

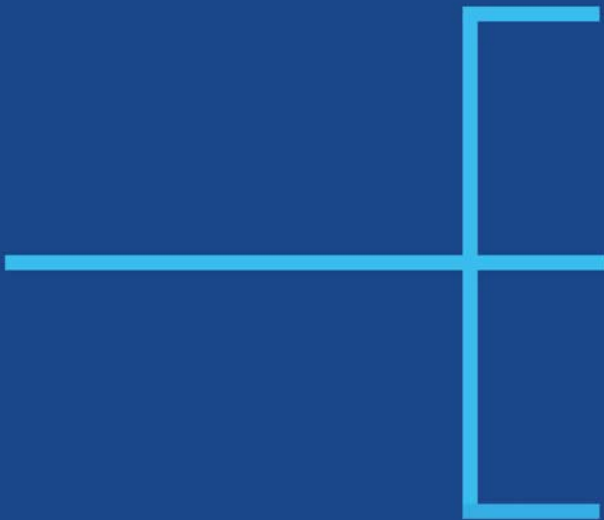
MICHELLE WOGAN | CONRAD BERNARD | JEFF PEDEN

DEAL OR NO DEAL

ARE CRE TRANSACTIONS GETTING DONE
IN TODAY'S MARKET IN HOUSTON, TX?

NOVEMBER 2023

1



OFFICE

MICHELLE WOGAN



INDUSTRIAL

CONRAD BERNARD, SIOR



LAND

JEFF G. PEDEN, SIOR

2

HOUSTON'S CRE EXPERTS



MICHELLE WOGAN
EXECUTIVE VP
OFFICE
TRANSWESTERN

Over 35 years of CRE experience specializing in office in Houston

Leased over 20 million SF for an aggregate value in excess of \$2.5 billion

Serves as Chairman of the Board for the North Houston District

michelle.wogan@transwestern.com



CONRAD BERNARD
SIOR
MANAGING PRINCIPAL
INDUSTRIAL
BOYD COMMERCIAL

CRE career spanning over 40 years in Houston

Major clients include Baker Hughes, Coca-Cola and Lovett Industrial

Actively involved with Society of Industrial and Office Realtors (SIOR)

cbernard@boydcommercial.net



JEFF PEDEN
SIOR
EXECUTIVE
MANAGING DIRECTOR
LAND & INVESTMENT
TRANSWESTERN

More than 25 years of commercial real estate experience specializing in land

Closed over 1,900 transactions for an aggregate value in excess of \$3.6 billion

Member and past president of the Houston/Gulf chapter of SIOR

jeff.peden@transwestern.com

HOUSTON'S CRE MARKET

ARE CRE TRANSACTIONS GETTING DONE IN TODAY'S MARKET IN HOUSTON, TX?

OFFICE

5

HOUSTON OFFICE

LARGE LEASE TRANSACTIONS 2022 TO 2023 YTD

Tenant	Size	Address	Building Name	Transaction Type	Previous Location	Prior SF
Apache Corporation	328,000	2000 W Sam Houston Pky S	One BriarLake Plaza	New/Downsize	Post Oak Central	524,342
LyondellBasell	318,504	2800 Post Oak Blvd	Williams Tower	New/Downsize	1221 McKinney St	435,830
Fluor Corporation	308,186	737 N Eldridge Pky	Three Eldridge	New/Downsize	1 Fluor Daniel	1,161,400
Enbridge	292,892	915 N Eldridge	Energy Center Five	New/Downsize	5400 Westheimer	614,394
Kiewit Corporation	277,105	585 N Dairy Ashford Rd	Energy Center I	Renewal/Expansion	585 N Dairy Ashford	171,000
NRG	245,000	1301 McKinney St	3 Houston Center	New/Downsize	910 Louisiana	431,307
Wood Group	226,287	17325 Park Row Rd	Westgate III	Renewal	N/A	N/A
Bechtel	205,000	2105 Citywest Blvd	CityWestPlace Bldg 3	New/Downsize	3000 Post Oak Blvd	436,641
Baker Botts	172,301	910 Louisiana St	One Shell Plaza	Renewal	N/A	N/A
Technip Energies	171,600	15377 Memorial Dr	West Memorial Place II	New/Downsize	Energy Tower II	375,000

6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](https://utcle.org/elibrary)

Title search: Deal or No Deal: Are CRE Transactions Getting Done in Today's Market?

Also available as part of the eCourse

[2023 Bernard O. Dow Leasing eConference](#)

First appeared as part of the conference materials for the
2023 Bernard O. Dow Leasing Institute session

"Deal or No Deal: Are CRE Transactions Getting Done in Today's Market?"