



## News Release

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[Visuals Link](#)

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### **TEXAS TOWER SECURES NEW LEASES TOTALING 182,600 SQUARE FEET**

*Six prominent firms join Texas Tower's robust tenant roster, bringing building to 94% leased*

(HOUSTON, TX) – Co-developer and global real estate firm, Hines, and the global real estate group of CDPQ, Ivanhoe Cambridge, today announced that Texas Tower is now 94% leased. Sable Offshore Corp, Moelis & Company, Sheppard Mullin, Squarepoint Capital and two confidential tenants have signed leases totaling 182,600 square feet at the 47-story, one-million-square-foot, Class AA office tower in downtown Houston.

“A couple years back, we started to formalize the concept of magnet office; identifying the intersection of exceptional design, location, and unparalleled amenities, attracting tenants who demand a workplace that elevates both their brand and employee experience,” said John Mooz, Senior Managing Director at Hines. “There is a clear delineation with the most discerning tenants seeking an unparalleled work environment. The unique combination of world-class amenities—including access to green space and sky atriums saturated with natural light—creates a dynamic space that better fosters collaboration and innovation.”

“Texas Tower underscores our strategic investment focus on the evolving office market in the United States,” said Michael Caracciolo, Managing Director, Real Estate, United States at Ivanhoe Cambridge. “Its prime location, exceptional sustainability credentials, and hospitality-centric services continue to attract top-tier tenants. Texas Tower exemplifies our commitment to the future of work, offering tenants scalable solutions through activated common areas, furnished suites, and flexible workspaces.”

Houston-based independent upstream company **Sable Offshore Corp** has secured 46,000 square feet on levels 28 and 29, with the lease beginning in the third quarter of 2025. Lease negotiations were facilitated by tenant brokers Kevin Kushner, William Padon, and Sydnee Hilburn with CBRE, alongside landlord broker Michael Anderson with Cushman and Wakefield.

**Moelis & Company**, a leading global independent investment bank that provides innovative strategic advice and solutions to a diverse client base, has leased 30,400 square feet on level 22. The lease is set to commence in the fourth quarter of 2025. Cushman and Wakefield handled lease negotiations, with David Guion and Chris Oliver representing the tenant and Michael Anderson representing the landlord.

**Sheppard Mullin**, a full-service AmLaw 50 law firm with more than 1,100 attorneys in 16 offices around the globe, has leased 29,800 square feet on level 25 with occupancy beginning in the fourth quarter of 2025. Kevin Kushner, William Padon and Sydnee Hilburn with CBRE represented the tenant in lease negotiations, while Michael Anderson with Cushman and Wakefield acted as the landlord's broker.

A confidential tenant has secured 8,300 square feet on level 39, with the lease set to commence in the fourth quarter of 2025. Kevin Saxe with CBRE represented the tenant in lease negotiations, alongside landlord broker Michael Anderson with Cushman and Wakefield.

**Squarepoint Capital**, a privately held quantitative investment management firm, will take 8,200 square feet on level 18. The lease is scheduled to start in the third quarter of 2025. Lease negotiations were facilitated by Nick Bockhorn with CBRE as the tenant's broker, alongside landlord broker Michael Anderson with Cushman and Wakefield.

Texas Tower's current tenants include Hines, Vinson and Elkins, Clifford Chance, McGuireWoods and DLA Piper law firms. Other confirmed tenants include Cheniere Energy, Inc., Chicago Title, Charter Title Company, Morgan Stanley, a trading company and a confidential tenant. Additionally, The Square at Texas Tower now stands over 98% occupied.

For more information, including leasing details, visit <https://texastower.com/>.

#### **About Hines**

Hines is a leading global real estate investment manager. We own and operate \$93.0 billion<sup>1</sup> of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 5,000 employees in 31 countries draw on our 67-year history to build the world forward by investing in, developing, and managing some of the world's best real estate. To learn more, visit [www.hines.com](http://www.hines.com) and follow @Hines on social media.

<sup>1</sup>Includes both the global Hines organization and RIA AUM as of June 30, 2024.

#### **About Ivanhoé Cambridge**

Ivanhoé Cambridge, the real estate portfolio of CDPQ, a global investment group with C\$ 452 billion in assets, is built worldwide through strategic partnerships and market leading real estate funds. CDPQ holds interests in more than 1,500 buildings, primarily in the logistics, residential, office and retail sectors. As of December 31, 2023, it held C\$ 77 billion in gross real estate assets

Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies around the world. It does so responsibly and is committed to creating living spaces that foster the well-being of people and communities, while reducing their environmental footprint.

For more information: [cdpq.com](http://cdpq.com) / [ivanhoecambridge.com](http://ivanhoecambridge.com).