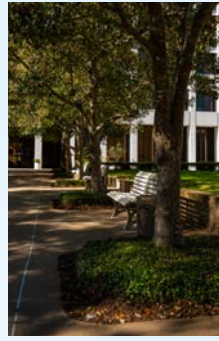


6 2 0 0
SAVOY

INVESTMENT
OPPORTUNITY

Regency Square



PROPERTY HIGHLIGHTS



Striking, unique fountain



On-site management & security



Card key access system



Data center, storage room & building conference room



Second floor deli



Abundant covered parking

PROPERTY

Regency Square Tower

6200 Savoy
Houston, TX

PROPERTY SIZE

+/- 225,371 sf

SITE SIZE

+/- 5.04 acres

CLASS

A

STORIES

12

YEAR BUILT/RENOVATED

1978/2011

% OCCUPIED

92.4%

PARKING

3.51/1,000

SUBMARKET

Southwest/
Hillcroft



SOUTHWEST HOUSTON LOCATION



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SAVOY



Located in the Southwest/Hillcroft submarket with direct freeway access to U.S. Highway 59 and Harwin Dr. near the Hillcroft Ave. intersection.



Ideally positioned in the Regency Square Office Park which has multiple retail, hotel and dining options.



Conveniently located near the epicenter of Houston, the Property is just minutes from the Uptown/Galleria area and ten miles north of the CBD.



Easily accessed by nearly all of Houston's major highway systems including: Southwest Freeway (U.S. Highway-59), Loop 610, Katy Freeway (I-10), Sam Houston Tollway and the Westpark Tollroad.

CLASS A CORE INVESTMENT OPPORTUNITY

Currently 92.4% occupied by a highly diversified tenant roster with strong concentration in legal, engineering and financial services tenancy.

Stable cash flow with value-add upside as market rebounds.

Strong leasing potential as illustrated by +/- 54,000 SF of new leases signed since 2018.

Significant discount to replacement cost. Strategic mix of approximately 60 tenants with average lease size of +/- 3,187 SF.

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SAVOY

