

PRESENTING  
**PARKTOWERS**  
UPTOWN



REGENT PROPERTIES

# why

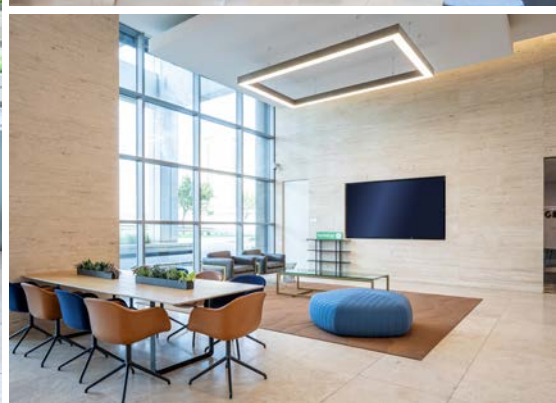
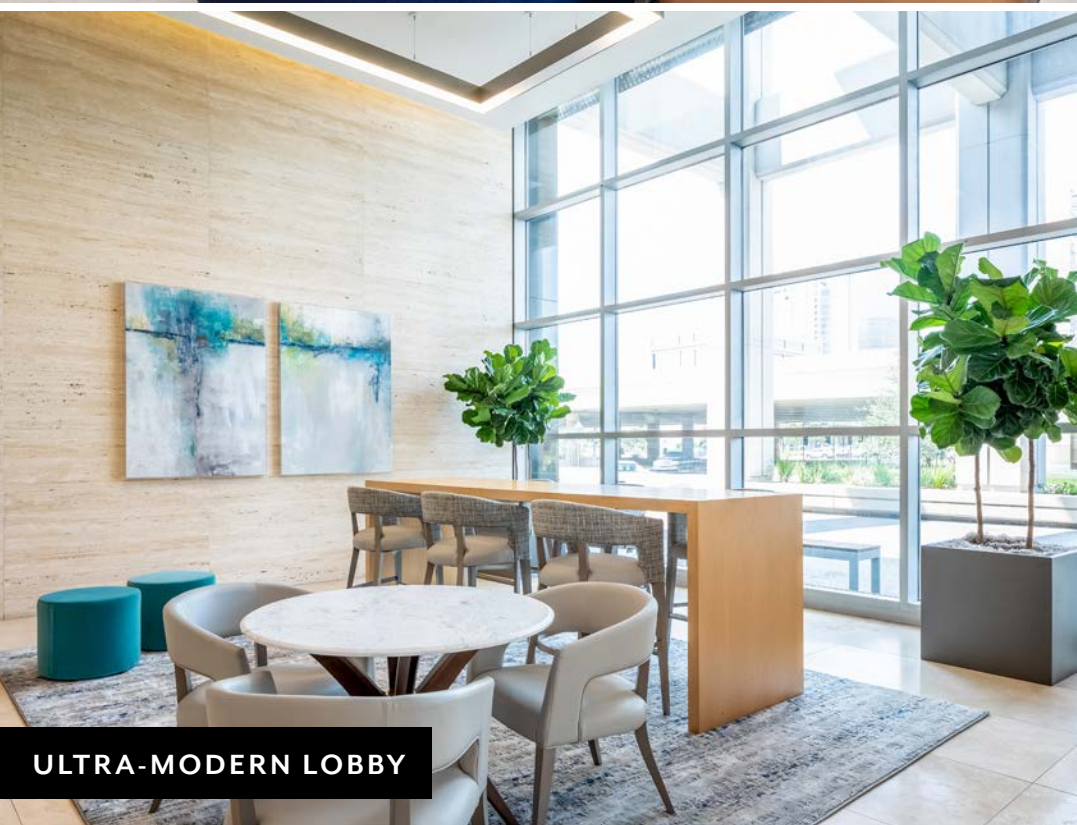
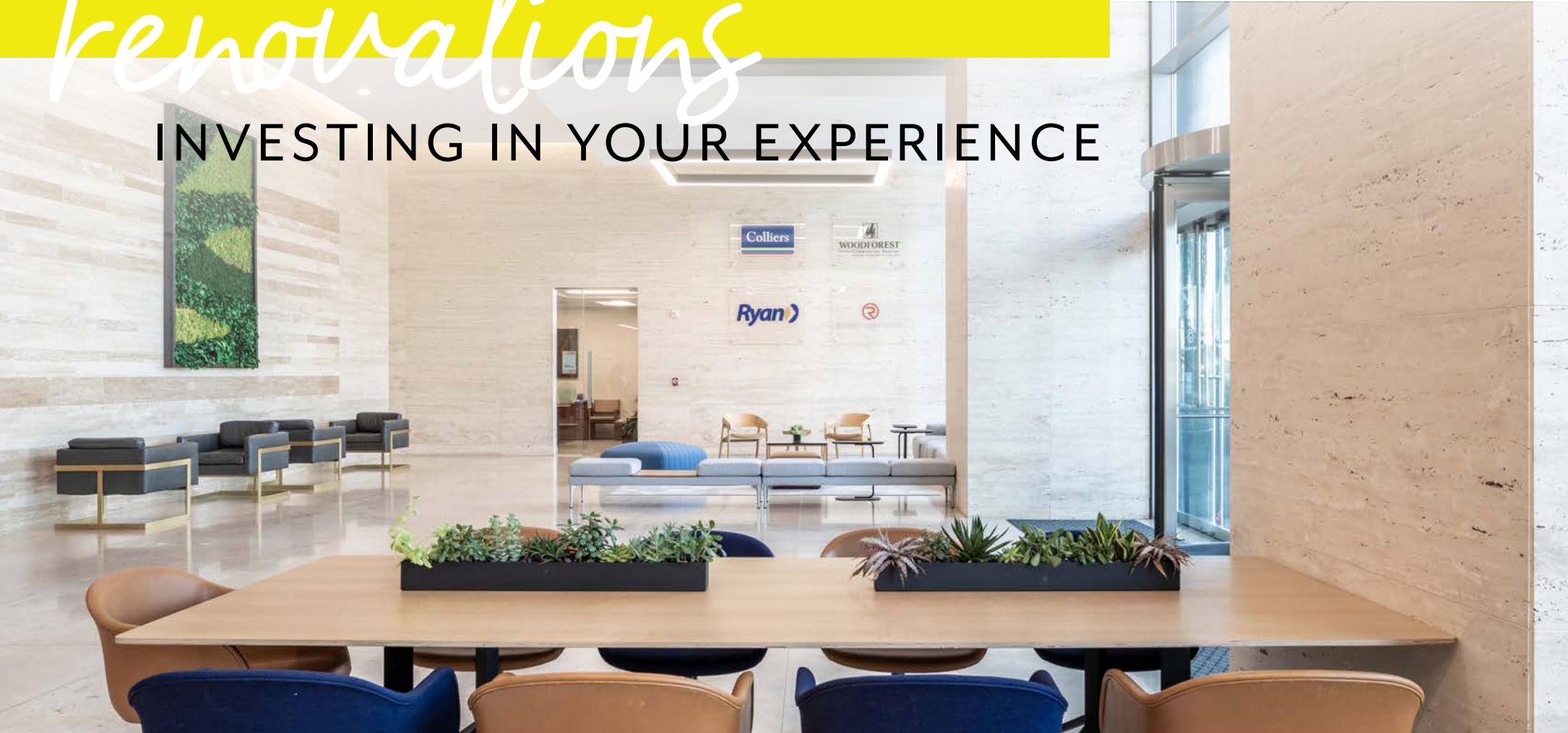
## PARK TOWERS?

- 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



ULTRA-MODERN LOBBY

STARBUCKS ON-SITE WITH DRIVE-THRU

renovations

INVESTING IN YOUR EXPERIENCE

NE



LOADING



**NORTH TOWER GAME ROOM**

*renovations*

INVESTING IN YOUR EXPERIENCE



**SOUTH TOWER TENANT LOUNGE**



starbucks

EASY & CONVENIENT



# 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





# enhancements

KEEP IT FRESH



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

amazonlocker

amazon locker



coffee bar



tenant lounge



food truck lane



additional seating in park-like setting behind Park Towers



Fooda type lobby option and fast + casual restaurant on corner of Post Oak Park + Post Oak Drive



# 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.

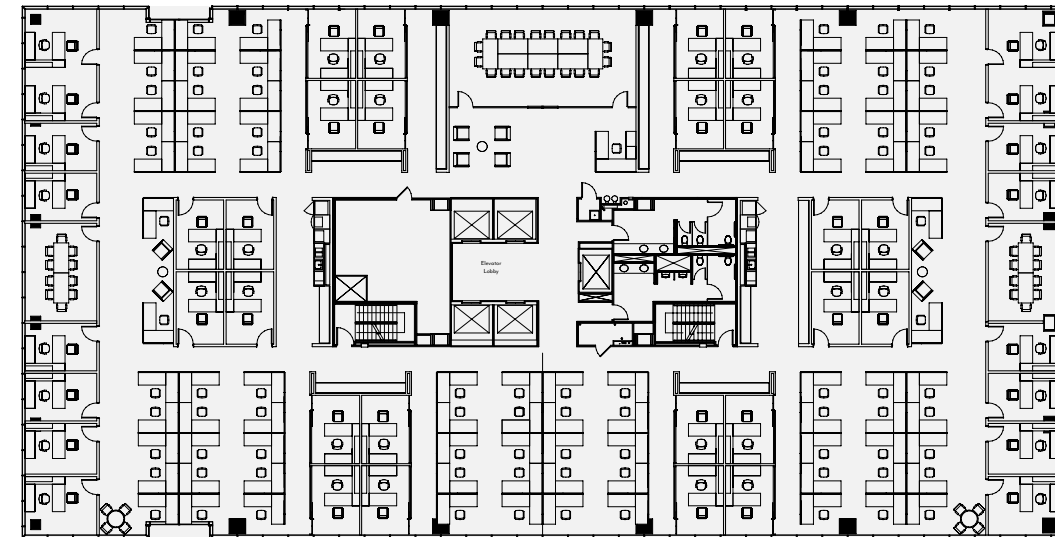
22,250  
SF floor plates

11'6"  
ceiling heights  
available

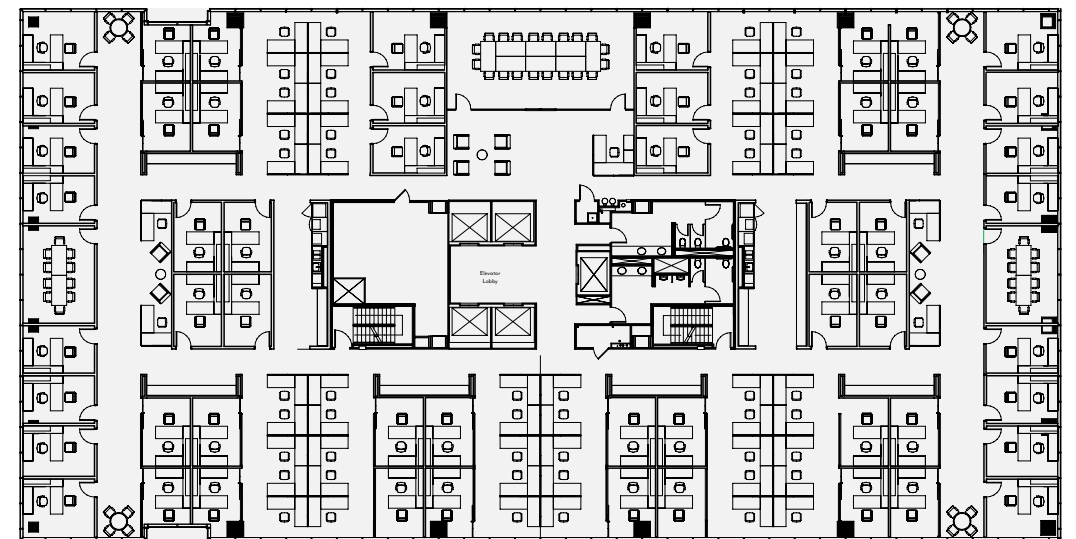
360°  
views of Houston

1,800  
parking spaces  
in secured  
parking garage

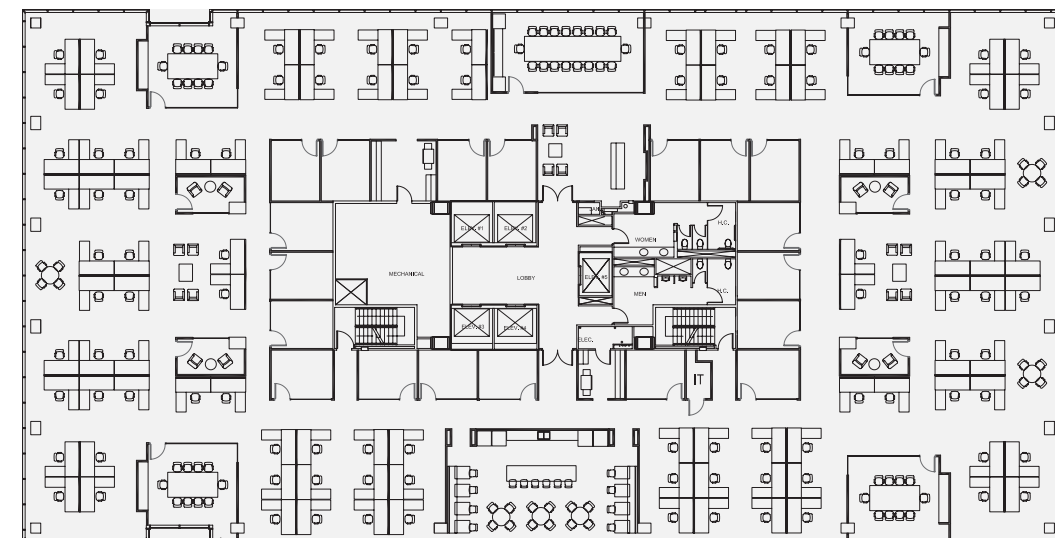
## TRADITIONAL LAYOUT



## 50/50 LAYOUT



## OPEN LAYOUT



*luxury*  
AT ITS FINEST



# PARKTOWERS

UPTOWN

2 ICONIC TOWERS

18 ENGAGING STORIES

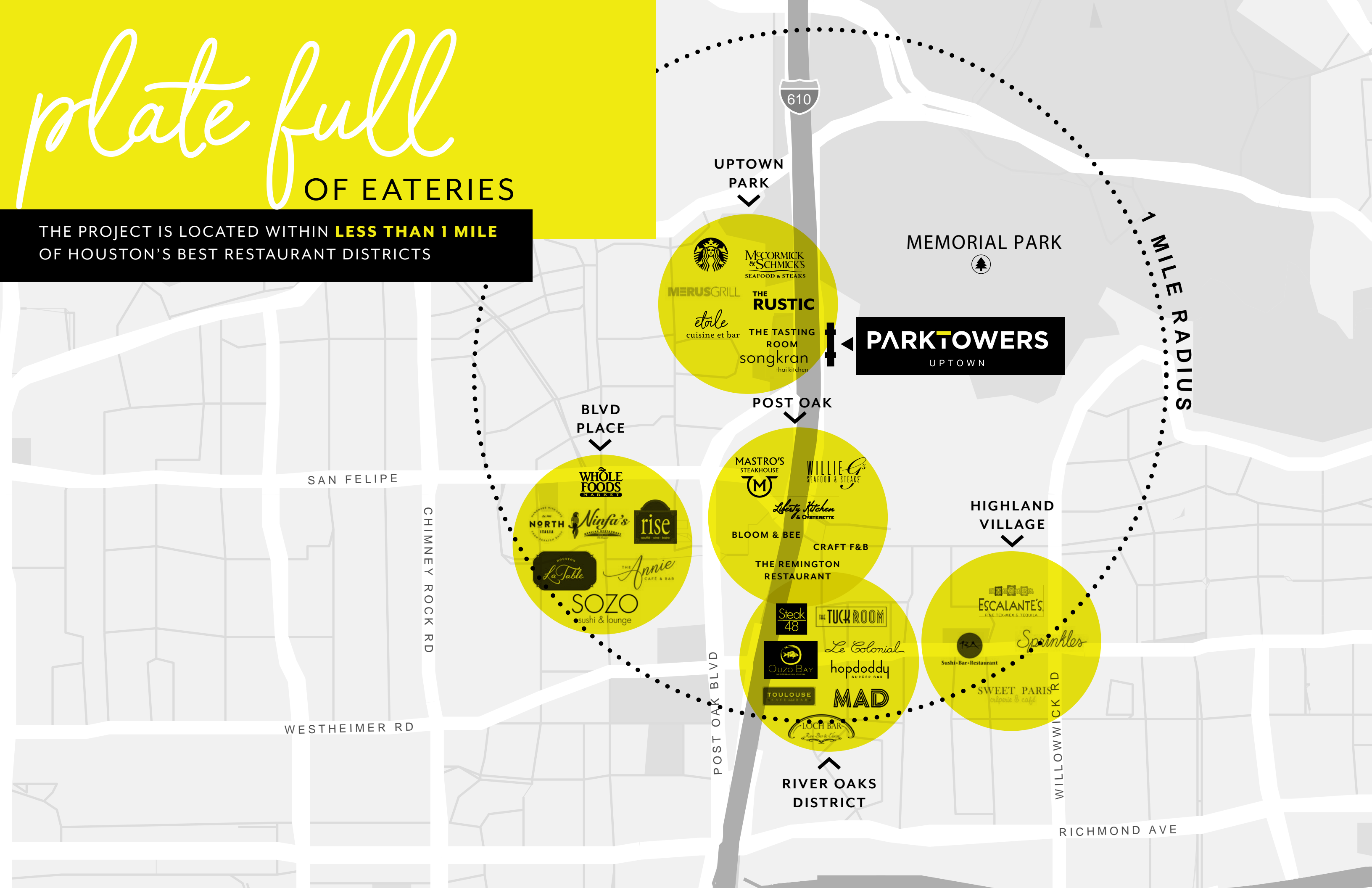
360° HIGH-END SUITE OF AMENITIES

- 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
- 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



caracol  
MEXICAN COASTAL KITCHEN

THE  
RUSTIC



The Tasting Room  
WINE CAFE

songkran  
thai kitchen

MENDOCINO FARMS  
sandwich market

M&S



NORTH  
ITALIA

UPTOWN  
SUSHI

etoile  
cuisine et bar



PELI • PELI

# 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.



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.



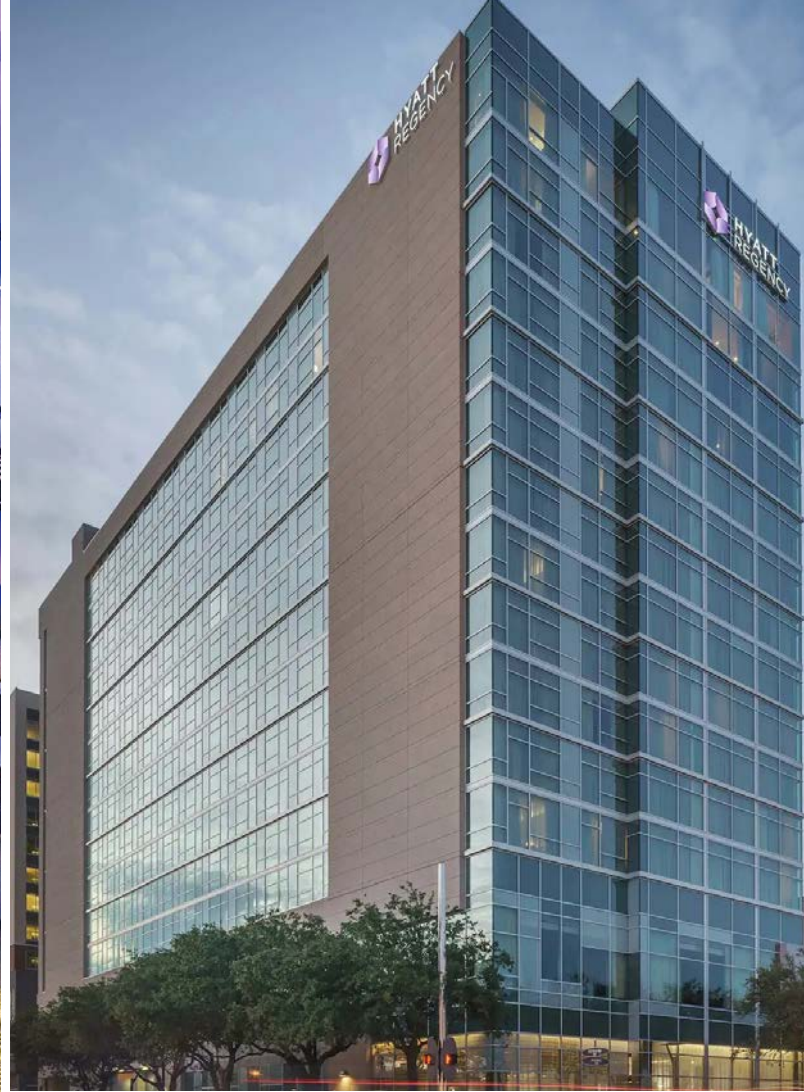
connectivity and  
resiliency projects



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







# 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**



**PARK TOWERS**

**UPTOWN PARK**

**BLVD PLACE**

**UPTOWN HOUSTON**

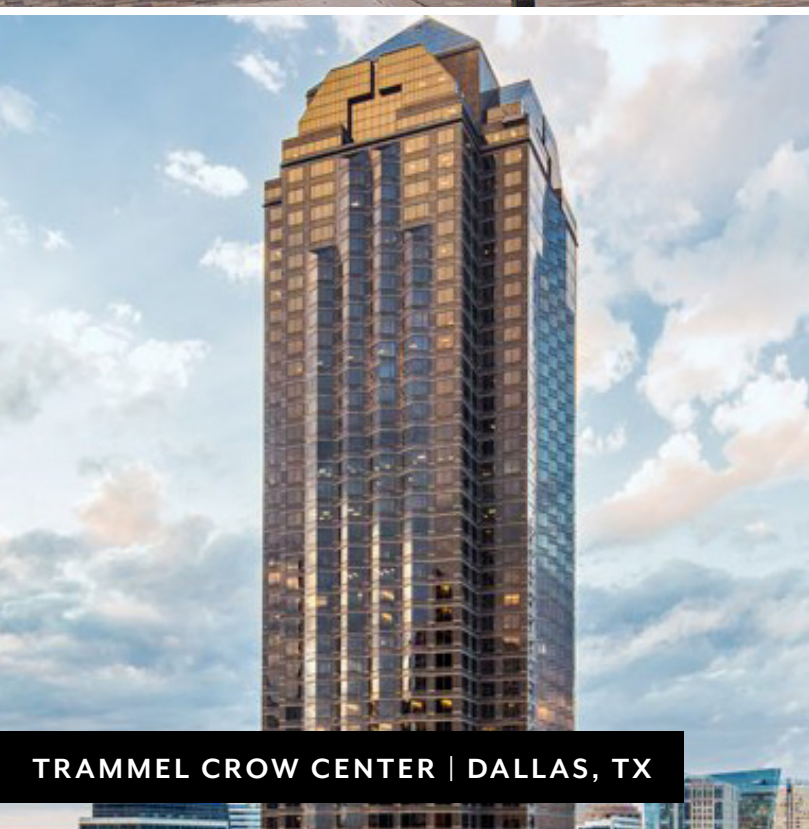
**THE GALLERIA**

**HIGHLAND VILLAGE + RIVER OAKS DISTRICT**

**GREENWAY/UPPER KIRBY**

# 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.



FOR LEASING INFORMATION

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