the Houston Center complex and east side of downtown Houston.

There are many changes underway as improvements to all of the Houston Center buildings. The properties are pursuing LEED (Leadership in Energy and Environmental Design) designations, which will provide our customers increased energy efficiencies, improved recycling programs, a healthier work environment and greener products being used in the buildings.

As we close out 2009, which was highlighted by a recovery from a natural storm, Hurricane Ike, and an economic storm which affected most everyone at Houston Center, I wish each of you a Happy and Prosperous New Year in 2010.

Thank you for being a loyal customer of Houston Center. The Houston Center team is committed to making this the best office space in Houston. Please let us know how we can help you make it the best.

Thanks again and Happy Anniversary to Houston Center!

Frank Staats
Vice President, Property Management

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The Crescent Newsletter is published as a public service by Crescent Property Services Inc. Houston Center is owned by Crescent HC Investors, L.P. and Fulbright Tower is owned by Crescent 1301 McKinney, L.P.

