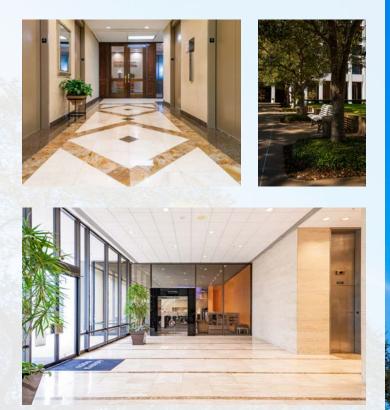


BEST MANAGED COMPANIES

Platinum membe



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PROPERTY	Regency Square Tower 6200 Savoy Houston, TX
PROPERTY SIZE	+/- 225,371 sf
SITE SIZE	+/- 5.04 acres
CLASS	A
STORIES	12
YEAR BUILT/RENC	<b>VATED</b> 1978/2011
% OCCUPIED	92.4%
PARKING	3.51/1,000
SUBMARKET	Southwest/ Hillcroft

### PROPERTY HIGHLIGHTS

- **ļ**
- Striking, unique fountain On-site management & security
  - Card key access system
    - Data center, storage room & building conference room
  - Second floor deli
  - Abundant covered parking

# SOUTHWEST HOUSTON

# 610

Galleria/Uptown

Richmond/Aves

Fountain View Dr.

69 59

Chimney Rock Rd

Westpark Tollway-Hillcroft Ave

Parkersburg Dr.

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



Westheimer Rd.

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.



Savoy Dr.

610 West Loop South

Jouthwest Freeway

Hillcroft Ave.

Bellerive Dr.

reenway Plaza

CBD

Dale Carnegie

#### 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.

WILLOWBROOK

90)

FAIRBANKS

NORTHWEST CROSSING

Spring Valley

Village

am Houston Tollway

INWOOD

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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#### Jessica S. Alexander

610

GREATER

45

(261)

NORTHSIDE

(249)

CENTRAL

(290)

610

UPTOW

Bellaire

610

SOUTHWEST

WASHINGTON

59

West

University

Place

CENTRAL

SOUTHWEST

Almeda

SHADOW CREEK RANCH

AVENUE

Aldine

NORTHSIDE

NORTHLINE

Houston

69

(288)

288

Project Coordinator, Capital Markets Avison Young jessica.alexander@avisonyoung.com 713.993.7703

NORTHEAS

90

(35)

GREATER

(35)

Pearland

AREA

610

SOUTHEAST

Sam Houston Tollway

Brookside

Village

90

610

Jacinto City

Galena Park

South Houston

EDGEBROOK

Pasadena