



HINES

Houston, TX

TENANT IMPROVEMENT CASE STUDY

FSG Delivers First-Class Lighting and Electrical Build-Out for New Hines Global Headquarters

Hines

GLOBAL INCOME TRUST

Owner

Hines

Contract Type

Tenant Improvement

General Contractor

Gilbane

Electrical Contractor

FSG

Architect

Building Design - Pelli Clarke Pelli /

Architect of Record -

Kendall/Heaton Associates /

Interior Architect - A+I / Lighting

Design - OneLux Studios

CHALLENGE

Hines is a privately owned global real estate investment firm founded in 1957, with a presence in 255 cities in 27 countries. For its new Global Headquarters located in the magnificent downtown Houston Texas Tower building, Hines was looking to make sure every detail reflected the value of its brand. To ensure success, Hines and development partner Ivanhoé Cambridge assembled a team of top talent. To serve as General Contractor for the ambitious first-generation build-out project, Hines turned to Gilbane. And when it came time to select a lighting and electrical contractor with the experience and professionalism to tackle this high-profile, top-shelf project, Gilbane reached out to FSG Houston.

SOLUTION

For the new Hines headquarters located on six levels between the 30th and 35th floors, FSG delivered the full electrical work scope including lighting, power, and system rough-in. Throughout the project, FSG remained flexible to the needs of the customer, providing creative and practical solutions to design changes when required to keep the project on track. During this project, the customer's lighting design was the subject of particular focus. From the procurement and professional installation of tunable white LED lighting and control systems to the installation of a 13-foot tall chandelier above a focal point staircase, FSG delivered the quality workmanship and attention to detail required to fully support the vision of this project's world-class lighting design.

RESULT

When work was completed in September 2022, Hines moved into its new Global Headquarters knowing that once again it was taking the lead in delivering stunning, smart, and innovative commercial properties to its employees and customers alike. The fit and finish of all lighting and electrical work provided by FSG was up to par, and Gilbane was pleased to have teamed with a reliable and professional project partner that supports the delivery of excellence in both the grand flourishes and the smallest details of every project.

