

PRESENTING
PARKTOWERS
UPTOWN



REGENT PROPERTIES



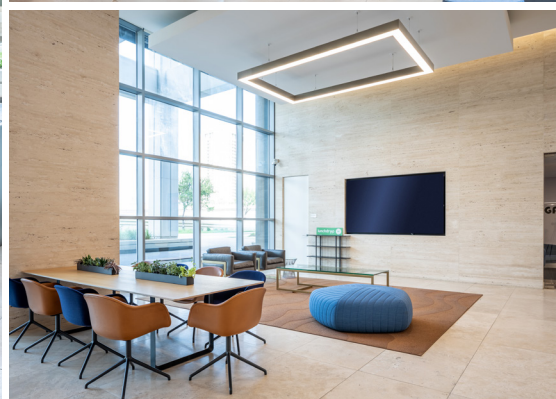
why PARK TOWERS?

- PROVEN OWNERSHIP
- HIGHEST QUALITY ECONOMIC VALUE
- UPCOMING PROJECT RENOVATIONS
- EXCELLENT ON-SITE AMENITIES
- EXTREMELY EFFICIENT FLOOR PLATE
WITH HIGH CEILINGS



renovations

INVESTING IN YOUR EXPERIENCE



STARBUCKS ON-SITE WITH DRIVE-THRU

ULTRA-MODERN LOBBY

renovations

INVESTING IN YOUR EXPERIENCE

NE



LOADING



NORTH TOWER GAME ROOM

renovations

INVESTING IN YOUR EXPERIENCE



SOUTH TOWER TENANT LOUNGE



conference center

FLEXIBLE PRODUCTIVITY



TECH SAVVY AND FLEXIBLE, THIS SET
UP IS DESIGNED TO ACCOMMODATE
MULTI-PURPOSE USES WITH A FOCUS ON
TRAINING/CLASSROOM LAYOUTS.



high speed wifi



plug and play set up



state-of-the-art
technology



two interconnected
rooms to meet your needs

fitness center

NEXT-LEVEL RENEWAL



HIGH PERFORMANCE FITNESS FACILITY
WITH PRECOR EQUIPMENT CONNECTED TO
TV, WEB, AND WIFI. WITH VIEWS OF THE
SURROUNDING GREEN SPACE, FITNESS HAS
NEVER BEEN SO REJUVENATING.



tv + web + wifi



personal audio and visual
systems to track progress + goals



full service locker rooms





true efficiency

REAL TENANT VALUE

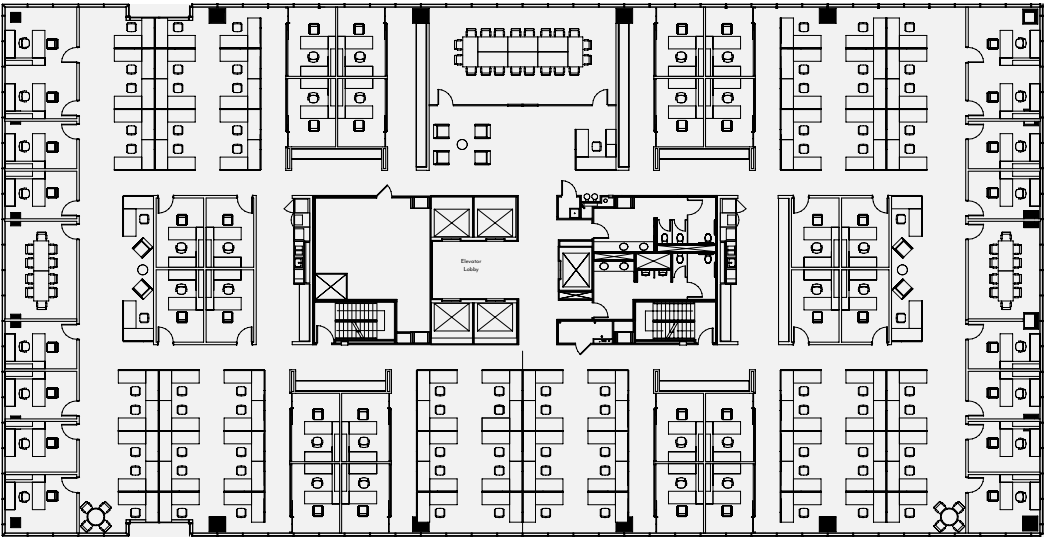
NORTH + SOUTH

Hospitality feel with innovative solutions

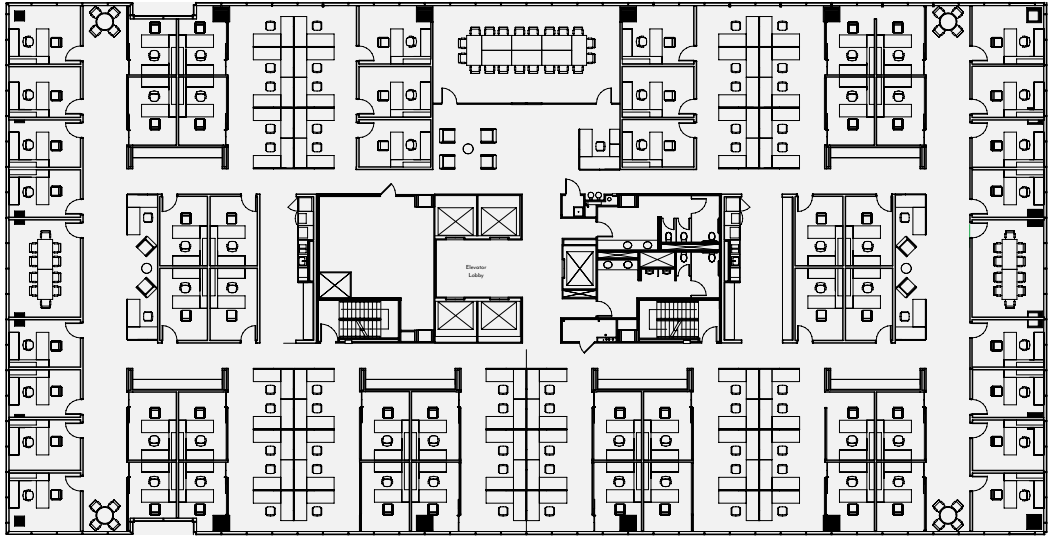
Enjoy customizable creative open layouts for a large tenant or space saving inventive designs for a smaller suite, offering the same high-end finishes and amenities to each.

- 22,250 SF floor plates
- 11'6" ceiling heights available
- 360° views of Houston
- 1,800 parking spaces in secured parking garage

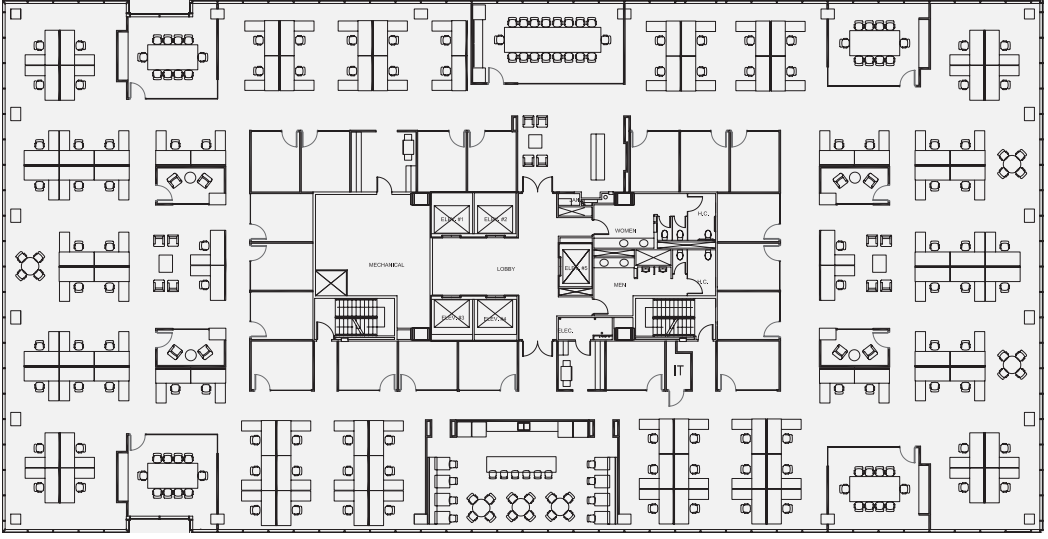
TRADITIONAL LAYOUT



50/50 LAYOUT



OPEN LAYOUT



luxury
AT ITS FINEST

PARKTOWERS

UPTOWN

2 ICONIC TOWERS

18 ENGAGING STORIES

360° HIGH-END SUITE OF AMENITIES

MERUSGRILL



MCCORMICK
& SCHMICK'S
SEAFOOD & STEAKS



THE
RUSTIC

THE TASTING
ROOM

FLOWER CHILD
GALLERY, POOR BOY & MARKET WORKS

songkran
thai kitchen

Exceptional Visibility

Efficient, Rectangular Floor Plate

Unmatched Park Views

Ability to Provide 11'6" Ceiling Heights

State-of-the-Art Conference Center

High-Performance Fitness Center

Convenient On-Site Café

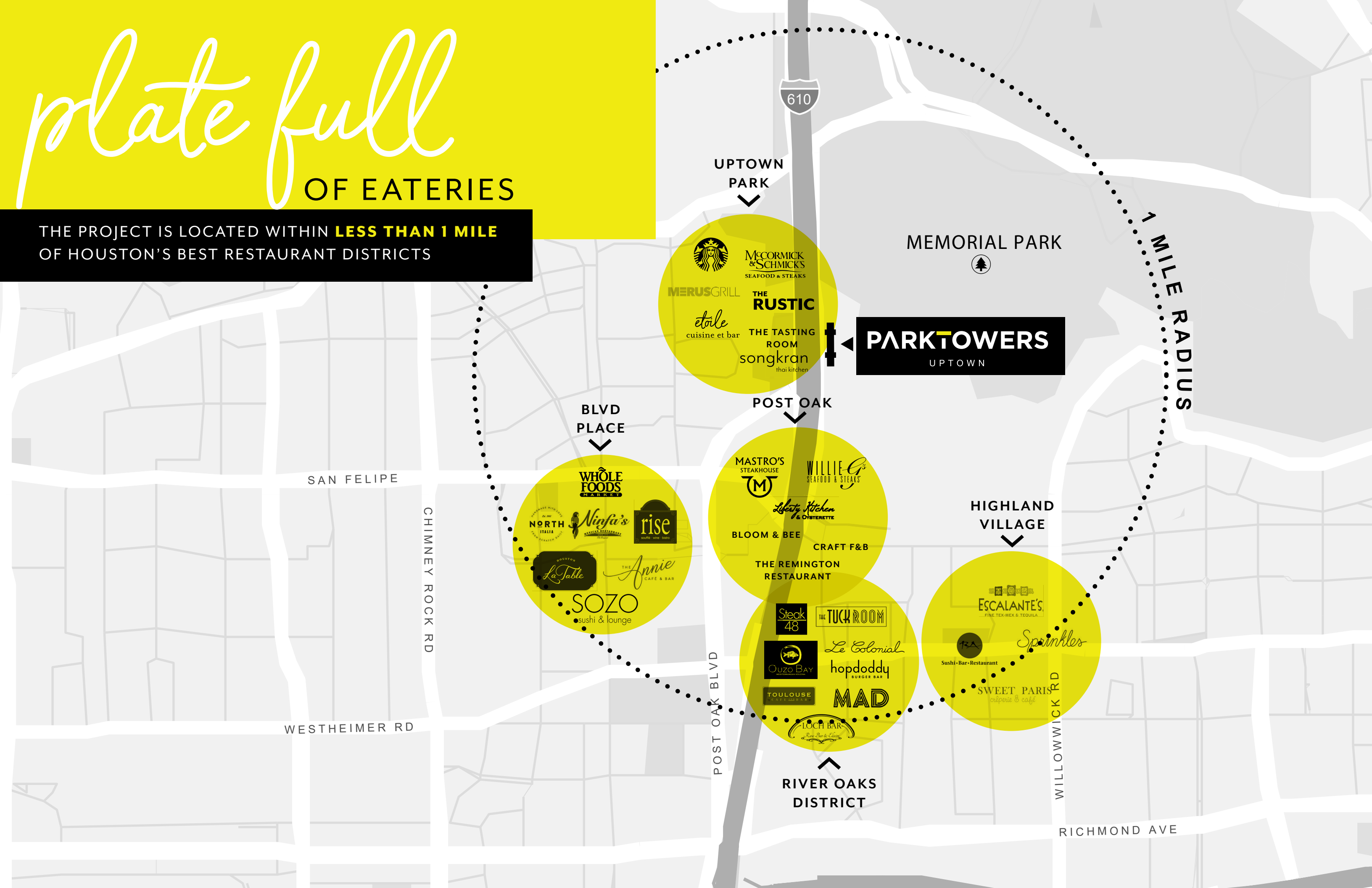
Ideal Access + Prominent Location

Upcoming Building Enhancements



plate full OF EATERIES

THE PROJECT IS LOCATED WITHIN **LESS THAN 1 MILE**
OF HOUSTON'S BEST RESTAURANT DISTRICTS



vibrant tastes

CULINARY BLISS



WINE + DINE

Rich and Diverse

Enjoy a world-class dining and entertainment experience, featuring world-renown chefs and award winning restaurants.

135+
restaurants + bars

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

MASTRO'S
STEAKHOUSE
M

caracol
MEXICAN COASTAL KITCHEN

THE
RUSTIC

The Tasting Room
WINE CAFE

WILLIE G
SEAFOOD & STEAKS

songkran
thai kitchen

MENDOCINO FARMS
sandwich market

M&S

URBE
STREET FOODS OF MEXICO

POTBELLY
SANDWICH WORKS

NORTH
ITALIA

UPTOWN
SUSHI

etoile
cuisine et bar

PELI + PELI



HEART + SOUL



Recruit and Retain Employees

Surrounded by emerging uptown restaurants and hotels. Directly connected to Houston's lush Memorial Park.

1000+
retail

38
hotels

288K+
cars
annual average daily traffic

108K+
residents
within 3 miles

Limitless Options

Premier Corporate Location in the Nation's 15th largest business district.



The Tasting Room
WINE CAFE

UPTOWN
SUSHI

songkran
thai kitchen

WILLIE G's
SEAFOOD & STEAKS



BUSINESS + PLEASURE



Center of Young Professional Workforce

Within a 3 mile radius, the city's best and brightest live, work and play.

36
median age

41%
millennials

Abundant Area Amenities

Improve workforce productivity and happiness.



walkable amenities = less
time away from desk



employees have limitless
options for quick lunches



prime location near
residential and commercial
hotspots



memorial park

URBAN WILDERNESS



ADVENTURE AWAITS



Direct Access to Memorial Park

Lush green views of the 1,500 acre park.

250
acre golf course

30+
miles of trails

5+
recreational +
sports areas

\$205M
redevelopment

10 YEAR MASTER PLAN



Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.



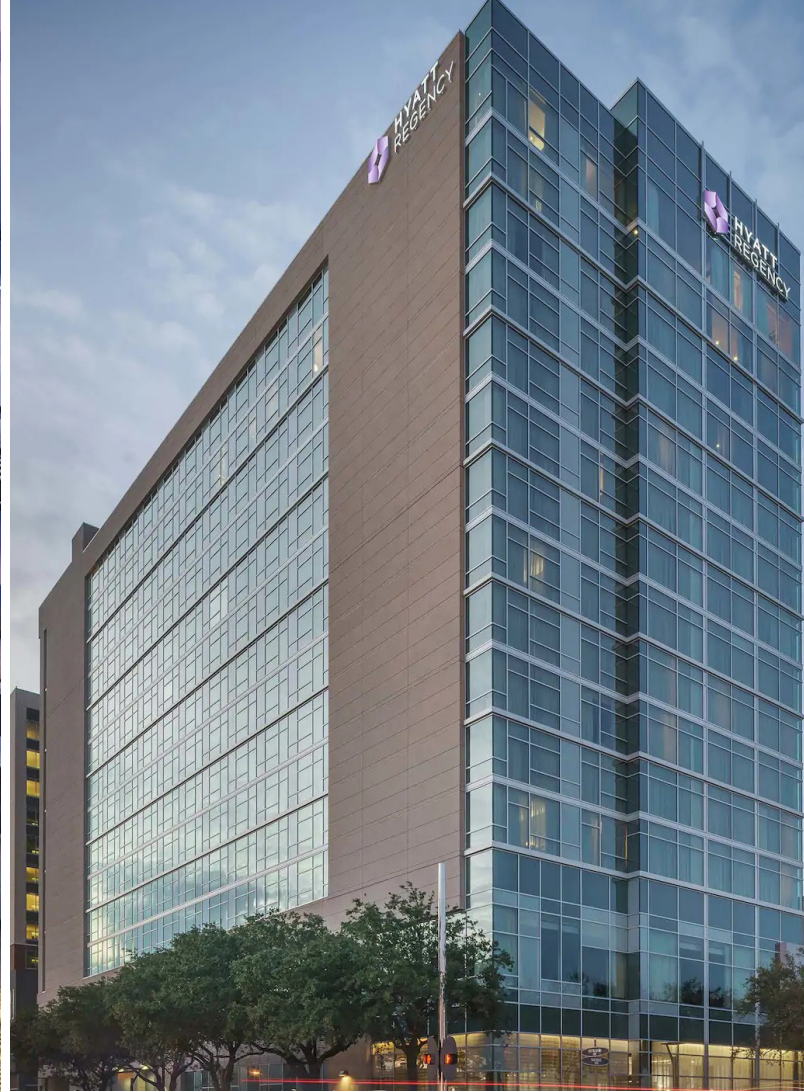
connectivity and
resiliency projects



cultural and
recreational amenities



ecological restoration



REST + RELAXATION

Centralized Convenience

From business class hotels to premier luxury lodgings, Uptown Houston provides choices, services and amenities to suite everyone.

30M+
visitors per year

8,100
rooms

\$300M+
hotel room revenue

10%
of Houston's
total hotel rooms

Exceptional Variety

aloft Houston
Candlewood Suites
Comfort Suites
Courtyard by Marriott
Days Inn & Suites
Doubletree Guest Suites

Hampton Inn
Hilton Garden Inn
Hilton Houston Post Oak
Hotel Granduca
Hotel Derek
Hotel Indigo

Hyatt Place
Hyatt Regency
The Houstonian Hotel
The Post Oak
The St. Regis Hotel
...plus many more





EXPLORE THE NEIGHBORHOOD

just minutes away

With retail, dining, residential and office so close, you'll never want to leave.

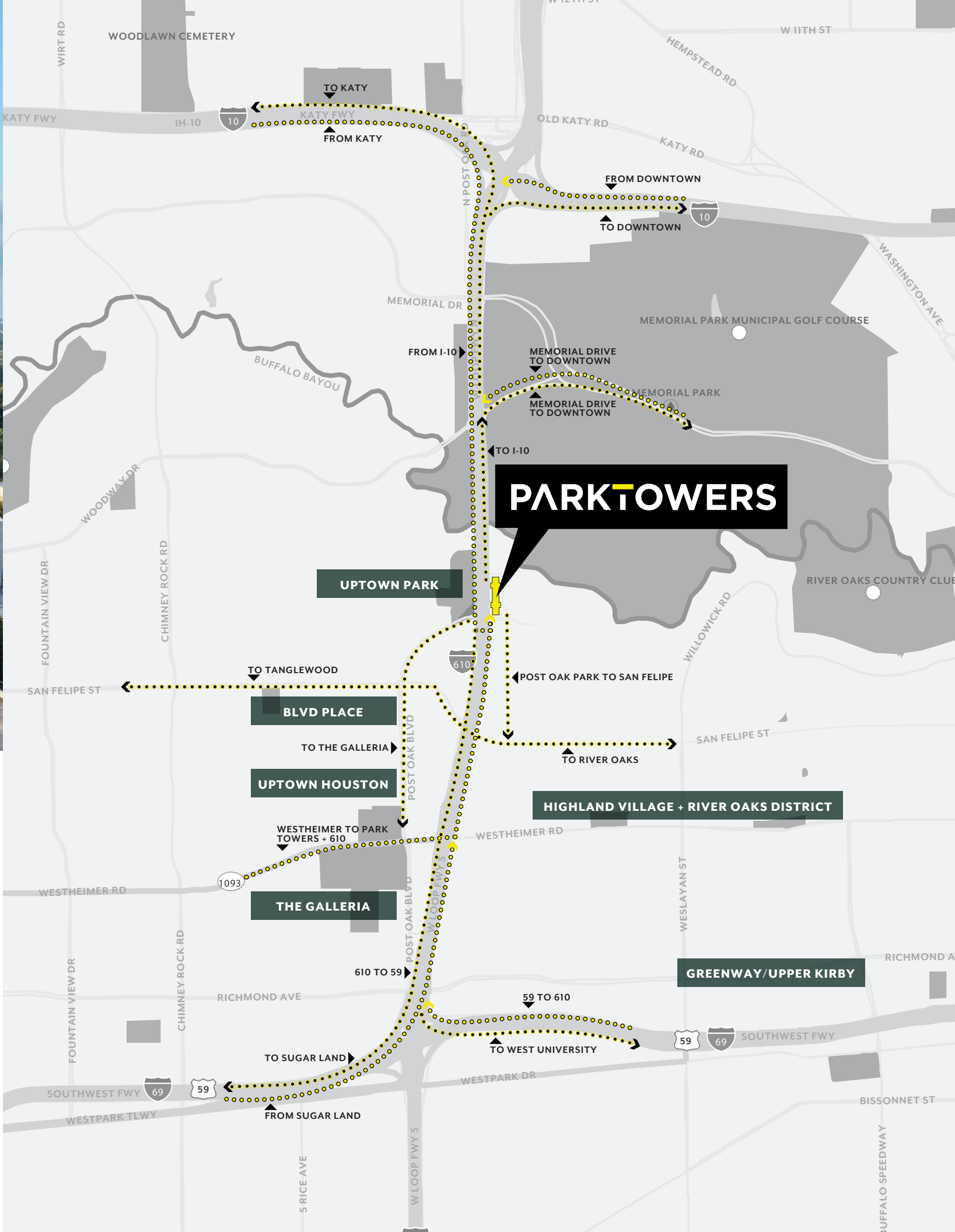
5
minute drive to
BLVD PLACE

7
minute drive to
THE GALLERIA

2
minute drive to
UPTOWN PARK

5
minute drive to
RIVER OAKS
DISTRICT

5
minute drive to
MEMORIAL
PARK



regent properties

COLLABORATION + STRATEGY



REGENT PROPERTIES



For over three decades, Regent Properties has evolved from the real estate arm of the Kohl family office to a multi-faceted real estate investment management platform. The current principals of Regent have a collective 65 years working collaboratively together at the Company. Regent and its principals have acquired, developed, financed and/ or managed over \$4 billion in real estate transactions nationally, encompassing more than 26 million square feet of retail, commercial, residential and mixed-use projects and 13,000 acres of master planned communities representing 31,000 lots.

Headquartered in Los Angeles, Regent Properties has been successful at identifying and implementing a broad spectrum of entrepreneurial real estate transactions. With each investment and development, the firm is committed to fostering honest and straightforward partnerships; maintaining long-term tenant, brokerage, lender, buyer, seller and governmental relationships; introducing innovative development strategies; and demonstrating operational excellence in design, leasing, financing, construction and management.

Regent's approach has always been to find an edge on the buy, or to buy what others are not – typically in a contrarian and/or counter-cyclical strategy. This involves investing in and developing a variety of different products depending on what opportunities present themselves, and the condition of the market at any given point in time. As Regent's track record demonstrates, for 28 years, Regent's principals have been able to adjust successfully and continually to the ever-changing real estate market. The driving philosophy behind all of our investments is our willingness to pursue contrarian, out-of-favor, complex or distressed assets. We have the skills, experience, relationships and resources to invest in these typically challenging situations- and we enjoy it.



LEGACY CENTRAL | PLANO, TX



816 CONGRESS | AUSTIN, TX



TRAMMEL CROW CENTER | DALLAS, TX



ATLAS AT CARLSBAD | CARLSBAD, CA

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