

HEADQUARTERS MOVE

LANDMARK AWARDS

BY JOE MARTIN, CONTRIBUTING WRITER

WINNER»

BHP BILLITON

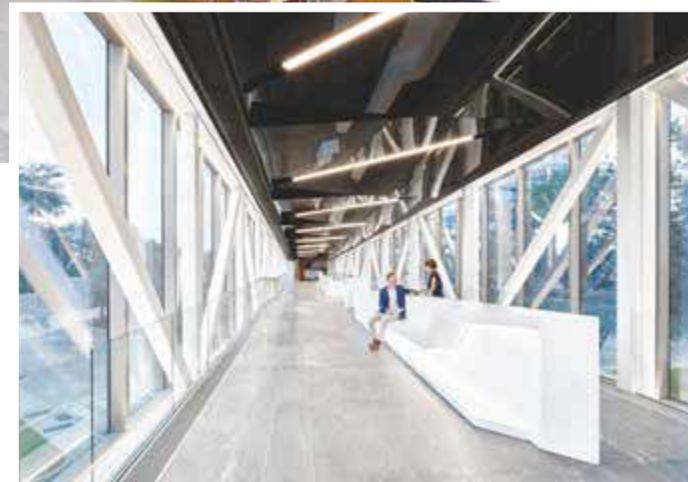
Australia-based BHP Billiton Ltd.'s (NYSE: BHP) 2017 office move was five years in the making.

The move to consolidate the energy company's four Uptown Houston offices into one building at 1500 Post Oak Blvd. began in 2011. The goal was to have space for a minimum of 3,000 employees.

The 600,000-square-foot space gives BHP employees a collaborative office environment, sit-to-stand desks, a fitness center, bicycle storage, a dining area, cafe and more.

The new office is also connected to its existing space through an aptly named corridor dubbed "the pipeline."

On a larger scale, BHP's office redevelopment affirms its commitment to remain on Post Oak Boulevard as the redevelopment of the Uptown Central Business District continues with a dedicated bus lane on Post Oak Boulevard along with more street-front retail and walkable areas.



DEALMAKERS

- Developer:** Transwestern
- Architect:** Pickard Chilton
- General contractor:** D.E. Harvey Builders Inc.
- Engineer:** Walter P. Moore and Associates Inc.
- MEP:** I.A. Naman Associates Inc.
- Brokerage:** Cushman & Wakefield
- Interior design:** Gensler

590,000
SQUARE FEET

Undisclosed
PROJECT VALUE



FINALIST»

CEMEX USA

Cemex USA's move to a new 80,000-square-foot building on the Katy Freeway was designed to increase collaboration, reduce the presentation of hierarchy and reinforce the Cemex brand. Cemex is a multinational building materials company.

The \$7 million project consolidated the company's 200 Houston-area employees under one roof while also allowing for additional job growth in the future.

The focal point of Cemex's U.S. headquarters is the spiral staircase that connects the second and third levels. It was designed to look like a poured-in-place concrete product. Rebar, the reinforcing steel inside poured concrete, was used to make the handrail. The building includes many natural finishes such as polished concrete floors and cement product artisan tiles used on the walls throughout for visual interest.

Through the use of concrete throughout, Cemex's new U.S. headquarters serve as a testament to the company's products.

82,326
SQUARE FEET

\$7.1
million
PROJECT VALUE

DEALMAKERS

- Developer:** MetroNational
- Architect:** Inventure Design
- General contractor:** Anslow Bryant Construction, O'Donnell Snider Construction
- Engineer:** Stantec
- MEP:** Stantec
- Brokerage:** Cresa



FINALIST»

HOUSTON ADVANCED RESEARCH CENTER

The new Houston Advanced Research Center in The Woodlands sits on 3.5 acres that allows the organization to continue its research on energy, air and water issues.

Not only is HARC a hub for environmental research, but the new campus itself is a research project. Aiming to be one of the first net-zero energy campuses in Houston, HARC's campus includes features such as a stormwater management system that captures and filters rainwater before it heads to Bear Branch Creek, a Geothermal HVAC system that heats and cools the campus and a thermally-vented cladding assembly that helps keeps the building cool.

Through these features and others, HARC is able to save over \$21,000 a year in energy costs.

20,801
SQUARE FEET

\$6.02
million
PROJECT VALUE

DEALMAKERS

- Developer:** Houston Advanced Research Center
- Architect:** Gensler
- General contractor:** Brookstone
- Engineer:** Walter P. Moore
- MEP:** CMTA Consulting Engineers
- Interior design:** Gensler

LANDMARK AWARDS

RESTAURANT

ALL PHOTOS COURTESY

FINALIST»

LOCAL FOODS ON MAIN

Local Foods on Main is a combination of old and new Houston. The downtown restaurant reinvented the historic Byrd's department store into a modern, vibrant dining destination for a growing downtown neighborhood.

The 1930s building was stripped down to the frame and redesigned to make the space more open. A central island wraparound bar anchors the restaurant with a mezzanine space for diners to take in the whole building and a 4,500-square-foot event private event space on the basement level. While the department store has been completely redesigned, it still boasts the original green and yellow tile.

The \$1 million fast-casual dining space is one of the latest in the Local Foods group throughout Houston, joining other locations in Rice Village, Tanglewood and Upper Kirby. The restaurants source local ingredients for a broad selection of sandwiches, salads and prepared meals.

DEALMAKERS

Developer: Benjy Levit

Architect: Michael Hsu Office of Architecture

General contractor: Butler Cohen

Engineer: Leap! Structural Engineers

MEP: AYS Engineering

Brokerage: Larry Plotsky

Attorney: Lee Herman

Financier: Northern Trust Bank

Interior design: Found for the Home, Interior Decorator



11,311
SQUARE FEET

\$1 million
PROJECT VALUE

LANDMARK AWARDS

MIXED-USE

WINNER»

KIRBY COLLECTION

The 1-million-square-foot, \$125 million Kirby Collection has created a live-work-play destination in the Upper Kirby neighborhood.

Since the project began construction in 2015, it has landed office tenants that occupy 20 percent of the 186,000 square feet of Class A office space. Tenants include Hancock Whitney Bank, Novum Energy and Regency Centers.

The Kirby Collection also includes 65,000 square feet of retail space with tenants such as Pinstripes, A Ma Manière, Great W'Kana and Atelier Isabelle Rose.

The project overcame many obstacles including Hurricane Harvey and a challenging retail environment. Despite these challenges, the project was still completed on time and the Kirby Collection's retail space is now 65 percent leased.

The LEED Silver certified property includes a rooftop terrace with green space, tree-lined shaded sidewalks, a pool, fitness center, lounge, valet parking and a bicycle valet. To top it off, the views are some of the best in Houston.



DEALMAKERS

Developer: Thor Equities

Architect: Keating Architecture

General contractor: E. E. Reed Construction L.P.

Engineer: Walter P. Moore and Associates Inc.

MEP: Wylie Construction LLC

Brokerage: JLL

Attorney: Wachtel Missry LLP

Financier: Bank of the Ozarks

Interior design: Dianna Wong Architecture + Interior Design

1 million
SQUARE FEET

\$125 million
PROJECT VALUE

FINALIST»

HOTEL ZAZA
MEMORIAL CITY

As one of the first luxury hotel properties in west Houston, Hotel ZaZa in Memorial City brings a high-end destination in area that has seen massive growth over the past decade. The hotel, restaurant and multifamily property is located across from Memorial City Mall and on the same site as former Class A office towers.

On top of the 10-story hotel is the McCarthy, which has 133 apartments that recently began taking its first occupants.

Hotel ZaZa Memorial City also includes 11,250 square feet of meeting space, an outdoor pool with private cabanas, a fine-dining restaurant and lounge, a spa and 7,000 square feet of green space that can host community events and live entertainment. McCarthy residents have access to a private, resort-style pool, outdoor grill and entertainment areas, wine storage, concierge services, and a catering kitchen and private dining room.



DEALMAKERS

Developer: MetroNational

Architect: Kirksey Architecture

General contractor: Anslow Bryant

Engineer: SCA (structural), Ward Getz (civil)

MEP: Dabney Commercial Engineering

Landscape architect: TBG Partners, Kudela & Weinheimer

341,631
SQUARE FEET

Undisclosed
PROJECT VALUE