



The

Tower View

The Newsletter for Marathon Oil Tower Tenants

October, November, December 2010

TOWER ENERGY EFFICIENCY - RANKED AMONG THE TOP 2%

Hanover Real Estate Partners and Transwestern have made energy efficiency here at Marathon Oil Tower a priority over the past three years. With 17% of greenhouse emissions coming from commercial office buildings, energy efficiency not only saves money, it also helps to reduce our carbon footprint.

You may recall the many completed projects that have been mentioned in past issues of *The Tower View*. These include a lighting retrofit and installation of a new energy management system, a new lighting controller, and new variable frequency drives. There are many more and too many to list, but all have helped make Marathon Oil Tower more energy efficient.

How do we know this? Clearly the utility bills have been reduced. But we've also seen this efficiency proven in our ENERGY STAR® benchmark scores. **Marathon Oil Tower has received the Energy Star® Award every year since 2005.** But what does a score mean? To determine the performance of a facility, the EPA compares energy use among other, similar types of buildings on a scale of 1 - 100, accounting for differences in operating conditions, regional weather data, and other important considerations. Commercial buildings that score 75 or higher and complete the verification process are eligible to display the ENERGY STAR label. This means that a building that has earned the ENERGY STAR label is performing better than at least 75% of its peers in



regards to energy efficiency. In 2005, Marathon Oil Tower received a score of 81. **Each year, that score has risen** because of energy initiatives taken, practices put into place, and the assistance of our tenants. From 2005 to 2010, the Tower scored 81, 86, 88, 88, 89, and 98, respectively.

A score of 98! That means that only 2% of the commercial office buildings in the country that are ENERGY STAR labeled are operating more efficiently than Marathon Oil Tower. Wow! Marathon Oil Tower is in the top two percentile of the country's ENERGY STAR commercial office buildings. That's impressive.

The ENERGY STAR label shows that the building has met the EPA's strict energy performance standards, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers. By carrying the ENERGY STAR label, Marathon Oil Tower is also contributing to Houston's energy efficient reputation - Houston ranks sixth in the nation in regards to the number of ENERGY STAR labeled buildings.

SAFE HOLIDAY SHOPPING

Holidays are a fun and joyous time for everyone, but it is essential during this holiday season to remain safety conscious while going about your holiday shopping. To that end, here are a few tips to help you have a safe and fun holiday shopping season.

1. Shop in groups when possible. This provides more security and deters criminals.
2. Keep valuables in your vehicle hidden out of sight. Storing things like GPS systems, handbags, and gifts hidden in your trunk or glove compartment may eliminate the temptation to break into your vehicle.
3. Be aware of your surroundings in parking lots. Pay attention to where you park and try to park in a well lit spot. It also doesn't hurt to ask for a security escort if it's available.
4. Limit the number of items you buy at one time. Leaving stores with a large number of items is not only tempting to thieves, it may also create a tripping hazard.
5. Finally, remember that stores will usually have extra security for the holiday season. If you are out shopping late and you must shop alone, ask for a security escort when returning to your vehicle. Most security guards are glad to help, and it's always better to be safe.

So get out and enjoy the holiday shopping season, and most of all, be safe.

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DANCING WITH THE STAIRS - A DAY OF AWARENESS, REMEMBRANCE & GIVING



For those that were not able to join the **Dancing With The Stairs** event presented by Hanover Real Estate Partners on **September 11th**, you missed an exciting, successful, and emotional day. Over 120 climbers and three Houston Fire Department firefighter teams from stations all over the city participated in the stair climb. **To date, the event has raised over \$40,000 with donations still coming in.** The Sole Survivor party after the climb was especially moving as participants paid tribute to those that lost their lives on 9/11.

Property Manager Heather McMillon says, "It was a great day supporting the Cystic Fibrosis Foundation and paying tribute to the Houston Fire Department on 9/11. From the St. Thomas Episcopal

High School bagpipes playing the National Anthem and Amazing Grace, to the belly dancers posted throughout the race cheering us on, it was emotional as well as challenging. It was a special moment when adorable three-year old Ava, who has CF, presented sponsors and firefighters with canvases she painted herself. Hanover Real Estate Partners and Transwestern were proud to be a part of this inaugural event and appreciate all those who participated or donated."

Be sure to check out the mural of canvases on the first floor behind the escalators before it is auctioned-off to benefit the Cystic Fibrosis Foundation. Texas Children's Hospital patients with Cystic Fibrosis painted these canvases to promote awareness of the disease.

Photos above, left to right: Houston firefighters and family members took a minute to pose for a photo before tackling the stair climb. Three-year old CF patient, Ava, made a special presentation during the event. Belly dancers Etaira and Nadje of the Solange Troupe entertained waiting stair climbers. Photo below: A Marathon Oil team gets ready to make the climb.



THINK PINK KICKOFF INSPIRES MARATHON OIL TOWER TENANTS TO GET INVOLVED

Hanover Real Estate Partners, Transwestern, and Marathon Oil Company were proud to host the "Think Pink Kickoff" recently in the second floor lobby. The purpose of this annual event is to advertise the upcoming Komen Houston Race for the Cure® held each October. **As the local presenting partner, Marathon Oil Company's goal is to raise \$100,000 for this very worthy charitable organization.**

Marathon Oil Company President Clarence Cazalot (pictured, far right) and **Vice President Eileen Campbell** inspired the audience to get involved and join in



the fight against breast cancer. Attendees were treated to pink lemonade and ice cream sandwiches and encouraged to participate in the Race for the Cure® by



joining a running or walking team, volunteering, or by sponsoring a race participant.

A FULL MENU OF FIRST CLASS AMENITIES

New to the building, or haven't read a newsletter or announcement recently? Allow us to provide a reminder of all of the amenities offered here at Marathon Oil Tower:

- Management Office Concierge services include discounted movie tickets, discounts to surrounding restaurants, and discounted TREK tickets.
- The Coffee Bar on the first floor serves Starbucks products and much more.
- Kim's Gift Shop, located on the first floor, offers convenience items, cards, and gifts.
- Shoe shine services are available daily just outside the mailroom on the first floor.
- Drop off your car on the 8th floor of the garage for wash and detailing service.
- Security escorts are always available after hours. Simply call the Management Office.
- An ATM machine is located in the Bluebonnet Credit Union on the second floor.
- The interactive touchscreen directory

on the second floor will point you in the right direction.

- Tanglewood Terrace Cafe and Deli, located on the 10th floor of the garage (P10), offers a full menu for breakfast and lunch as well as catering services.
- Private dining rooms on level P10 are available for special events.
- A full service conference center and auditorium, located on level P10, provide the perfect setting for meetings.
- Overnight and FedEx boxes are located on the parking garage ground level across from the breezeway.
- Blood drives, book fairs and many other tenant events are offered throughout the year. Be on the lookout for memos and posters announcing various events. You can also sign up to be notified of events by sending a request to MOTFrontdesk@transwestern.net.

If you have any questions about amenities and services, feel free to call the Management Office at 832.369.5800 or send a request to MOTFrontdesk@transwestern.net. We'll be happy to help.

SUMMER AT MARATHON OIL TOWER



Hanover Real Estate Partners and Transwestern hosted a **Summer Celebration** in the second floor lobby in July. Marathon Oil Tower tenants were treated to a variety of cobblers and ice cream while a Dixieland band played American classics. Red, white, and blue bandanas were sold during the event to support Impact A Hero. Everyone had a great time taking a break from the summer heat, and **the bandana sale brought in \$700 for Impact A Hero.**



Thirty-eight units of blood were donated during the July Gulf Coast Regional Blood Drive. That means 114 lives were potentially saved that day!

Proceeds from the July Books Are Fun Book Fair brought in \$128 for the Firefighters Foundation of Houston.

Generous Marathon Oil Tower tenants donated two large bags of school supplies during the Browning Elementary Annual School Supply Drive. Thank you, Marathon Oil Tower tenants!


4TH ANNUAL CRAFT MARKET!

The holiday season is right around the corner! Crafty Marathon Oil Tower tenants and those still searching for that one-of-a-kind Christmas gift will be glad to know Transwestern is hosting its 4th Annual Holiday Craft Market right here at Marathon Oil Tower. Marathon Oil Tower tenants, their relatives, and friends are invited to take advantage of this opportunity to display handmade wares to thousands of shoppers during this two-day craft show.

The 2010 Holiday Craft Market will be held Tuesday & Wednesday, December 7th & 8th, 9 a.m. – 3 p.m. each day.

Transwestern is providing all Marathon Oil Tower tenants with an early opportunity to reserve a display table. Space is limited, and display table reservations will be given on a first-come, first-serve basis, so don't delay. Each display table is 6' x 3', with a black table cloth provided. The cost for both days is \$50 for your first table, with each additional table costing \$35. Participants must either be a Marathon Oil Tower tenant or be sponsored by a tenant. Proceeds from the rental of tables will go to the Fire Fighters Foundation of Houston. Please note – to participate in the Craft Market, one must have handmade items such as artwork, baskets, jewelry, etc. No product lines such as Pampered Chef, Southern Living, etc., please. **If you are interested in participating, please email stephanie.scott@transwestern.net to request an application and return it to the Management Office.** Please turn in a check with the application to reserve your table.

Our 3rd Annual Holiday Craft Market was a huge success last year. We are looking forward to another great show! If you have any questions, please call Stephanie Scott at the Management Office at 832.369.5800 or email stephanie.scott@transwestern.net.



Everyone is Eligible to Join!

Refinance Your Mortgage Into A Home Equity Loan
Rates as low as 4.69%; Terms 11 - 15 years

Auto Loans
Rates as low as 3.94%; Terms 36 - 72 Months

Stop by Today and Apply or Call
713.840.0212 or 0695



OCTOBER, NOVEMBER & DECEMBER AT THE TOWER

Flu Shot Clinic

Thursday, October 7
Ground Level Lobby
8 a.m. to 11 a.m.

Flu season is beginning. Time to take advantage of this convenient flu shot clinic. Flu shots are \$18. Payment by check or cash only.

Gulf Coast Regional Blood Center Blood Drive

Monday, November 8
P10 Deli
9 a.m. to 3 p.m.

Please make an appointment by emailing stephanie.scott@transwestern.net. Walk-ins are also welcome.

Annual Veteran's Day Ceremony

Thursday, November 11
Ground Level Lobby
9 a.m.

Join us for another memorable commemoration of the sacrifices made by our country's service men and women.

Golf Apparel Sale

Tuesday, November 16
7 a.m. to 5 p.m.

Just in time for holiday shopping! Pick-up a shirt or another special gift for the golf enthusiast on your holiday shopping list.

Books Are Fun Book Fair

Wednesday, November 17
Thursday, November 18
8 a.m. to 3 p.m.

Stock-up on holiday gifts and pick-up a book or two for yourself.

Thanksgiving Day Building Closure

Thursday, November 25
Friday, November 26

The building and management office will be closed in observance of Thanksgiving Day. Please program after-hours air and lights online. Have a safe and happy holiday!

Holiday Music

Monday, November 29 through
Thursday, December 9
Ground Level Lobby
7:30 a.m. to 9:30 a.m.

The building lobby will be filled with the sounds of the holidays. Stop by to enjoy the beautiful music.

4th Annual Holiday Craft Market

Tuesday, December 7
Wednesday, December 8
9 a.m. to 3 p.m.

Not only is this the last lobby sale before the holidays, it's the annual shopping event you won't want to miss.

Annual Tenant Holiday Reception

Thursday, December 16

Tenants and the property management team look forward to this holiday event filled with food, fun and music. Look for more information coming soon!

Christmas Eve Building Closure

Friday, December 24

The building and management office will be closed in observance of Christmas Eve. Please program after-hours air and lights online. Have a safe and happy holiday!

New Year's Day Building Closure

Friday, December 31

The building and management office will be closed in observance of New Year's Day. Please program after-hours air and lights online. Happy New Year!

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made with
50% post-consumer
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 **TRANSWESTERN**[®]

The Tower View is published by the building owners and management for the tenants of Marathon Oil Tower. If you have any questions or comments regarding the publication, you may contact Heather McMillon, 5555 San Felipe, Suite 110, Houston, TX 77056 or call (832) 369-5800.