

Exceeding Customer Expectations Every Day



# GREENWAY PLAZA



On-Line With Greenway Plaza

Third Edition 2011

# Happy Holidays!



*Thank you for another great year at Greenway, we hope that we have provided you with the excellent service that you deserve as our cherished customers. We look forward to your continued presence at Greenway and the opportunity to work with you as part of the Greenway Plaza family. Our best wishes to you and yours for a safe and memorable holiday season!*

*Greenway Plaza's Management & Leasing Team*

### Greenway Plaza Lease Transactions Third and Fourth Quarters of 2011

#### Renewals

Abby Executive Suites	12 GWP
Boyer Jacobs Short	9 GWP
Cement Lining	1 GWP
Cogent Communications	3 GWP
Lawrence Stefaniak	1 GWP
Luccia & Evans	8 GWP
Signature Securities Group	9 GWP
Thoreen Advisors	1 GWP

#### Expansions

Buckeye Partners	1 GWP
MitEnergy / Moex	9 GWP

### QUIZ CORNER

Find the Quiz Corner  
Question on the Captivate  
Screen in your building  
elevators.

E-mail your answers to:  
[dmessina@crescent.com](mailto:dmessina@crescent.com)  
Subject Line: Quiz Corner

## Quiz Corner Rules

The Question for this edition of Quiz Corner may be found on the Captivate Screens in your building elevators.

- \* Look for the Quiz Corner screen in your building elevators
- \* Read the question
- \* Find the answer in the newsletter
- \* E-Mail your answer as directed

**The first 10 correct responses win a prize !  
Winners will be contacted via e-mail.**

### CONTEST WINNERS - 2nd EDITION 2011

Laura Mireles - Jenkin's & Kamin  
Lillian Hon - FKP Architects  
Ed Doherty - T-Mobile  
Allen Shea - INVESCO  
Kara McCormick - Collaborative For Children

*Crescent employees and service partners are not eligible to participate.*

## GOT NEWS ? ? ?



If your company has exciting news including awards and/or important milestones that it would like to share in Greenway Plaza's on-line newsletter scheduled for distribution the first week of April 2012, please contact Donna Messina at 713-965-1703 or [dmessina@crescent.com](mailto:dmessina@crescent.com). The deadline for submitting information is March 1.

## AROUND THE PLAZA



Rendering of 2 Greenway Plaza  
Elevator Lobby

### 2 Greenway Plaza Lobby Renovation

Crescent Real Estate retained Ziegler Cooper Architects to provide renovation services for the 2 Greenway Plaza lobby. The renovation includes reuse of existing stone elements along with upgraded finishes, such as white and cherry wood veneer wall paneling, to create a warmer more inviting space. The existing barrel vaulted ceiling was replaced with gypsum board accented by a modern linear slot light fixture and cove lighting. Lastly, new elevator call lanterns were appointed and new carpet was installed in public corridors.



### Opening In December Desserts & Toasted Subs

A premier dessert café also featuring toasted Brickhouse Subs.

**Location:** Phase I - The Shops - Retail Concourse

**Hours:** Monday thru Friday - 7:00 am - 3:00 pm

### NEW YEAR'S RESOLUTIONS

Tradition dictates that every 365 days, you should try to kick bad habits and start your life anew. So sit down with a cup of coffee, a paper and a pen, and reflect: What kinds of New Years Resolutions will you make for yourself this January 1st?

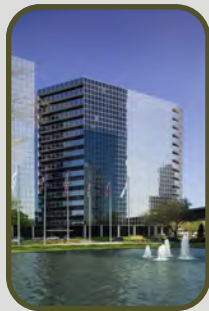
**Will your New Year's Resolutions be a "To Do List For the First Week In January"???**



### Greenway Plaza Buildings Receive LEED Certification



5 Greenway - Silver



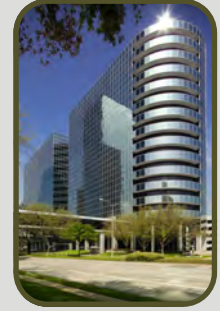
8 Greenway - Gold



9 Greenway - Gold



11 Greenway - Gold



12 Greenway - Silver

Five out of ten Greenway Plaza buildings are now LEED EB Certified. Buildings 8, 9 and 11 Greenway Plaza are LEED EB Gold Certified and 5 and 12 Greenway are LEED EB Silver Certified. Currently 1 and 2 Greenway have been submitted and are awaiting response to clarification comments. 3 Greenway Plaza and 3800 Buffalo Speedway were submitted in November and are under review by the U.S. Green Building Council (USGBC). 4 Greenway will be submitted in December which means all Greenway buildings will have received their LEED certification by the end of the first quarter of 2012.

LEED, or Leadership in Energy and Environmental Design, is an internationally-recognized green building certification system. Developed by USGBC in March 2000, LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions and promotes sustainable building and development practices through a suite of rating systems that recognize projects that implement strategies for better environmental and health performance. LEED also makes business sense, benefiting commercial building owners as well as tenants. LEED EB Certification is applied to existing buildings.



### E-Cycle Event Collects Over 22 Tons

*Greenway's E-Cycle Program has collected over 150,000 lbs. of equipment since 2009*

Thanks to the customers and area residents who participated in Greenway Plaza's bi-annual electronic equipment recycling event in September we were able to divert over 22 tons of waste from Texas landfills.

***Start saving your old equipment now for the next E-cycle Event which will take place in the first quarter of 2012.***

## Greenway's "Green Heroes"

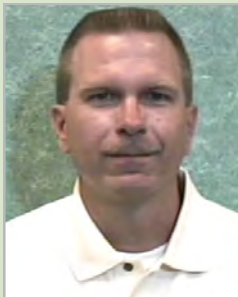
The U.S. Green Building Council-Texas Gulf Coast Chapter announced their 2011 "Green Heroes" at the inaugural Green Legacy Gala held on September 8 at the Houstonian Hotel. "Green Heroes" are the unsung men and women who make sustainability their mainstream practice. Three members of Greenway Plaza's team were recognized as "Green Heroes" including Kevin Saul, Senior Chief Building Engineer; Kenneth Bracewell, Chief Building Engineer and Jim Langford, Land Services Manager.



**Kevin Saul - Senior Chief Building Engineer**

*Quietly making the buildings work.....*

Kevin received recognition for his tenacity and dedication to the constant pursuit of opportunities to translate day-to-day job activities into energy saving and green building initiatives. Over the years Kevin has instigated many projects resulting in tangible reductions in energy consumption and the conservation of natural resources including: T-18 lighting retrofits for both buildings and garages, the replacement of water closets and related fixtures, water pumps with variable frequency drive units and the use of highly reflective roof coatings on Greenway buildings.



**Kenneth Bracewell - Chief Building Engineer**

*Commitment to energy efficiency and consumption reduction.....*

Kenneth is very conscientious about the need to reduce energy consumption and his awareness and passion guide his daily activities on the property. He has been very instrumental in reducing Greenway's carbon footprint. Over the past 10 years Ken's efforts behind the scenes has helped to reduce the electrical demand and cooling tonnage at the property by over 100,000 mega watt hours compared to 2001's consumption. This equates to a reduction of approximately 67,000 tons of greenhouse gases annually compared to 2001 levels.



**Jim Langford - Land Services Manager**

*Eco-friendly landscaping.....*

Jim Langford is responsible for Greenway's 51 acres and in the past 6 years he has initiated land management practices that focus on Earth-friendly and Green landscaping principles which include: the redesign and installation of native plants that are easily adapted and suitable for the Houston climate and tolerant perennials that require less maintenance, water and pest and disease controlling products. Jim has single-handedly changed the face of Greenway Plaza's landscaping to an environmentally friendly system.



"It's not easy bein' Green" .....  
But, it's the right thing to do!

# AROUND THE PLAZA

# EVENTS

## December 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				<b>1</b> Blood Drive The Shops	2	3
4	<b>5</b> Operation Stocking Stuffer Kick-Off	<b>6</b> Longfellow Elementary The Shops 11:15 -12:15	7	8	9	10
11	12	13	<b>14</b> Dickens Quartet The Shops	<b>15</b> Harpist The Shops 11:00 - 1:00	16	17
18	19	<b>20</b> Operation Stocking Stuffer Ends Today	21	22	23	<b>24</b> Christmas Eve
<b>25</b> Christmas Day	26	27	28	29	30	<b>31</b> New Year's Eve



### LOST AND FOUND

*Call 713-966-3933 or Visit Greenway's Security Office  
Four Greenway Plaza - Concourse Level - Suite C-900*



### Houston's Green Office Challenge

*Crescent is a proud sponsor of the City's year-long initiative*

The final educational meeting of Houston's "Green Office Challenge" program was held on November 28th at Greenway Plaza. Presentations were given on the topic of Green Certifications and Sustainable Design by representatives from Crescent, Hines and HOK Houston, a global architectural firm.

The city-wide initiative which had its start last December is designed to create the opportunity for a "Greener Houston" by challenging management districts, commercial property owners and office tenants to participate in improving the environmental and economic performance of their business operations. The Green Office Challenge helps participants achieve strategies that reduce energy and water use, as well as waste and provides an exciting way for businesses to help make Houston a "greener" place to live and work.

The program was developed through a partnership between the City of Houston and the International Council for Local Environmental Initiatives (ICLEI) - Governments for Sustainability.

### Grissom Elementary Greenway's New FACES of Change Partner School



*Grissom Elementary School*

Greenway Plaza's original school partner for the three year term of its FACES of Change program beginning in 2011 was Stevenson Elementary which got caught up in the Houston Independent

School District's closings this year causing the program to be put on hold until a new school could be chosen. We are pleased to announce Virgil Ivan Grissom Elementary School located at 4900 Simsbrook in the Central Southwest area of the City as our new FACES partner.

98% of the students at Grissom Elementary come from economically disadvantaged families with 47% considered as homeless. The new partnership is a great opportunity for Greenway Plaza/Crescent to make a real difference in the lives of the children.

For further information on the FACES of Change Program visit [www.facesofchange.com](http://www.facesofchange.com). If you are interested in getting involved in the FACES of Change Program at Greenway plaza, please e-mail Kirk O'Neal at [koneal@crescent.com](mailto:koneal@crescent.com).



### OPERATION STOCKING STUFFER

Greenway Plaza is participating in the Houston Fire Department's Annual Toy Drive benefiting thousands of local families in need during the holiday season.

When: December 5 - 20  
Time: 8:00 am - 4:00 pm  
Items: Toys - New & Unwrapped  
For: Children ages 1 - 12

#### Donation Box Locations:

- ★ Food Court - The Shops at Greenway
- ★ Security Office - 4 Greenway Plaza
- ★ Plaza Level between 8 & 12 Greenway
- ★ Lobby - 9 Greenway Plaza
- ★ Lobby - 11 Greenway Plaza

### Greenway Celebrates Fire Prevention Month

#### Greenway Hosts 1st Annual Fire Prevention Conference

Crescent's First Annual Fire Prevention Conference was held on Thursday, October 27 at the Renaissance Hotel where 175 registrants were offered fire warden certification and supplemental fire safety information, provided by current and former Houston Fire Department Inspectors. Our own District Chief, Steve Cichon, was in attendance for the event, which drew participants from across the campus. Daniel Salazar, who created Greenway's Online Fire Warden Program gave a presentation on fire safety, and HFD Inspector Frank Arriola conducted fire warden certification training. Both representatives did an outstanding job. Feedback from Greenway customers indicated a positive reaction to the conference.



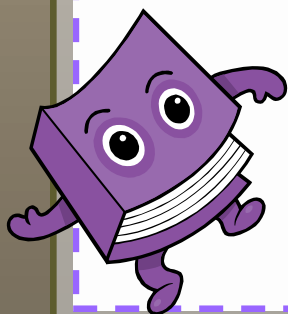
Tuscany (Greenway) Coffee in the Food Court provided refreshments. In addition to delicious refreshments, attendees came away with free smoke detectors and CD-ROMs with fire safety information from the Houston Fire Department.

Next year promises to build on this year's success, with participation from HFD, including live presentations and full-scale simulations. Look for us during Fire Prevention Week next October, when the second event continues what is sure to become a tradition at Greenway Plaza.



In support of the Houston Fire Fighters Burned and Crippled Children Fund Greenway Plaza hosted the annual HFD calendar sales drive in the Phase I Food Court on November 16th. Several of the calendar models were available for autographs. All proceeds from the calendar sales go to provide medical care and rehabilitation for children who have been injured by burns or have been crippled in accidents, and for educational programs to prevent injuries and accidents involving children.

*If you missed the event at Greenway, calendars are available to purchase on-line at [www.firefighterscalendar.org](http://www.firefighterscalendar.org)*



### BOOKS ARE FUN

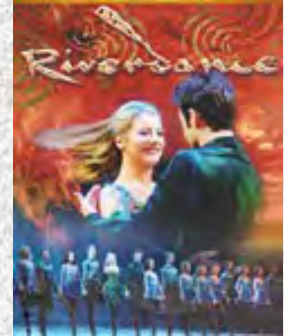
The annual Books are Fun event is always a big hit with Greenway customers. This year's event was held on November 1st and 2nd as customers purchased books and other educational gifts for the upcoming holidays.

### Deck the Halls!!

*Newly designed interior holiday decorations were installed in the buildings during the Thanksgiving break. We hope you enjoy the new look and that it brings the joy of the season to your work day!*



# The Crescent Advantage



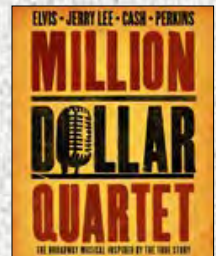
## GEXA ENERGY BROADWAY AT THE HOBBY CENTER

Exclusive Ticket Offer For Greenway Customers

Greenway Plaza management has once again partnered with the Hobby Center for exclusive ticket prices for Greenway customers and their employees to attend selected performances of the 2011 - 2012 Gexa Broadway series at The Hobby Center. Special ticket prices are available for a specified period of time in advance of the performances. Posters will be placed in the building lobbies prior to each event with detailed information. The offer will extend to the following shows:



January 10 - 15	The Addams Family
February 10 - 12	Riverdance
February 28 - March 4	Million Dollar Quartet
April 10 - 15	Come Fly Away
May 15 - 20	Wishful Drinking



Greenway Plaza's exclusive TicketPASS offers are now available with special pricing for our customers to the following performances at Toyota Center:

**Cirque Du Soleil: Dralion** - November 30-December 4

**Disney's Phineas and Ferb: The Best Live Tour Ever!** - Friday, December 30

**The Original Harlem Globetrotters** - January 28 and January 29, 2012

For more event information visit [www.houstontoyotacenter.com/tickets/ticketpass.php](http://www.houstontoyotacenter.com/tickets/ticketpass.php)

**Promo Code: GREENWAY**

You can also order your tickets by phone at 713-758-7231 to save on service fees.

### GREENWAY PLAZA -- PHASE I

The area of the Greenway Plaza campus located between Buffalo Speedway and Edloe, and the Southwest Freeway Feeder Road and Richmond Avenue is known as Phase I. The buildings located in Phase I include One, Two, Three, Four and Five Greenway Plaza, The Shops at Greenway and 3800 Buffalo Speedway. The Phase I Customer Center which provides services to these buildings is located in One Greenway Plaza, Suite 725. Kirk O'Neal, the Phase I General Manager, is responsible for Phase I of the project and is assisted by a staff consisting of an Administrative Assistant to the General Manager, two Senior Property Managers, two Property Administrative Assistants, a Construction Manager and an Administrative Property Receptionist. To contact the Customer Center dial 713-965-2913. For more information visit [www.greenwayplaza.com](http://www.greenwayplaza.com).

### Phase I Senior Property Managers



**LIZ GREEN**

Lizabeth Green joined Crescent Real Estate Equities in October of 2003 and currently serves as the Sr. Property Manager of 1, 2, and 3 Greenway Plaza consisting of 1,000,000 square feet.

Liz has over 29 years of experience in the commercial real estate industry that encompasses development in Dallas, and managing Class A office towers in Houston. Prior to joining Crescent, she was senior property manager for three years with Tishman Speyer.

She is a native Texan and grew up in Wichita Falls. She graduated from the University of Oklahoma with a Bachelors of Science Degree in Home Economics in 1982. Liz is an active member in Houston Building Owners and Managers Association (BOMA) and Institute of Real Estate Management (IREM). She served as a member of the BOMA Board of Directors for six years.



**DARLENE TIETZE**

Darlene Tietze, Sr. Property Manager in Phase I of Greenway Plaza has been at Greenway Plaza since 2006. She is responsible for the management of 4 Greenway Plaza, 5 Greenway Plaza, 3800 Buffalo Speedway and The Shops at Greenway Plaza. During her time at Greenway Plaza, Darlene has managed some large construction projects for several of her customers, as well as freight elevator modernizations and interior upgrades and lobby renovations at 5 Greenway Plaza.

Darlene has 19 years of experience in property management and holds her Certified Property Manager designation.

Darlene grew up in Van Horn, Texas and moved to Houston 20 years ago. She and her husband Ray live in Spring, with their children daughter Morgan, 17 and son, Taylor, 15.



## CUSTOMERS / AMENITIES

### Phase I

Alonti Deli	713-626-2934
Bango Burgers	713-622-2264
Bistro 59 (Renaissance Hotel)	713-629-1200
Car Butler	713-552-5858
Cilantro's Fresh Mexican Kitchen	713-439-0058
Chick Fil A	-----
Dr. Henry Bowman, D.D.S.	713-961-9894
Eats Express	713-622-3287
Gateway Newsstands	713-993-0085
Greenway Conference Center	713-965-2913
Greenway Plaza Transportation Center	713-965-2980
M. Foster Jeweler	713-627-8605
Nestle Toll House Café	-----
Precision Graphics Centers	713-960-0105
River Oaks Flower House	713-622-0810
Roman Delight	713-621-4236
Starbucks (Renaissance Hotel)	713-929-1200 / x2340
Teppanyaki	713-840-9888
Texas Chicken Express	713-626-5392
Tuscany Premium Coffees	713-993-0255
U.S. Post Office	713-572-3675
Village BBQ	713-963-8500

### Phase II

Alonti Deli (9 Greenway)	713-840-1132
Amegy Bank of Texas (12 Greenway)	713-235-8800
Encore Bank (9 Greenway)	713-960-5009
Frost Bank (3707 Richmond)	713-388-1300
Houston City Club (One City Club Drive)	713-840-9001
Murphy's Deli (inside Sami's)	713-622-4677
Rising Roll (between 8 & 12 Greenway)	713-961-7655
Sami's (11 Greenway)	713-622-4677
Tony's (3755 Richmond)	713-622-6778

Visit our website at [www.greenwayplaza.com](http://www.greenwayplaza.com)  
For up to date information on Greenway Plaza

## Transportation Center Services 713-965-2980

- \* Super Shuttle service to Hobby or Intercontinental Airport (via reservation only at 1-800-258-3826)
- \* Books on Tape & Videos To Go – FREE
- \* Metro Bus Passes & "Q" Cards
- \* Sale of TREKEXPRESS Ticket Books
- \* General Parking Questions

## Greenway Plaza Security Services 713-965-2931

- \* After-Hours Escorts to Vehicles
- \* Dead Battery Jump Starts

## Property Management/Operations

**Vice President  
Property Management  
Greenway Plaza** **713-966-3900**  
**Bob Carlen**  
[bcarlen@crescent.com](mailto:bcarlen@crescent.com)

### Phase I **713-965-2913**

Buildings: 1, 2, 3, 4, 5 GWP  
3800 Buffalo Speedway & The Shops

General Manager Kirk O'Neal  
[koneal@crescent.com](mailto:koneal@crescent.com)

Senior Property Manager Darlene Tietze  
[dtietze@crescent.com](mailto:dtietze@crescent.com)

Senior Property Manager Lizbeth Green  
[lgreen@crescent.com](mailto:lgreen@crescent.com)

### Phase II **713-965-2212**

Buildings: 8, 9, 11, 12 GWP  
& The Houston City Club

General Manager Steve Byers  
[sbyers@crescent.com](mailto:sbyers@crescent.com)

Senior Property Manager Billy Sams  
[bsams@crescent.com](mailto:bsams@crescent.com)

Senior Property Manager Linda Malone  
[lmalone@crescent.com](mailto:lmalone@crescent.com)

**Greenway Conference Centers - Online or  
Call Your Building's Customer Service Representative**

## For Leasing Information

**Crescent Leasing Dept.** **713-966-3900**  
Vice President Warren Savery  
[wsavery@crescent.com](mailto:wsavery@crescent.com)

Leasing Manager Bubba Harkins  
[bharkins@crescent.com](mailto:bharkins@crescent.com)

## Marketing/Customer & Community Relations 713-966-3951

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