

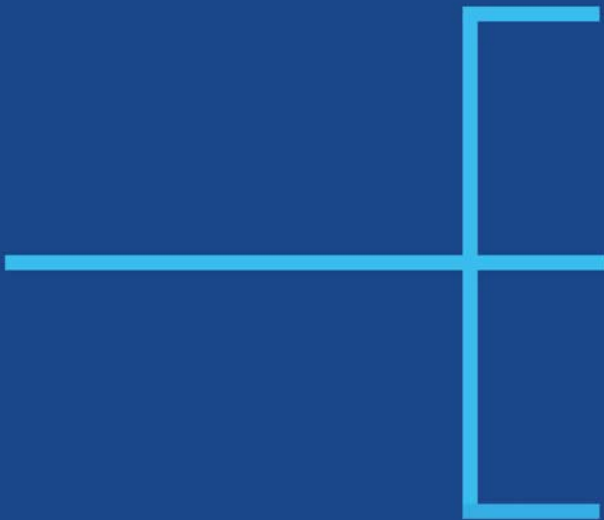
MICHELLE WOGAN | CONRAD BERNARD | JEFF PEDEN

# DEAL OR NO DEAL

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

NOVEMBER 2023

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**OFFICE**

MICHELLE WOGAN



**INDUSTRIAL**

CONRAD BERNARD, SIOR



**LAND**

JEFF G. PEDEN, SIOR

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# 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](mailto: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](mailto: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](mailto:jeff.peden@transwestern.com)

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# HOUSTON'S CRE MARKET

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

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# OFFICE

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## 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

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Also available as part of the eCourse

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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?"