

INDUSTRIAL



EGO-FREE ARCHITECTURE



INDUSTRIAL PORTFOLIO

methodarchitecture.com



EGO-FREE DESIGN.

Method Architecture is a uniquely ego-free architecture firm, committed to a systematic creative process that focuses on clients and their needs first and foremost. Operating with the flexibility of a small firm, but with a big reach, Method is a full-service architecture firm specializing in tenant finish and ground-up projects encompassing industrial, retail, office, breweries, public and more.

OUR MISSION:

To provide creative, high-quality, and innovative design solutions through an ego-free experience that focuses on our clients and their needs first and foremost.



EGO-FREE CULTURE

We collaborate with clients to understand their needs and goals which serve as our priorities throughout the entire project making the design process enjoyable.



RESPONSIVENESS

Proactive project management and constant communication to ensure project schedule and budget are met with quick turnaround.



INNOVATION

Through utilizing the latest technology and design trends, we are able to create efficiencies for our clients resulting in a unique design solution.



KNOWLEDGE

Our teams have worked on a wide range of project types from tilt-wall distribution centers to breweries. This diverse knowledge base allows us to incorporate solutions from other project types to create truly, unique designs.



MEET #TEAMMETHOD

EGO-FREE MYTHBUSTER



Not all architects and designers wear horn-rimmed glasses

Nor do these make us better at our job.

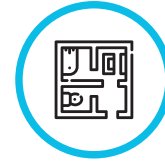
WHAT WE DO.

From dirt to finish out, we are a full-service architecture and interior design firm.

Our teams have worked on a wide range of project types from tilt-wall distribution centers and mixed use retail developments to breweries and distilleries. This diverse knowledge base allows us to incorporate aspects from other project types to create truly, unique designs.



GROUND-UP



INTERIORS

- SITE & LAND PLANNING
 - PROGRAMMATIC ANALYSIS
 - CONCEPTUAL SITE LAYOUTS
 - SCHEDULING & BUDGETING
 - SCHEMATIC DESIGN
 - DESIGN DEVELOPMENT
 - CONSTRUCTION DOCUMENTS
 - BIDDING & CONTRACT NEGOTIATION
 - CONSTRUCTION ADMINISTRATION
 - PROJECT MANAGEMENT
 - HIGH PILE CONSULTING
 - 3D/VR RENDERINGS
 - LEED/GREEN STRATEGY CONSULTING
- PROGRAMMATIC ANALYSIS
 - CONCEPTUAL DESIGN
 - SCHEDULING & BUDGETING
 - SPACE PLANNING
 - DESIGN DEVELOPMENT
 - PRICING DRAWINGS
 - CONSTRUCTION DOCUMENTS
 - INTERIOR DESIGN
 - FURNITURE, FIXTURES, & EQUIPMENT (FF&E)
 - CONSTRUCTION ADMINISTRATION



MATTRESS FIRM DISTRIBUTION CENTER
HOUSTON, TX

INDUSTRIAL PROJECTS

PROJECT NAME	SIZE (SQ FT)	LOCATION
ALAMO RIDGE BUSINESS PARK	390,000 SF (4 BLDGS)	SAN ANTONIO, TX
AMERICAS TEN	98,000 SF	EL PASO, TX
AVERA COMMERCE CENTER SUGAR LAND	94,000 SF (6 BLDGS)	SUGAR LAND, TX
BAYPORT NORTH BUSINESS PARK	1,336,500 SF	PASADENA, TX
BAYPORT SOUTH	577,472 SF	PASADENA, TX
BELTWAY CROSSING BUSINESS PARK	742,732 SF (8 BLDGS)	HOUSTON, TX
BELTWAY CROSSING NORTHWEST	663,660 SF	HOUSTON, TX
BELTWAY SOUTHWEST BUSINESS PARK	351,000 SF	HOUSTON, TX
BELTWAY SERVICE CENTER	116,700 SF	HOUSTON, TX
BONDESEN NORTH BUSINESS PARK	155,106 SF	HOUSTON, TX
BUFFALO BAYOU BREWING COMPANY	28,000 SF	HOUSTON, TX
CHEMOURS	300,000 SF	PASS CHRISTIAN, MS
CHISHOLM TRAIL TRADE CENTER	500,000 SF (3 BLDGS)	ROUND ROCK, TX
CITYPARK LOGISTICS CENTER	1,648,072 SF	MISSOURI CITY, TX
CREEKVIEW 121	351,000 SF (4 BLDGS)	LEWISVILLE, TX
EISENHauer POINT	357,000 SF	SAN ANTONIO, TX
ELLEN LIGHTING & HARDWARE INC.	108,000 SF	STAFFORD, TX
FREEHILL SERVICE CENTER	35,770 SF	HOUSTON, TX
FREEPORT NINETY BUSINESS PARK	349,000 SF (5 BLDGS)	STAFFORD, TX
GYRODATA HEADQUARTERS	224,425 SF (3 BLDGS)	HOUSTON, TX
GHX INDUSTRIAL	143,537 SF	HOUSTON, TX
HERO'S POINT	67,500 SF	LAFAYETTE, LA
HOUSTON INTERCONTINENTAL TRADE CENTER	1,372,446 SF (5 BLDGS)	HOUSTON, TX
ICOTEX	71,000 SF	CONROE, TX
IRON MOUNTAIN STORAGE	85,469 SF	HOUSTON, TX
KARBACH BREWING CO. PACKAGING HALL	50,351 SF	HOUSTON,
LIGHTNING LOGISTICS	67,117 SF	HOUSTON, TX
MAMA LYCHA DISTRIBUTION CENTER	65,000 SF	HOUSTON, TX
MICROCHEM LABORATORY BTS	45,450 SF	ROUND ROCK, TX
PARC NORTH BUSINESS CENTER	100,029 SF	FORT WORTH, TX
PARKER HANNIFIN	90,000 SF	STAFFORD, TX
PARKVIEW COMMERCE CENTER	276,054 SF (3 BLDGS)	FLOWER MOUND, TX
RUVATI USA BTS	57,245 SF	AUSTIN, TX
SENS ROAD DISTRIBUTION CENTER	267,680 SF	LA PORTE, TX
TEN WEST CROSSING BUSINESS PARK	444,000 SF (7 BLDGS)	KATY, TX
WORLD HOUSTON BUSINESS PARK	3,529,248 SF (42 BLDGS)	HOUSTON, TX

BEYOND THE BOX

From ground-up design and construction to renovation and code compliance, our team can complete the most challenging industrial projects. These specialized uses place a high requirement on the design team's understanding and experience with both the client's operations and code compliance. Our client-centric design approach allows our team to design beyond the box and focus on the programming needs and aesthetics while staying within budget

MASTER PLANNING SERVICES

We work closely with developers and our civil engineers at the beginning stage of each project to develop a master plan that maximizes site coverage.

- Color Rendered Plans for Marketing
- City Site Plan/Development Review
- Investment Committee
- Business Park / Campus Planning
- Feasibility Studies
- Test-fit Plans
- Long-Range Facility Plans
- Multiple Schemes

Whether it is light industrial, distribution, manufacturing or high-tech, Method Architecture has extensive experience with this project type ranging from 15,000 to 5,000,000 square feet including multi-building campuses.



MANUFACTURING



HIGH PILE STORAGE



DISTRIBUTION



COLD STORAGE



FLEX INDUSTRIAL



DATA CENTERS



SPEC INDUSTRIAL



HAZARDOUS STORAGE

EGO-FREE MYTHBUSTER

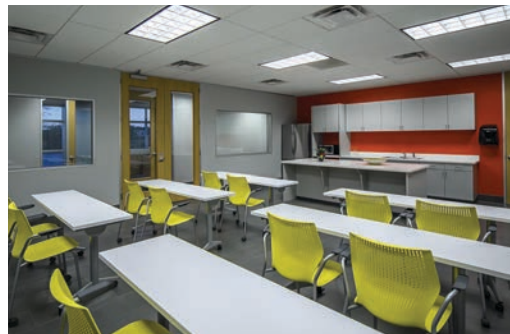


Architects only talk about themselves and their design philosophies.

Trust us, we'd rather hear about what's going on with you over a beer than talk about ourselves and design philosophy. So please, tell us more about you or let's skip to the pretty pictures.



MAMA LYCHA DISTRIBUTION CENTER
HOUSTON, TX



MAMA LYCHA DISTRIBUTION CENTER



**2017 TILT-UP ACHIEVEMENT
AWARD**
AWARD-WINNING

COLD STORAGE | INDUSTRIAL BUILD-TO-SUIT

Mama Lycha's new corporate headquarters is a industrial tilt-wall building designed with private offices and collaborative work spaces, a training kitchen, extensive cooler and freezer storage, several food processing rooms and a large warehouse area for racking incoming and outgoing products. This project was also a Finalist for the 2017 Houston Business Journal Landmark Awards.



65,328 SF
SIZE



HOUSTON, TX
LOCATION



\$4M
CONSTRUCTION COSTS

PROJECT TEAM

Mama Lycha Foods
Keen Realty Developers
A&F General Contractors
Dally & Associates
Tac Engineering





GYRODATA

INDUSTRIAL BUILD-TO-SUIT

Three-building office/industrial facility constructed in Cypress, Texas for Gyrodata, Inc. The concrete tilt-wall facilities feature curtain-wall glazing, 24- to 30-foot clear heights and multiple storefront entries with Avadek canopies.

PROJECT TEAM

Gyrodata
EE Reed Construction
Bihner Chen Engineering
Bury + Partners
Dawson Van Orden Engineering
Rennell & Associates, LLC



224,425 SF
SIZE



24' - 30'
CLEAR HEIGHT



\$17MM
CONSTRUCTION COSTS



**2013 TILT-UP ACHIEVEMENT
AWARD**
AWARD-WINNING



ICOTEX

INDUSTRIAL BUILD TO SUIT

Completed in 2017, the Industrial Component of Texas facility (ICOTEX) is a manufacturing and distribution facility providing metal components for forklifts, machinery and other applications. Located in Conroe Industrial Park, this facility is a joint venture between Mitsubishi Caterpillar Forklift America and Junghinrich.

PROJECT TEAM

ICOTEX
ARCO Design/Build
Pinnacle Structural Engineers



71,000 SF
SIZE



30-37 FEET
CLEAR HEIGHT



\$6 M
CONSTRUCTION COSTS



ELLEN LIGHTING & HARDWARE, INC.



2015 TCA TILT-UP ACHIEVEMENT DESIGN AWARD
2016 HBJ INDUSTRIAL LANDMARK AWARD
AWARD-WINNING

BUILD-TO-SUIT

Completed in 2016, this facility designed to accommodate Ellen Lighting's office, retail, and distribution operations in Stafford, Texas. The building design incorporates a variety of materials including concrete tilt wall, form-liner, curtain wall glass, and aluminum canopies. The two-story office is 19,500 SF, the retail showroom has 9,200 SF, and lastly the warehouse totals 79,300 SF.

PROJECT TEAM

Ellen Lighting & Hardware, Inc.
DMAC Construction & Development



108,000 SF
SIZE



24 FEET
CLEAR HEIGHT



\$5 M
CONSTRUCTION COSTS



BELTWAY SOUTHWEST
HOUSTON, TX



BELTWAY SOUTHWEST



2019 HBJ LANDMARK AWARD
FINALIST
AWARD-WINNING

SPECULATIVE INDUSTRIAL | DISTRIBUTION

The development of Phase I, which consists of more than 351,000 square feet was completed in 2016 and includes a 240,000-square-foot cross dock building featuring 32' clear height and 52' by 47' column spacing as well as a 110,000-square-foot rear load building featuring 28' clear height and 52' by 45' column spacing. The building consists of rear-load overhead dock doors, two drive-up ramps in large truck court, a full ESFR sprinkler system throughout (with fire pump and break tank), aluminum curtain wall and storefront systems with integral sunshades and double-stacked aluminum canopies at entrances.



880,500 SF
SIZE



28-32 FEET
CLEAR HEIGHT



\$12M
CONSTRUCTION COSTS

PROJECT TEAM

Hines
Arch-Con Construction
PRD Development
Ward, Getz & Associates

Henderson Engineering
Pinnacle Structural Engineers
Kudela & Weinheimer
EE Reed Construction



PARKVIEW COMMERCE CENTER



2018 TCA TILT-UP ACHIEVEMENT
DESIGN AWARD
AWARD-WINNING

INDUSTRIAL SHELL BUILDING

Consisting of three speculative concrete tilt-wall buildings, each building features double-story, curtain wall glass corners to accent the height and provide ample natural light into each space. The building architecture utilizes staggered panels to provide opportunities for signage and entries unique to each tenant. To maximize the warehouse use for high pile storage, the buildings range in clear heights from 24 to 30 feet.

ParkView One: 84,760 sq ft
ParkView Two: 50,590 sq ft
ParkView Three: 140,704 sq ft

PROJECT TEAM

East Group Properties
MYCON General Contractors

Pacheco Koch
Bihner Chen



276,054 SF
SIZE



24-30 FEET
CLEAR HEIGHT



\$8.9 M
CONSTRUCTION COSTS



GHX INDUSTRIAL



2018 TCA TILT-UP ACHIEVEMENT
DESIGN AWARD
AWARD-WINNING

BUILD-TO-SUIT

Completed in 2017, the GHX Industrial building at Lockwood Business Park is home to GHX's new headquarters and Houston distribution center. Located in Generation Park, the building takes design queues from the look and feel of the master-planned park. Painted and textured concrete tilt wall panels make up all of the exterior finish and express materiality with pattern of reveals, both tight knit and sporadic depending on the function of the interior space. This along with staggering positions and varying height of panel allow for the building to maintain just the right proportions and balance for an expressive façade. In addition to the concrete tilt wall design, aluminum canopies and glazing areas emphasize components of the design, rather than the typical big box industrial method.

PROJECT TEAM

McCord Development
Burton Construction

Miller Builders
Dally + Associates



143,537 SF
SIZE



34 FEET
CLEAR HEIGHT



\$7.4 M
CONSTRUCTION COSTS



KARBACH BREWING CO. PACKAGING HALL
HOUSTON, TX



KARBACH BREWING CO. PACKAGING HALL



**2018 TILT-UP CONCRETE
ACHIEVEMENT AWARD**
AWARD-WINNING

INDUSTRIAL BUILD-TO-SUIT | COLD STORAGE | MANUFACTURING & DISTRIBUTION

As part of the Karbach Brewing Company Complex in Houston, Texas, this facility, completed in 2017, serves as the canning and storage warehouse as well as offices for the brewery. Located adjacent to the brewery and taproom, this 2-story building utilizes form liner and tilt-wall panel construction to simulate metal panel which was used in the brewhouse and restaurant project completed in 2015.

PROJECT TEAM

Karbach Brewing Company
Benchmark Houston Builders
Dawson Van Orden

Pinnacle Structural Engineers
Cope Engineering, PLLC
Benchmark Houston Builders



50,351 SF
SIZE



HOUSTON, TX
LOCATION



\$4.5 M
CONSTRUCTION COSTS



CREEKVIEW 121

INDUSTRIAL SHELL BUILDING

Consists of eight speculative concrete tilt-wall buildings situated on 45.43 acres. To maximize the warehouse use for high pile storage, the buildings range in clear heights from 24 to 28 feet.

Building One: 121,758 SF
 Building Two: 70,823 SF
 Building Three: 78,903 SF
 Building Four: 78,903 SF

Building Five: 66,298 SF
 Building Six: 73,178 SF
 Building Seven: 71,040 SF
 Building Eight: 66,298 SF



627,201 SF
 SIZE



24-28 FEET
 CLEAR HEIGHT

PROJECT TEAM

East Group Properties
 Jordan Foster (Bldg 1&2)
 Raymond Construction (Bldgs 3&4)

Peinado Construction (Bldgs 5&6)
 Pacheco Koch Civil Engineering
 Bihner Chen (Bldgs 1-6)



LEWISVILLE, TX
 LOCATION



MAERSK TRAINING



HBJ INDUSTRIAL LANDMARK
AWARD FINALIST
AWARD-WINNING

INDUSTRIAL INTERIORS

Near Bush Intercontinental Airport, the recently completed Maersk Training facility houses multiple classroom areas and seven immersive virtual reality simulators to train clients in meticulous detail. Additional features include open gathering and lounge spaces, welcoming entries and shower facilities. The spaces utilizes natural materials, ultra modern lines and open work spaces to draw a connection between their first US location and Maersk's home office in Denmark.

PROJECT TEAM

Maersk Training
Burton Construction



44,732 SF
SIZE



HOUSTON, TX
LOCATION



2015
COMPLETED





INTEX FLOORING

INDUSTRIAL INTERIORS

Intex Flooring, completed in 2018, is a 4,665 SF office build out from an existing 20,250 SF shell building. The building was built out of pre-engineered metal with tilt wall construction at the office and entry. Minimalist designs of a neutral color pallet with grey and browns along with concrete and wood flow throughout the office space. An open ceiling concept brought in an industrial feel while wooden “clouds” hanging from the ceiling helped warm up the atmosphere. A product library was included with a large work space that has a waterfall counter top affect.

PROJECT TEAM

Intex Flooring



20,250 SF
SIZE



HOUSTON, TX
LOCATION



\$407,000
CONSTRUCTION COSTS



WHO WE ARE.

Well, we're not like the other firms and we're proud of that.

Our firm is a place where success is not measured by award-winning projects, total square feet delivered or number of LEED certified projects. We think all of these are great but our number one success metric is client satisfaction.

FIRM LEADERSHIP



RAYBURN "JAKE" DONALDSON, AIA
MANAGING PARTNER

Jake provides strategic, executive, and financial leadership guiding the firm's operations with a focus on practicing ego-free architecture and providing unparalleled customer service. Jake takes a hands-on approach and oversees every aspect of the firm's operations while mentoring employees for success. Jake is an active member in the community and has held board positions with NAIOP Houston, Texas Society of Architects, AIA Houston, and Houston Food Bank Fresh. JDonaldson@methodarchitecture.com | 713.842.7500 ext.103



ERIC HUDSON, AIA
PARTNER

Eric leads the firm's overall design direction and aesthetic as well as the company's approach to technology, innovation, and quality control. He promotes a collaborative, creative, and client-focused project approach working across all of Method's teams. Mentoring designers throughout our process, Eric provides key feedback on functionality, creative problem solving, constructability, and community impact. With over 15 years of experience across multiple sectors including office, retail, education, industrial, and public projects, Eric shares his cross-disciplined knowledge and keen eye for design.

EHudson@methodarchitecture.com | 713.842.7500 ext.104



KEITH HOLLEY, AIA
PARTNER

Keith is responsible for overseeing client relations and new project development for some of the firm's largest and most complex projects. He oversees the firm's business development efforts with a focus on strategic partnerships and collaboration with all stakeholders. Keith serves as a mentor to managers and supports the company's training and education programs. He also oversees MethodCares, the firm's philanthropic initiative providing pro bono design services and volunteer activity. Keith is the current President of the Association of Commercial Real Estate Professionals.

KHolley@methodarchitecture.com | 713.842.7500 ext.102

AWARDS & AFFILIATIONS



INDUSTRIAL QUICK REFERENCE CARD



LOADING

- 130'-140'** 18-wheeler loading
 - 180'-190'** 18-wheeler loading + trailer parking
 - 235'-245'** 18-wheeler loading + 2x trailer parking
 - 200'-250'** 18-wheeler loading shared
- Trailer parking can double as outside fenced storage or laydown yard
- 70'-120'** Grade level loading for flex buildings
- Grade level loading for flex buildings can double as parking
70' accommodates a 2x parking spaces and drive aisle



DRIVEWAYS

- 24'-26'** Car drive aisles & driveways
- 35'** 18-wheeler drive aisles & driveways
- 40'-60'** 18-wheeler drive aisles & driveways for shared access or higher volume
- 20'** Fire lanes
- 26'** Aerial FD road for buildings over 30' height



PARKING

- Front x2 rows** for rear load
- Endcap x2 rows both ends** for cross docks, front load, & side load
- Front x2 rows** plus optional rear x2 rows for flex buildings
- Cross docks expecting e-commerce** users may go as much as x6-8 rows

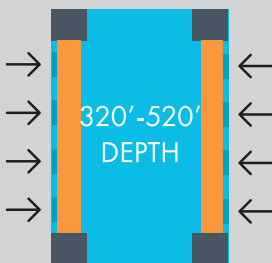


DOORS

- 9x10 standard** dock doors with bumpers
- 12x14 - 14x16 oversized** door at ends with drive-in ramp
- Dock equipment/packages is usually added later by tenant
- 100' spacing** for FD personnel doors

BUILDING TYPOLOGY

- = WAREHOUSE
- = OFFICE / STOREFRONT
- = LOADING/SPEED BAY +/- 60' DEEP
- = FLEX SPACE
- ← = LOADING DOCKS

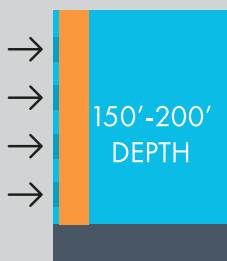


CROSS DOCK

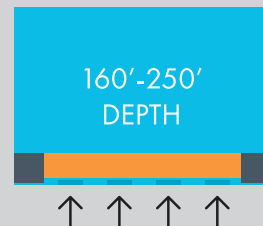


FLEX

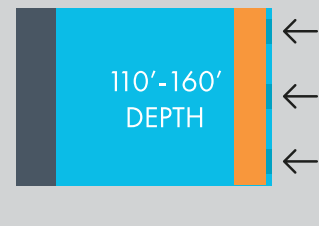
Flex industrial layouts can vary with more retail & office or warehousing area depending on the user's needs. Often grade level doors in the rear can be swapped out for glass.



SIDE LOAD



FRONT LOAD



REAR LOAD



WHERE WE WORK

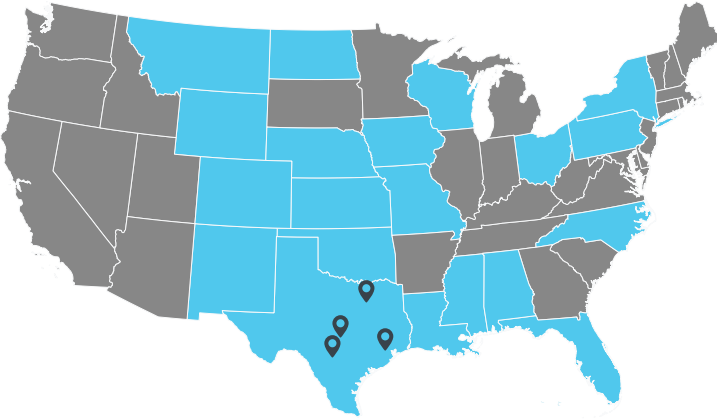
Alabama
Colorado
Florida
Iowa
Kansas

Louisiana
Mississippi
Missouri
Montana
Nebraska

New Mexico
New York
North Carolina
North Dakota
Ohio

Oklahoma
Pennsylvania
Texas
Wisconsin
Wyoming

*Additionally reciprocal state licenses can typically be obtained in 4 weeks through our NCARB certification



OFFICE LOCATIONS

AUSTIN

2921 E. 17th Street, Unit B, Suite 200
Austin, TX 78702
512.478.0970

DALLAS

3224 McKinney Ave., Suite 201
Dallas, TX 75204
214.790.7171

HOUSTON

2118 Lamar Street, Suite 200
Houston, TX 77003
713.842.7500

SAN ANTONIO

18911 Hardy Oak Blvd.
San Antonio, TX 78258
210.874.1569

EGO-FREE MYTHBUSTER



Architects only wear black turtlenecks.

No turtlenecks here. Also, it is far too hot in Texas to wear a turtleneck. That is all we have to say on this topic.



METHOD
architecture

EGO-FREE ARCHITECTURE

Method Architecture is a full-service architecture firm specializing in tenant finish & ground-up projects encompassing industrial, retail, office, breweries, public and more.



www.methodarchitecture.com

INDUSTRIAL ARCHITECTS



EGO-FREE
INNOVATIVE
RESPONSIVE
CLIENT-FIRST