

# Brookfield

## 1600 SMITH

<b>General Description</b>	1600 Smith is a 51 story, 1.1 million square foot, class "A" building in the master-planned Cullen Center complex, located at 1600 Smith Street in Houston's Central Business District.
<b>Design Architect</b>	Morris Aubry Architects
<b>General Contractor</b>	Linbeck Construction Company
<b>Mechanical Engineer</b>	I. A. Naman
<b>Structural Engineer</b>	CBM Engineers
<b>Completion Date</b>	1984
<b>Building Height</b>	51 stories
<b>Design Load</b>	20 pounds per square foot partition load 50 pounds per square foot live load
<b>Rentable Area</b>	Approximately 1,098,399 SF
<b>Typical Floor Area</b>	Approximately 23,000 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 13' Standard floor to ceiling height is 8'8"
<b>Mullion Spacing</b>	5 feet
<b>Interior Column Spacing</b>	Generally every 10 feet
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	The Building Automation and Energy Management System is primarily Automated Logic equipment. In addition to equipment operation and control, the system performs start/stop, temperature control, I.A.Q. monitoring, demand totalization, load shedding, and duty cycling functions.
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed UBC Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.
<b>Heat</b>	Heat is supplied by electric strip.
<b>Air Conditioning</b>	Cooling is provided by four centrifugal chillers, totaling 2900 tons.
<b>Standard Hours of HVAC Operation</b>	Supplemental HVAC is available 24 hours a day. 6:00 AM to 6:00 PM, Monday through Friday 8:00 AM to 1:00 PM, Saturday
<b>ELECTRICITY</b>	
<b>General</b>	Building-standard power consists of 4 watts per usable square foot, connected load, provided by Centerpoint Energy. Additional power is available based upon demonstrated need.

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**Electric Closet** 2 per floor ground level through 38<sup>th</sup> floor; 1 per floor 39<sup>th</sup> floor through 51<sup>st</sup> floor.

**Telephone Closet** Electric and telephone closets are together.

## PASSENGER ELEVATORS

**Number of Elevators** 23 elevators organized into 4 banks:  
Floors 3-11  
Floors 11-19  
Floors 19-35  
Floors 35-51

Garage: 5 elevators, 1-13

**Elevator Capacity** 3,500 lbs. depending on elevator bank

**Elevator Speed** 500' – 1,200' FPM (ft. per minute), depending on bank

## SERVICE ELEVATORS

**Number of Elevators** 2

**Elevator Capacity** 3,500 lbs. – 4,500 lbs.

**Elevator Size** 5'7 in. wide, 8'8 in. deep  
3'8 ½" x 11'9" door opening

## BUILDING AMENITIES

- Chevron Federal Credit Union
- Deli Deluxe
- Donald Flint Hair Salon
- Flavors Kitchen
- High Rise Amenities
- Paradise Gifts
- Subway

*At 600 Jefferson:*

- Chartway Federal Credit Union
- High Rise Amenities
- Jefferson Café

*Connected by Skybridge to KBR Tower:*

Aramark, including:

- KBR Tower Food Court