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Chamberlain Hrdlicka Extends the Lease on its Downtown Houston Headquarters in Allen Center and Announces Major Renovation

National Tax Law Firm and Long Time Brookfield Tenant Recommits to Allen Center

December 1, 2022

Brookfield Properties today announced that Chamberlain Hrdlicka has extended its lease at Two Allen Center, the office tower located at 1200 Smith Street in downtown Houston. The firm, founded in Houston nearly 60 years ago, also has offices in Atlanta, Philadelphia and San Antonio. The diversified business law practice is known internationally for its top-quality tax work, and high level of customer service.

"We are pleased to continue our long-standing relationship with Brookfield and Allen Center," said John Meredith, Chief Operating Officer for Chamberlain Hrdlicka. "The recent Allen Center campus renovations and added amenities created an inviting work environment for our attorneys, staff and visitors. With additional improvements to our office space, we want to further enrich our entire employees' experience and create a community space that takes our culture of collaboration and excellence to the next level."

In addition to the lease extension, the firm has retained Gensler to design strategic office renovations and create a collaborative and functional space for the way people work today. The approximately \$6 million of improvements will include new community amenities and bring more natural light throughout the office space.

"With Chamberlain Hrdlicka's lease extension came their vision for a refreshed workplace and an elevated experience for their employees," said Kenneth Wiesehuegel, Gensler's South Central Region Practice Area Leader for Professional Services. "We are working together to maximize access to daylighting and views by replacing the artificial lighting with LEDs and designing glass fronts on offices to magnify the already ample window lining the building affords us – a strategy that will affect the space all the way to its core. The design considers all employees with areas like the traditional break room being renovated into more of an amenity space and opened to the natural light."

"We are pleased to have maintained a strong relationship with Chamberlain Hrdlicka over the course of their tenancy, and we value their commitment to Allen Center," said Travis Overall, Executive Vice President and Head of the Texas Region for Brookfield Properties. "Brookfield is deliberate in its efforts to integrate amenities that help tenants continue to attract and retain top talent. Chamberlain's decision to renew its lease and continue to call Allen Center home speaks highly of the recent capital improvements that have been made to the campus and reconfirms our confidence

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that the robust amenities and retail offerings will continue to attract new businesses.”

The firm has been based at Allen Center since 1985. Under the terms of the new agreement, Chamberlain Hrdlicka will lease 55,178 square feet of contiguous space in the Two Allen Center office tower on the 13th and 14th floors. The firm was represented by Cushman and Wakefield’s Tim Relyea, David Guion and David Endelman. Brookfield Properties was represented by CBRE’s Bubba Harkins, Russell Hodges and Jessica Ochoa in the lease negotiations.

“Chamberlain Hrdlicka is an excellent law firm and has been a great tenant in Two Allen Center for the last few decades,” said Cushman & Wakefield team of Tim Relyea, David Guion and David Endelman who represented the law firm. “After analyzing every possible alternative in Downtown, the firm elected to stay in Allen Center. The lawyers at Chamberlain Hrdlicka really like the recently completed renovations and amenities in and around Allen Center.”

The lively atmosphere at Two Allen Center promotes energy, activity and collaboration among those businesses that call it home. Current tenants and visitors are treated to the new two-story lobby, a second-floor outdoor terrace overlooking The ACRE (a tree-lined green space that features welcoming landscaping and can be used for gatherings, outdoor fitness and enjoyable break times). The building also features newly renovated elevator cabs, new air handling units, light fixtures and thermally efficient glass on the first and second floors. The skybridge connection between the Allen Center buildings allows tenants to take full advantage of the campus, which boasts retail bays where they can enjoy food and beverage offerings such as Guard and Grace, Rosalie Italian Soul, Mendocino Farms and a variety of tunnel-level eateries in The Court.

Allen Center has achieved LEED ED O&M Gold certification, Energy Star certification and is WELL Health-Safety rated by the International WELL Building Institute (IWBI).

Allen Center photography can be found [here](#). Allen Center photography by Peter Molick, courtesy of Brookfield Properties.

About Chamberlain Hrdlicka

Chamberlain Hrdlicka is a diversified business law firm with offices in Atlanta, Houston, Philadelphia, and San Antonio. The firm represents both public and private companies, as well as individuals and family-owned businesses across the nation. The firm offers counsel in appellate law, bankruptcy, commercial and probate litigation, construction law, corporate, data security & privacy, employee benefits, energy and maritime law, ERISA, estate planning and administration, intellectual property, international and immigration law, labor and employment, real estate, securities and finance, tax controversy and tax planning & business transactions.

About Brookfield Properties

Brookfield Properties is a leading global developer and operator of high-quality real estate assets. We are active in nearly all real estate sectors, including office, retail, multifamily, hospitality and logistics, operating more than 750 properties and over 325 million square feet of real estate in gateway markets on behalf of Brookfield Asset Management, one of the largest asset managers in the world. With a focus on sustainability, a commitment to excellence, and the drive for relentless innovation in the planning, development and management of buildings and their surroundings, Brookfield Properties is reimagining real estate from the ground up. For more

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