



Administration Center

Alcon Laboratories

Fort Worth, Texas

Phase I 144,000 sq.ft., 7 floors

Phase II 140,000 sq.ft., 4 floors

Albuquerque Plaza

Albuquerque, New Mexico

Hotel - 388,250 sq. ft., 410 keys, 20 Floors

Office Building – 378,000 sq.ft., 22 Floors

Retail – 43,000 sq.ft.

American Stores Company

Salt Lake City, Utah (Corporate Headquarters)

615,000 sq.ft., 24 floors

AMX Building (formally Panja)

Richardson, Texas

128,700 sq.ft., 2 floors

Austin Centre Office Building

Austin, Texas

360,000 sq.ft., 16 floors

Bank One Operations Center

Fort Worth, Texas

400,000, 2 floor operations and data centers

Campbell Centre

Dallas, Texas

440,000 sq.ft., 22 floors each (Twin Towers)

Capital Group Companies

San Antonio, Texas (Regional Headquarters)

450,000 sq.ft., 1 level

Parking Garage - 385,000 sq.ft., 1 floor

Expansion (2006) (In Design)

Module 5:

Office Building – 67,500 sq.ft.

Parking Garage – 171,500 sq.ft.

Module 6:

Office Building – 67,900 sq.ft.

Parking Garage – 222,000 sq.ft.



Carnegie Building (The) (Under Construction)

Fort Worth, Texas

300,000 sq.ft., 16 floors, including basement and retail

Central & South West Corporation

Dallas, Texas (Corporate Headquarters Addition)

120,000 sq.ft., 8 floors

Centura Building

Farmers Branch, Texas

410,000 sq.ft., 15 floors

Champions 1 Office Building (In Design)

Frisco, Texas

200,000 sq.ft., 8 floor spec office building

Churchill Tower

Dallas, Texas

290,000 sq.ft., 12 floors

Cigna Point Office Building (In Design)

Plano, Texas

200,000 sq.ft., 4 floors

Citicorp North America, Inc.

Tampa, Florida (Regional Campus)

(4) 125,000 sq.ft. Office Buildings

(1) 140,000 sq.ft. Amenities Bldg.

Citigroup DFW R.E. Strategy

Dallas, Texas

Regent Site – (4) 200,000 sq.ft. office buildings (each)

Las Colians Site – (1) 225,000 sq.ft.

City Center

Washington, D.C.

345,000 sq.ft., 12 floors

Underground Parking - 105,000 sq.ft., 4 levels



Computer Associates

Plano, Texas
200,000 sq.ft. corporate tenant finish-out

Continental Plaza

Fort Worth, Texas
1,000,000 sq.ft., 40 floors

Corgan Office Building (Corporate Headquarters)

401 North Houston Street
Dallas, Texas
60,000 sq.ft., 3 floor office building

Countrywide Home Loans, Inc. (Corporate Headquarters)

Fort Worth, Texas
400,000 sq.ft., 2 floors, includes 15,000 sq.ft. data center (with provisions for an additional 10,000 sq.ft. expansion)

Countrywide Home Loans, Inc.

Plano, Texas
400,000 sq.ft. tenant remodel plus 50,000 sq.ft. data center

Court Towers

Towson, Maryland
140,000 sq.ft., 7 floors plus basement

Crossmark (Corporate Headquarters)

Plano, Texas
150,000 sq.ft., 3 floors

Dell Computer Corporation

Round Rock, Texas (Campus Expansion)
Building RR5 - 336,000 sq.ft., 3 floors
Buildings RR 7 and 8 – each at 226,000 sq.ft., 3 floors

Dell Computer Corporation - Parmer South Campus

Austin, Texas
Building PS1 - 328,000 sq.ft., 4 floors
Buildings PS2, Link and PS3 - 696,000 sq.ft., 4 floors



Denbury Resources

Plano, Texas

104,414 sq.ft., 4 floors

Below Building Parking - 28,500 sq.ft.

117,500 sq.ft. Parking Garage

8080 North Central

Dallas, Texas

350,000 sq.ft., 17 floors

Eight Greenspoint Plaza

Houston, Texas

216,060 sq.ft., 8 floors

136,800 sq.ft., 3 level Parking Garage

Electronic Data Systems (Corporate Headquarters)

Plano, Texas

1,600,000 sq.ft., 8 floors

150,000 sq.ft. 3 floor Information Management Center

Exxon Corporation (Corporate Headquarters)

Irving, Texas

350,000 sq.ft., 3 floors

Interim Headquarters – 225,000 sq.ft., 9 floors (interior finish-out)

Exxon Exploration Company

Eight Greenspoint Plaza (Corporate Headquarters)

Houston, Texas

216,060 sq.ft., 8 floors

136,800 sq.ft., 3 level Parking Garage

Farm Credit Banks of Texas (State Headquarters)

Austin, Texas

157,000 sq.ft., 4 floors

Federal Office Building

El Paso, Texas

200,000 sq.ft., 7 floors



Federal Reserve Bank of Dallas (11-K)

Dallas, Texas (Regional Headquarters)
750,000 sq.ft., 15 floors

Fidelity Investments (Southwest Regional Headquarters)

Westlake, Texas
Phase I - 700,000 sq.ft., 5 floors
Phase II - 600,000 sq.ft. (In Design)

1555 Poydras (Exxon)

New Orleans, Louisiana
550,000 sq.ft., 20 floors

Fina, Inc.

Plano, Texas (Corporate Headquarters)
275,000 sq.ft., 5 floors

First City Center

Dallas, Texas
1,481,000 sq.ft., 50 floors

Flextronics

Plano, Texas
(2) 135,000 sq.ft. Buildings 6 & 7
(2) 115,000 sq.ft. Buildings 2 & 4

FT Mortgage (formally First Horizon Home Loan) (Corporate Headquarters)

Irving, Texas
250,000 sq.ft., 2 floors

Granite Tower At The Centre

Farmers Branch, Texas
249,000 sq.ft., 10 floors

Heritage Commons II

Fort Worth, Texas
120,000 gross sq.ft. office building
Parking - 475 spaces



IBM Tower at Atlantic Center

Atlanta, Georgia

1,200,000 sq.ft., 50 floors

Kincaid Towers

Lexington, Kentucky

426,000 sq.ft., 22 floors

L.L. & E. Tower

New Orleans, Louisiana

792,000 sq.ft., 36 floors

Lakeside Centre

Richardson, Texas

Building 1 210,000 sq.ft., 7 floors

Building 2 114,000 sq.ft., 6 floors

Parking Garage - 367,000 sq.ft., 4 levels

Lakes on Tennyson Professional Plaza

Dallas, Texas

(2) Office Buildings - 15,000 sq.ft., 2 floors each

Lexington Financial Center

Lexington, Kentucky

400,000 sq.ft., 30 floors

Lincoln Centre

Dallas, Texas

One 450,000 sq.ft., 14 floors

Two 660,000 sq.ft., 19 floors

Three 600,000 sq.ft., 17 floors

Lookout Office Park

Richardson, Texas

Phase I 160,000 sq.ft., 3 floors

Phase II 110,000 sq.ft., 5 floors



Market Tower

Indianapolis, Indiana

540,000 sq.ft., 32 floors

Mary Kay Cosmetics

Addison, Texas

460,000 sq.ft. (interior finish-out)

8,918 sq.ft. Data Center

McGuire Solana Office Building

Solana, Texas

The Phase I Building 19 will be 4-5-story, 150,000 sq.ft. with a 2-level, 162,500 SF, 500 car parking garage. The Phase II Building 20 will be 4-5-story, 150,000 sq.ft. with a 6-level, 195,000 SF, 600 car parking garage.

Museum Place – Block D (Under Construction)

Fort Worth, Texas

Mixed-use project will consist of 25,000 sq.ft. of retail space, four floors of “shell and core” office space totaling 100,000 sq.ft. and three floors of residential units totaling 30 units with 4 basic units with associated amenities. In addition, it is anticipated that there will be an eight level (250,000 sq.ft.) parking garage

Millennium Park - Phase I

Dallas, Texas

375,000 sq.ft., 14 floors

1999 Broadway

Denver, Colorado

740,000 sq.ft., 40 floors

Nissan South Central Regional Headquarters

Irving, Texas

300,000 sq. ft., 3 floors

Nortel

Richardson, Texas

Phase I 350,000 sq.ft., (2) 5-floor buildings

Phase II 210,000 sq.ft. 5-floors

320,000 sq.ft. parking structure

Phase III 300,000 sq.ft., 7-story building



Olympia & York Tower

Dallas, Texas

750,000 sq.ft., 36 floors

One Arts Plaza

Dallas, Texas

1,100,000 sq.ft.; 24-floors, plus basement includes 434,000 sq.ft. offices; 139,000 sq.ft. of residential units; 38,000 sq.ft. of retail; and 363,000 sq.ft. of enclosed parking

One First Union Center

Charlotte, North Carolina

880,000 sq.ft., 42 floors

One Main Place

Dallas, Texas

1,000,000 sq.ft., 32 floors

One Nashville Place

Nashville, Tennessee

460,000 sq.ft., 24 floors

161 Corporate Center

Irving, Texas

Phase I 100,000 sq.ft., 4 floors

Phase II 217,000 sq.ft., 7 floors

256,000 sq.ft. Parking Garage, 3 floors

One & Two Warren Place

Tulsa, Oklahoma

480,000 sq.ft., 20 floors (each)

2,100 car Parking Garage

One Westheimer Plaza

Houston, Texas

500,000 sq.ft., 22 floors

Pacific Place

Dallas, Texas

350,000 sq.ft., 20 floors



Peachtree Summit

Atlanta, Georgia

855,000 sq.ft., 30 floors

JCPenney Company, Inc.

Plano, Texas (Corporate Headquarters)

1,925,000 sq.ft.

Plaza 7000

Austin, Texas

157,300 sq.ft., 4 floors

750 car, 6 level parking structure

Post Oak Mixed-Use Development (In Design)

Houston, Texas

Phase I – 300,000 sq.ft., 10 floor “shell and core” office building

Phase II – 400,000 sq.ft., 17 floor “shell and core” office building

Renaissance Tower (First International Bldg.)

Dallas, Texas (Original & Renovation)

2,000,000 sq.ft., 56 floors

San Antonio Savings Association

San Antonio, Texas

225,000 sq.ft., 9 floors

San Jacinto Center

on Town Lake Office Building

Austin, Texas

350,000 sq.ft., 20 floors

Seven Owls Office Building – Lacerte Office

Addison, Texas

Phase 1 Bldg - 4970 Landmark Place

4-story, 53,000 sq.ft. office building with raised floor, underfloor air

Signature Place

Dallas, Texas

Phase I 184,000 sq.ft., 8 floors

Phase II 280,000 sq.ft., 11 floors



6 Houston Center (Under Construction)

Houston, Texas

615,000 sq.ft. 'Class A', "shell and core", speculative office building in downtown Houston with a 532,000 sq.ft., 1,485 car, structured parking garage.

Southwest Airlines Company

Dallas, Texas (Headquarters Expansion)

320,000 sq.ft., 5 floors

Southwestern Bell Telephone Company

Dallas, Texas (Texas Headquarters)

Administration	1,200,000 sq.ft., 39 floors
Data Processing	650,000 sq.ft., 14 floors
Parking Garage	1,200 car capacity, 11 levels

(Central Plant in Basement)

St. Paul Tower

Dallas, Texas

357,000 sq.ft., 20 floors

Sullivan Central Plaza

Dallas, Texas

300,000 sq.ft., 16 floors

Tandy Center

Fort Worth, Texas

Two 18 floor Office Towers with Connecting Shopping Mall
1,000,000 sq.ft.

Ten Thousand Central

Dallas, Texas

300,000 sq.ft., 16 floors

Texas A&M Foundation (Jon L. Hagler Center)

College Station, Texas

41,000 sq.ft., 2 floors

Texas Commerce Plaza

Corpus Christi, Texas

340,000 sq.ft., 24 floors



Towers at Williams Square

Irving, Texas

North Tower 750,000 sq.ft., 25 floors

West Tower 375,000 sq.ft., 12 floors

East Tower 375,000 sq.ft., 12 floors

Town Center

Southfield, Michigan

I 550,000 sq.ft., 32 floors

II 380,000 sq.ft., 20 floors

III 640,000 sq.ft., 28 floors

2,100 car Parking Garage

Two Arts Plaza (Under Construction)

Dallas, Texas

18-story building with one sub-basement. The building will have approximately 668,000 sq.ft. of enclosed parking garage on basement through 7th Floor. Retail will be located on the First Floor and total approximately 20,000 sq.ft. Office floors will be located on the 2nd Floor and the 8th through the 18th Floors and total approximately 462,625 sq.ft..

2405 Grand on Crown Center Square

Kansas City, Missouri

266,000 sq.ft., 13 floors

Westminster City Center

New Orleans, Louisiana

543,000 sq.ft., 27 floors

Uptown Center

Dallas, Texas

117,400 sq.ft., 4 floor Office Structure atop 108,573 sq.ft., 5 level Parking Structure

USAA

San Antonio, Texas (Home Office Expansion – Buildings E&F)

600,000 sq.ft., 3 floors

630,000 sq.ft., 3 level Parking Garage

150,000 sq.ft., 3 floor Back-Up Recovery Computer Center

4,500 ton (expandable to 9,000 ton) Central Plant

- Currently designing the renovation of Buildings E & F



USAA

Colorado Springs, Colorado (Regional Office Expansion)
270,000 sq.ft., 5 floors
415,200 sq.ft., 5 level Parking Garage

USAA OPS/0-1 Addition

San Antonio, Texas (Home Office Expansion)
43,650 sq.ft. expansion of Level 0-1

Valero Energy Corporation Corporate Headquarters

San Antonio, Texas

Phase 1 – 166,980 sq.ft., 6 levels
Phase 2 – 134,235 sq.ft., 4 levels

North Campus Expansion:

Building A – 220,544 sq.ft., 3 levels
Building D – 250,600 sq.ft., 4 levels
Building E – 196,329 sq.ft., 3 levels
Building F – 252,187 sq.ft., 4 levels
Family Center – 28,347 sq.ft.

Corpus Christi, Texas

Valero Refining – Texas, L.P.
Administration Building – 122,100 sq.ft., 3 levels
Maintenance Building – 109,500 sq.ft., 2 levels

Houston, Texas

Valero Houston Refinery
Security Guard Building – 1,526 sq.ft.

Port Arthur, Texas

The Premcor Refining Group
Administration Building – 87,700 sq.ft., 2 levels
Parking – 45,850 sq.ft.

St. Charles, Louisiana

Valero Refining New Orleans
Control Building – 18,900 sq.ft.
Maintenance Building – 112,700 sq.ft., 2 levels

San Antonio, Texas

Valero Corporate North Hanger
Hangar and Administration Building – 54,200 sq.ft.



Valero Energy Corporation Corporate Headquarters

Sunray, Texas

Valero Refining – Texas, L.P.

Security Building – 820 sq.ft.

Fire House Building – 13,621 sq.ft.

Memphis, Tennessee

Valero Memphis Refinery

Control Building – 6,075 sq.ft.

Victory Plaza

Dallas, Texas

East Building - 60,000 sq.ft., 3 levels

West Building – 75,000 sq.ft., 3 levels

Victory Tower – Block D (In Design)

Dallas, Texas

New 36-story office tower with ground floor retail and parking garage. 25 levels of office space totaling 725,000 sq.ft. Street level retail space totaling 46,659 sq.ft. 10 floors of parking total 1,200,000 sq.ft.

Zale Corporation National Headquarters

Irving, Texas (World Headquarters)

400,000 sq.ft. on 50 acre campus

1,500 car Parking Garage

Zale Corporation

Dallas, Texas (Original Corporate Headquarters)

550,000 sq. ft., 16 floors