

PRESENTING
PARKTOWERS
UPTOWN



REGENT PROPERTIES



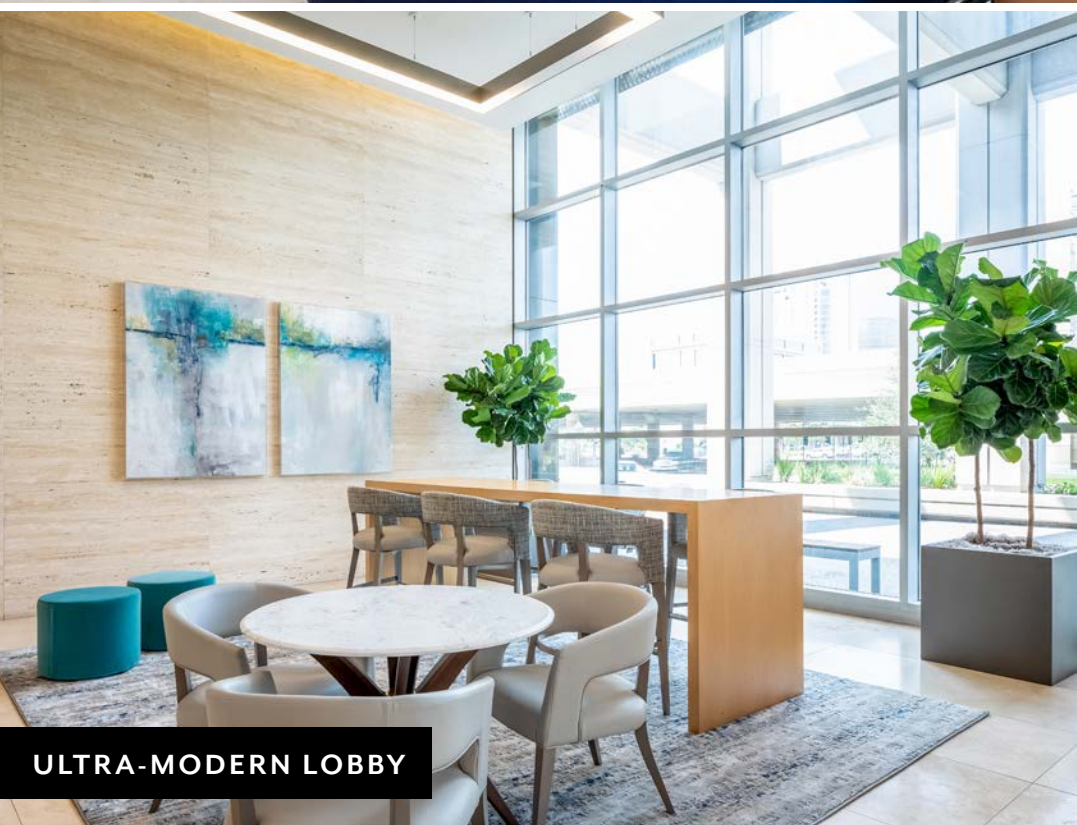
why PARK TOWERS?

- PROVEN OWNERSHIP
- HIGHEST QUALITY ECONOMIC VALUE
- DEDICATED BUILDING STAFF
- EXCELLENT ON-SITE AMENITIES
- EXTREMELY EFFICIENT FLOOR PLATE
WITH HIGH CEILINGS



renovations

INVESTING IN YOUR EXPERIENCE



ULTRA-MODERN LOBBY



renovations

INVESTING IN YOUR EXPERIENCE

NE



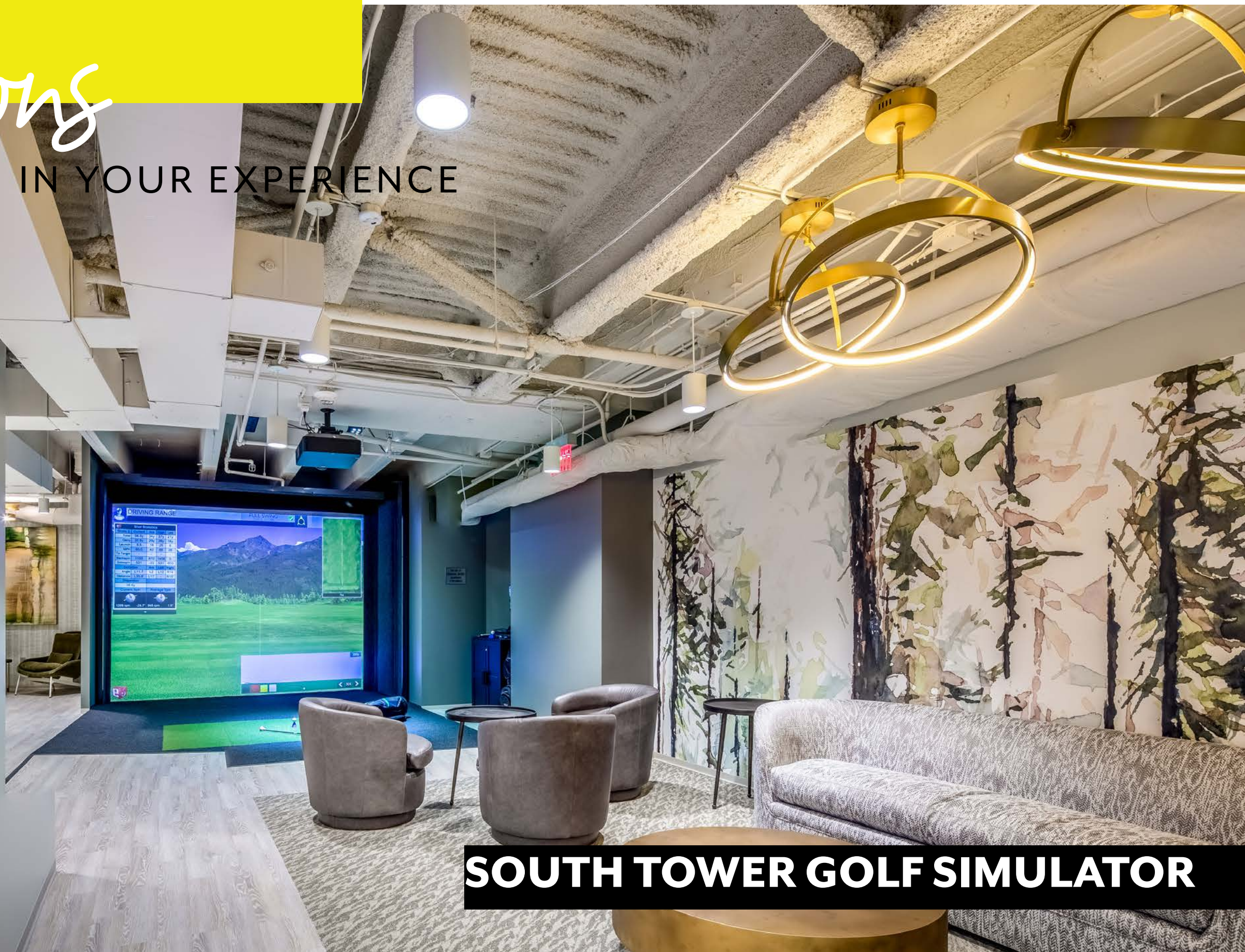
LOADING



NORTH TOWER GAME ROOM

renovations

INVESTING IN YOUR EXPERIENCE



SOUTH TOWER GOLF SIMULATOR



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



yoga studio for holistic
well-being



THESE PROPOSED ENHANCEMENT
OPPORTUNITIES ADD VALUE, INSPIRATION +
CONVENIENCE TO IMPROVE YOUR OVERALL
DAILY WORK EXPERIENCE.

amazonlocker
amazon locker

lunchdrop
lunch drop



tenant engagement
mobile app



weekly rotating
food trucks



additional seating
in park-like setting
behind Park Towers

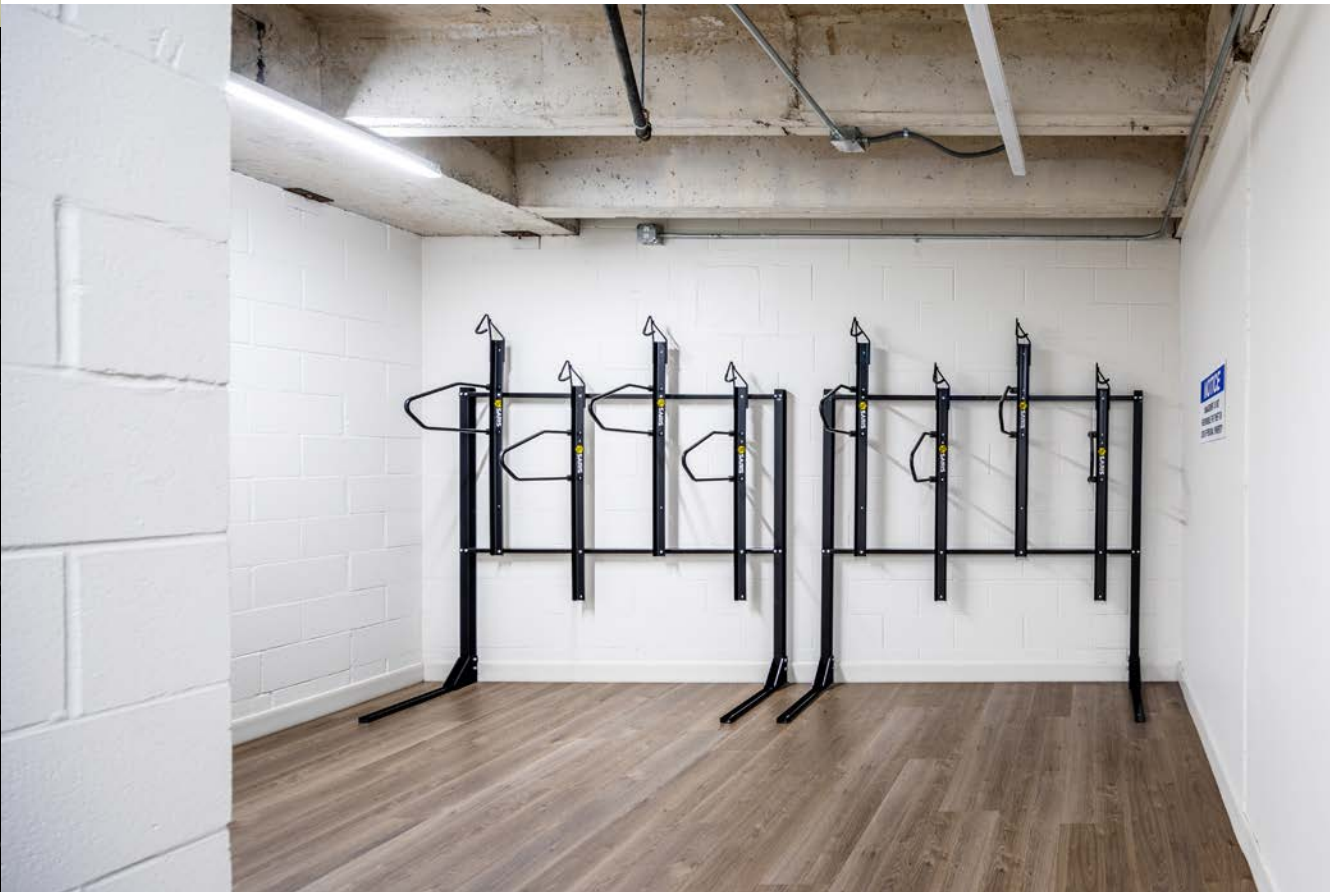


bike storage



branded building
scent

enhancements





true efficiency
REAL TENANT VALUE

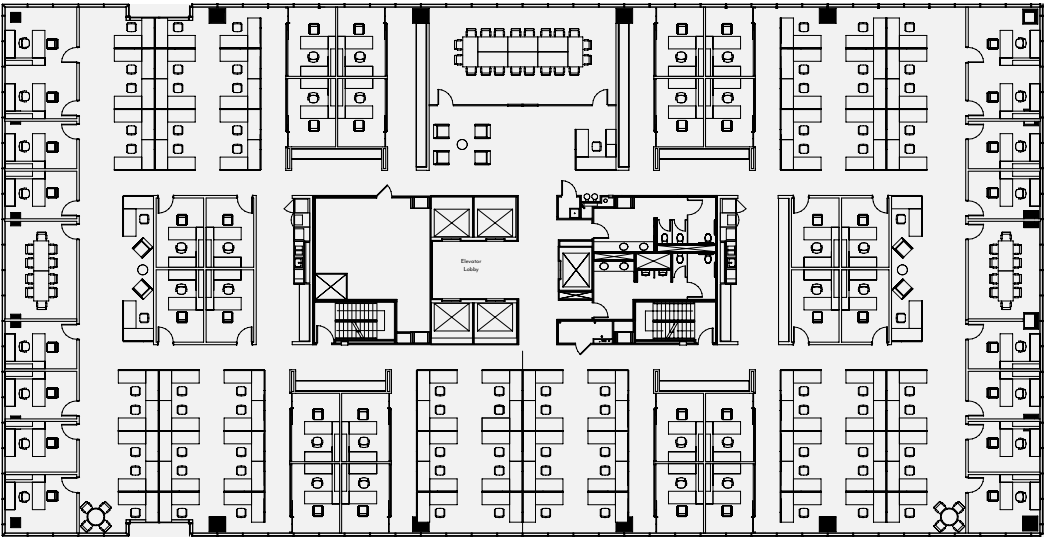
NORTH + SOUTH

Hospitality feel with innovative solutions

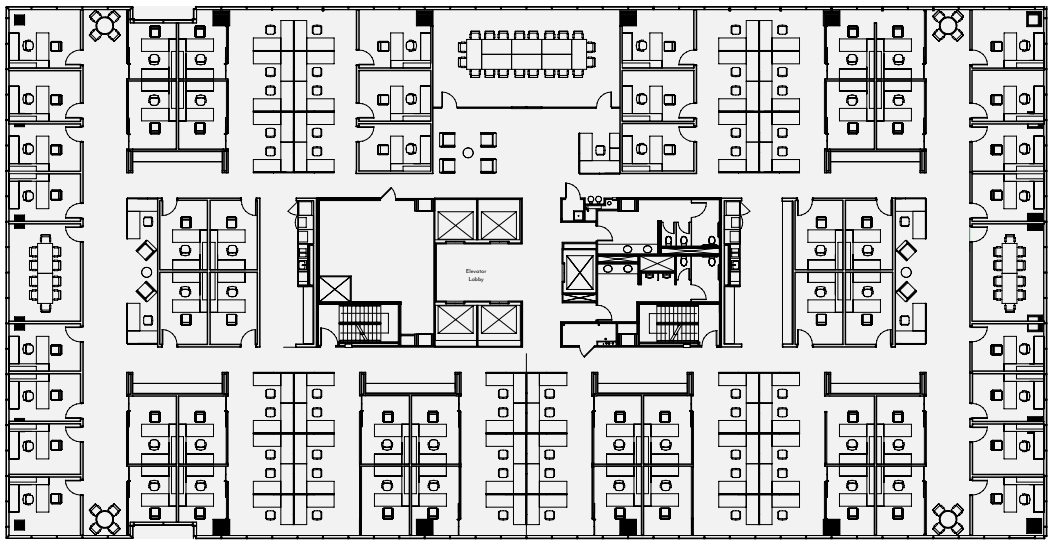
Enjoy customizable creative open layouts for a large tenant or space saving inventive designs for a smaller suite, offering the same high-end finishes and amenities to each.

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

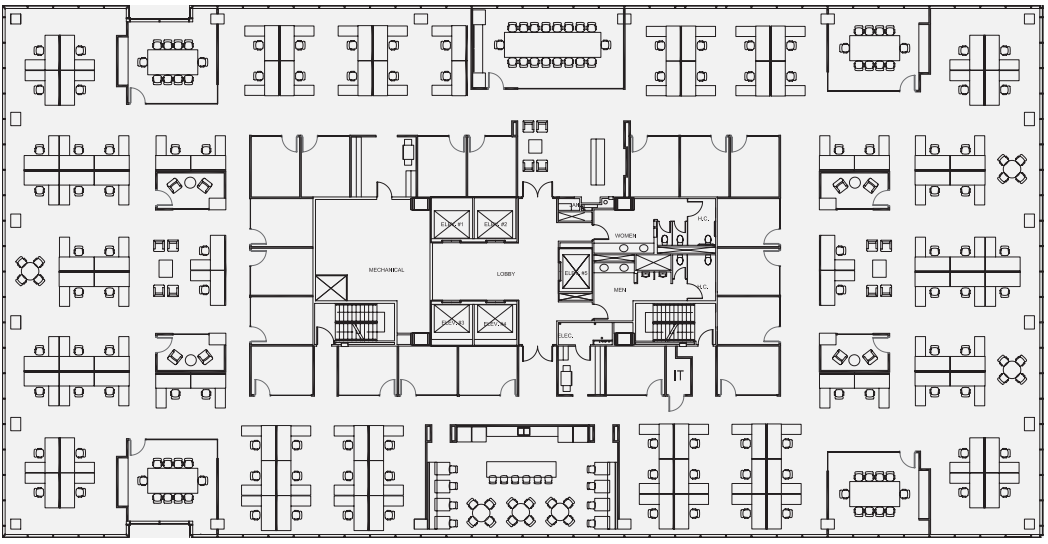
TRADITIONAL LAYOUT



50/50 LAYOUT



OPEN LAYOUT



luxury
AT ITS FINEST

PARKTOWERS

UPTOWN

2 ICONIC TOWERS

18 ENGAGING STORIES

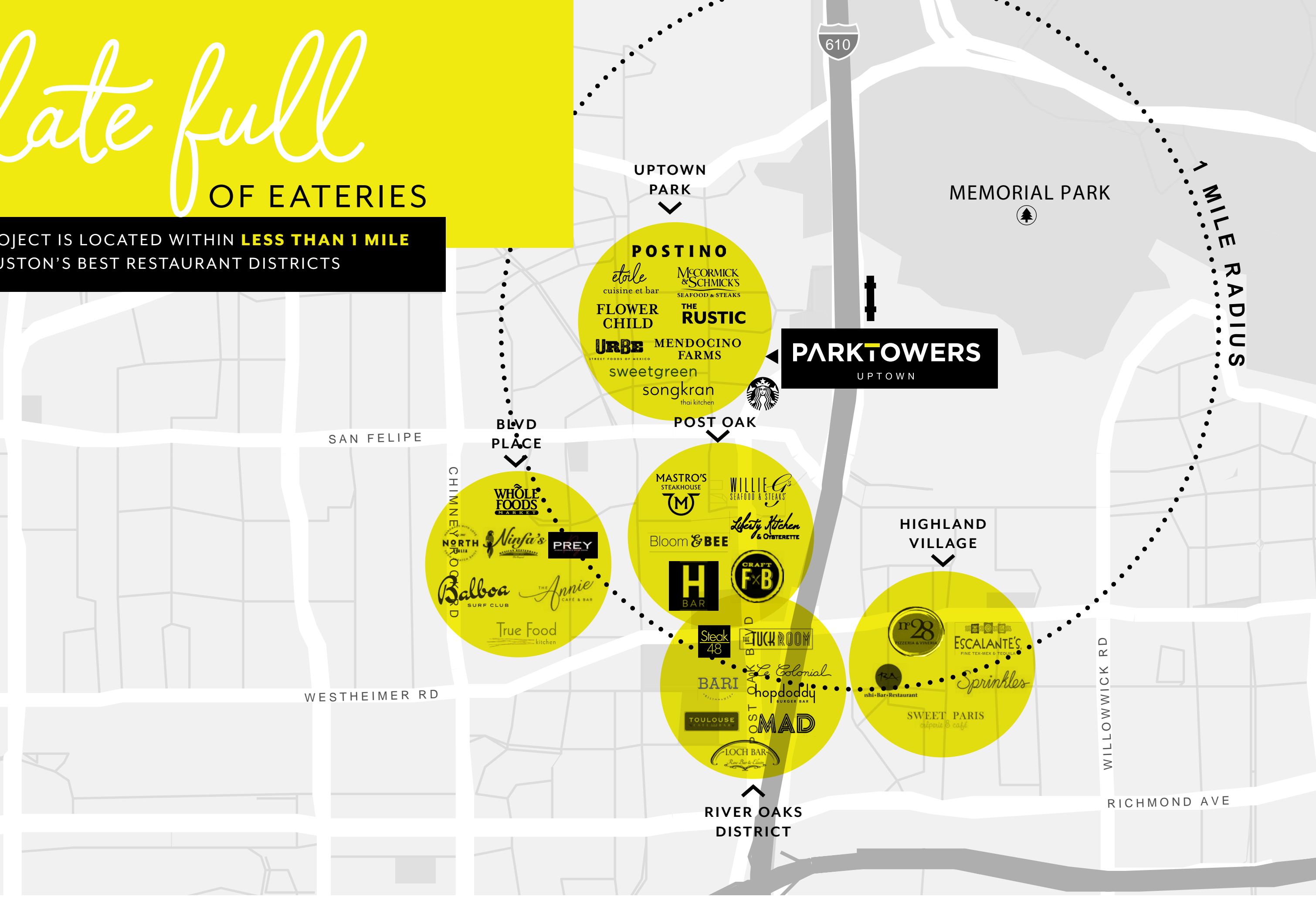
360° HIGH-END SUITE OF AMENITIES

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



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

MASTRO'S
STEAKHOUSE


Liberty Kitchen
& OYSTERETTE

THE
RUSTIC

MENDOCINO FARMS
sandwich market

URBE
STREET FOODS OF MEXICO

NORTH
ITALIA

etoile
cuisine et bar

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD


caracol
MEXICAN COASTAL KITCHEN

WILLIE G
SEAFOOD & STEAKS

songkran
thai kitchen

M&S

 POTBELLY
SANDWICH WORKS

UPTOWN
SUSHI

uptown+galleria

WHERE YOU CAN HAVE IT ALL



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.



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.



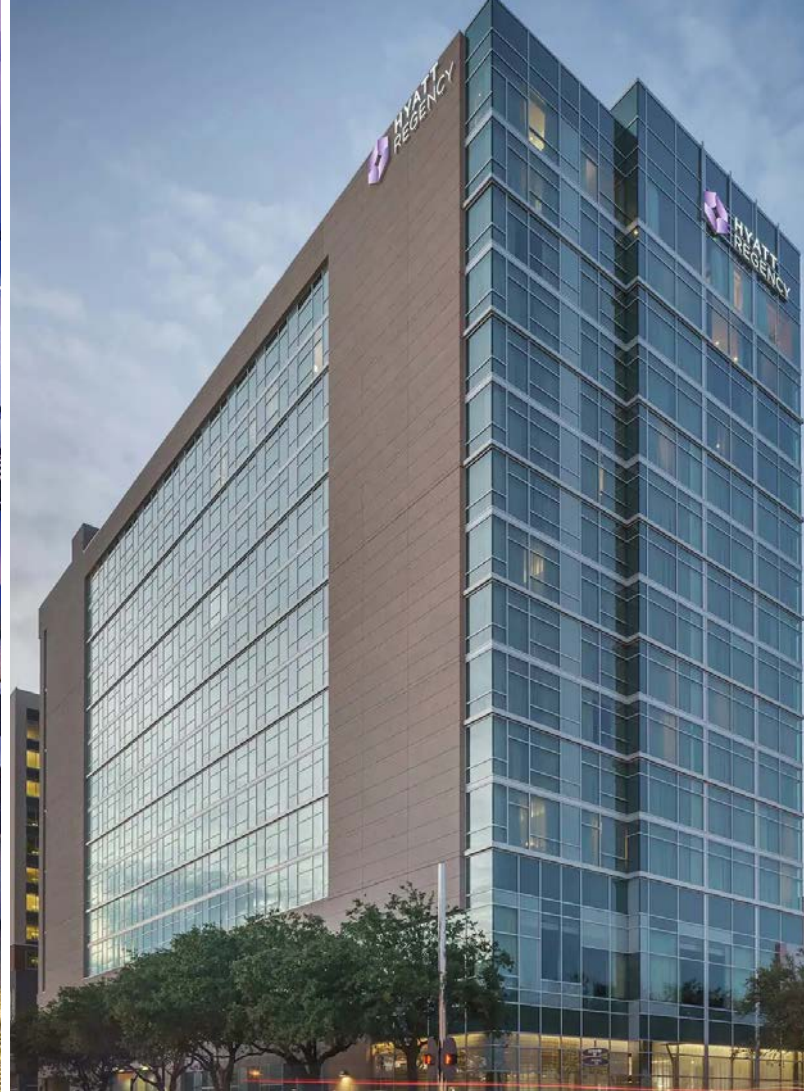
connectivity and
resiliency projects



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





great access

AT THE CENTER OF IT ALL

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

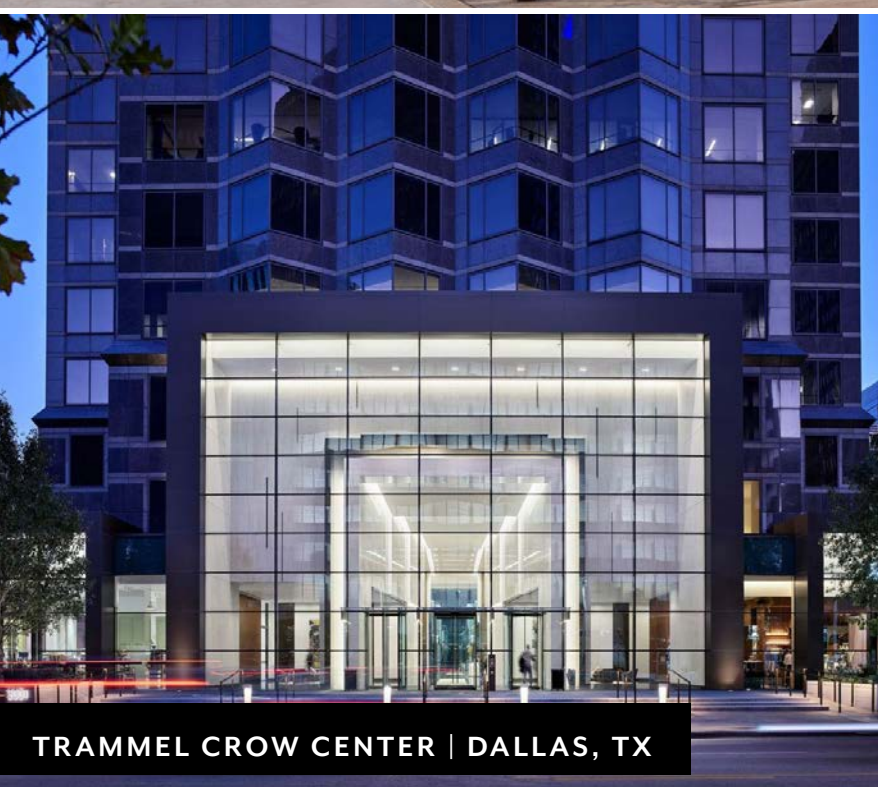
Founded in 1989, Regent Properties, LLC is an SEC-registered investment advisor and is a real estate investment management and development firm based in Dallas, Texas and Los Angeles, California. The company is a vertically integrated operator and fund manager with current investments concentrated in six Sun Belt markets. Regent Properties manages a variety of investment vehicles, including commingled funds and separate accounts, on behalf of a sophisticated institutional investor base. Regent's assets under management are approximately \$2.3 billion as of 3/31/2023. Over the 30+ year history of its residential platform, Regent has entitled and/or developed over 30,000 lots across the Sun Belt. For more information, visit www.regentproperties.com.



LEGACY CENTRAL | PLANO, TX



816 CONGRESS | AUSTIN, TX



TRAMMEL CROW CENTER | DALLAS, TX



1 COLUMBIA PLACE | SAN DIEGO, CA

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