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## Marathon Oil Tower set for major renovation



*The Page architecture firm has designed the renovations planned for Marathon Oil Tower at 5555 San Felipe. The improvements include remodeled common areas and a new freestanding restaurant.*

M-M Properties is launching a more than \$25 million renovation of Marathon Oil Tower, the 1.2 million-square-foot Galleria-area skyscraper that will soon have about half of its space available for lease.

Marathon Oil Corp. has announced plans to move to a new building in west Houston and 20 floors in the tower — or more than 540,000 square feet — will become available in January 2022.

Page architecture designed the renovations, which will include three levels of new and upgraded amenities and a freestanding restaurant to be built on the property.

M-M Properties purchased the 41-story tower at 5555 San Felipe in early 2018 with plans to modernize the aging building, which was developed in 1983 as Marathon's headquarters.

"The renovation addresses evolving tenant expectations for amenities suited to the social nature of today's workforce," Ken Moczulski, chief executive of Houston-based M-M, said in a statement.

New amenities will include an activated outdoor space, a food hall style café and a hospitality-inspired two-story lobby. Eventually, four levels of parking will be added atop the existing parking garage.

"The building is perfectly positioned for access to Uptown's business and amenity base but removed from the traffic of Galleria's most congested corridors: Post Oak and Westheimer," said John Spafford, executive vice president and director of leasing in Houston for Madison Marquette, which is leasing the building. Spafford is leasing the property with Madison Marquette's Madeline Gregory.

Original Article: <https://www.houstonchronicle.com/business/article/Marathon-14096533.php#photo-17857566>

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