



6 2 0 0
SAVOY

Houston, TX

Value-add investment opportunity

6200savoy.com

**AVISON
YOUNG**

Property highlights



On-site management & security



Card key access system



Data center, storage room & building conference room



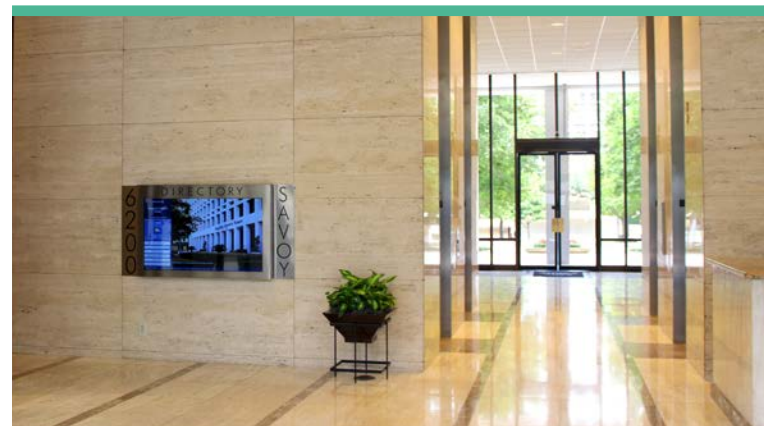
Second floor deli



Abundant covered parking

Property statistics

Address	Regency Square Tower 6200 Savoy Houston, TX
Property Size	+/- 225,444 sf
Site Size	+/- 5.04 acres
Class	B
Number of Stories	12
Year Built/Renovated	1978/2009
Percent Leased	64.4%
Parking	3.61/1,000
Submarket	Southwest/Hillcroft Corridor



Value-add investment Opportunity

- Currently 64.40% occupied by a highly diversified tenant roster.
- Stable cash flow with value-add upside as market rebounds.
- Strong leasing potential as illustrated by ~48,000 SF of new leases signed since 2020.
- Significant discount to replacement cost.
- Strategic mix of approximately 60 tenants with average lease size of ~2,593 SF with strong concentration in legal, engineering and financial services tenancy.



Prime Southwest Houston location



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.

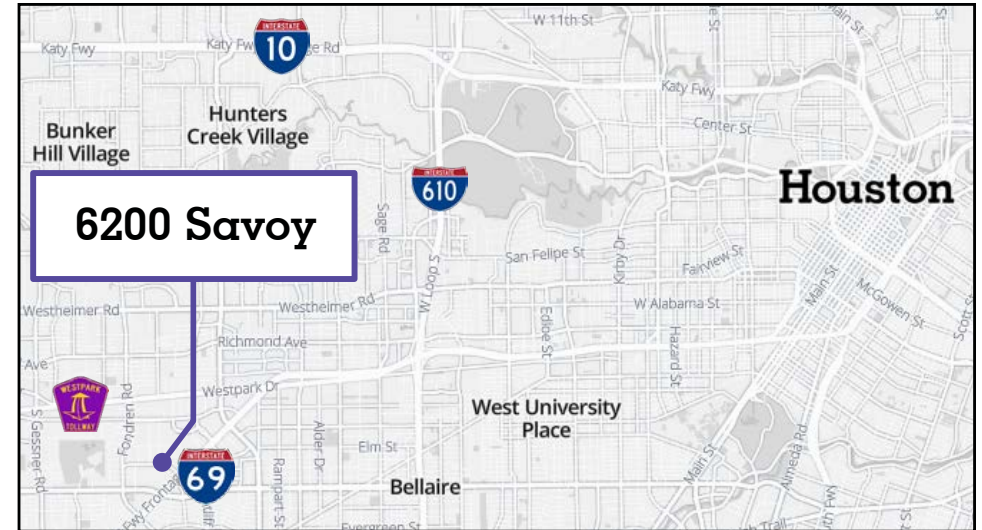


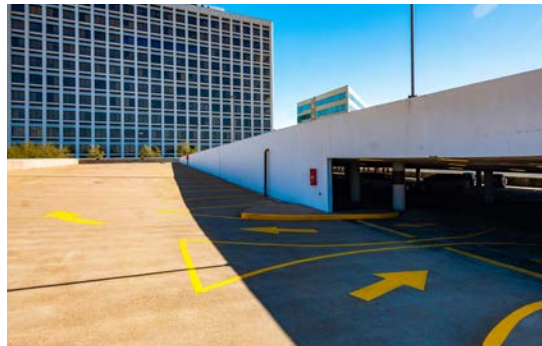
Conveniently located near the epicenter of Houston, the Property is just minutes from the Uptown/Galleria area and ten miles north of the CBD.



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.

Location maps





**If you would like more
information on this offering,
please get in touch.**

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Maps &
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