



The nine-story, 470,000-square-foot Briarpark III in the Westchase District, now under construction, is slated for occupancy Jan. 1, 2000.

## ABB Inc. will consolidate 11 divisions in new facility



**BRIARPARK III WAS  
1998'S LARGEST  
SUBURBAN BUILD-  
TO-SUIT OFFICE  
PROJECT.**

### THE DEAL

Briarpark III, ABB Inc.'s build-to-suit office building in the Westchase District on Briarpark, east of the Sam Houston Tollway, between Richmond and Westheimer. The new building, slated for occupancy Jan. 1, 2000, will house 11 ABB divisions currently located in eight different buildings throughout west Houston. Initially, 1,300 ABB staff members will office in the building, which is designed for up to 1,950 employees. Briarpark III is considered the largest suburban build-to-suit office project of 1998.

### THE DEALMAKERS

In a deal brokered by Dan Bellow and Mike Boehler of The Staubach Co., ABB Inc. entered into a 10-year lease for the build-to-suit office building with Wolf Vedder and John McKinnerney of The Simmons Vedder & Co. Spearheading the project are Andy Karlbergs, director of real estate for ABB Inc., Norwalk, Conn., and Alfred P. (Fred) Dettwiler, project manager for ABB Lummus Global Inc. Others include the contractor, Joe Cleary, president of Harvey Construction Co.; architect Ed Reh of House Reh Architects; and interior architect, Marilyn Archer of Ginsler Architects.

### THE PROJECT

In addition to office areas, the nine-story, 470,000-square-foot building will include conference facilities, a cafeteria and credit union. It will be equipped with state-of-the-art voice and data cabling systems. All services in the building will be shared among the ABB

tenants.

The building is located on an 8.8-acre site and has a total net rentable area of 470,000 square feet on nine floors. The parking garage has 4.5 floors and will accommodate 1,880 vehicles. All mechanical and electrical equipment is located in a central plant between the garage and the building.

### BACKGROUND

The site selection was competitively bid among several Houston and Sugar Land locations. A deciding factor in the Westchase location was the support given to ABB from the Greater Houston Partnership, the City of Houston, Harris County and the Westchase Business District.

Although ABB's national headquarters are located in Bloomfield, N.J., the company's Houston operations employ its largest number of people in the United States.

The new office building will consolidate ABB Lummus Global's Western Hemisphere EPC Center, Oil & Gas Division and Technology Division with ABB Randall, ABB Industrial Systems, ABB Simcon, ABB Offshore Systems, ABB Power T&D's sales offices, ABB Instrumentation, ABB Stal and ABB Vetco Gray's corporate offices.

By placing ABB people under one roof across several business segments, ABB hopes to become greater than the sum of its parts by enabling people to share ideas and resources, providing both synergy and cost savings. The development could become a model for ABB in other cities and other countries.