REGIONS

FINANCIAL CENTER

3773 RICHMOND AVENUE

HANSENPARTNERS

TRC CAPITAL PARTNERS

BARBOUR INVESTMENTS

REGIONS FINANCIAL CENTER

DEVELOPERS:

HANSENPARTNERS

TRC CAPITAL PARTNERS

BARBOUR INVESTMENTS

Regions Financial Center at 3773 Richmond Avenue represents a new evolution of urban office development, a project that embraces its surroundings with multiple uses and pedestrian friendly areas. Located on the western edge of the Greenway Plaza submarket, the development will include, on the upper floors, modern, Class A office space anchored by the Houston headquarters for Regions Financial. The street level will consist of carefully selected restaurants, a Regions Bank financial center and other premium retail services. The architecturally striking 11-story office tower will have integrated parking and the modern amenities that premier office tenants expect and demand.

The collaboration of developers TRC Capital Partners (formerly The Redstone Companies), Barbour Investments and Hansen Partners, along with their partner architects Ewald Architecture and STG Design, will deliver 180,000 square feet of Class-A office and retail space that will be certified LEED Silver, and will tie together the office buildings to the east with the numerous restaurants and retailers on the west to create a seamless pedestrian corridor along Richmond Avenue.

With floor plates that can handle large or small tenants, easy accessability from Loop 610 and Highway 59, and a close proximity to some of Houston's most exclusive neighborhoods, Regions Financial Center's location and mixed-use nature offers a uniquely attractive opportunity for tenants to be located in a contemporary building right in the heart of one of Houston's most dynamic 24-hour live, work and play markets.

DESIGN ARCHITECT:

PHILIP EWALD ARCHITECTS INC.

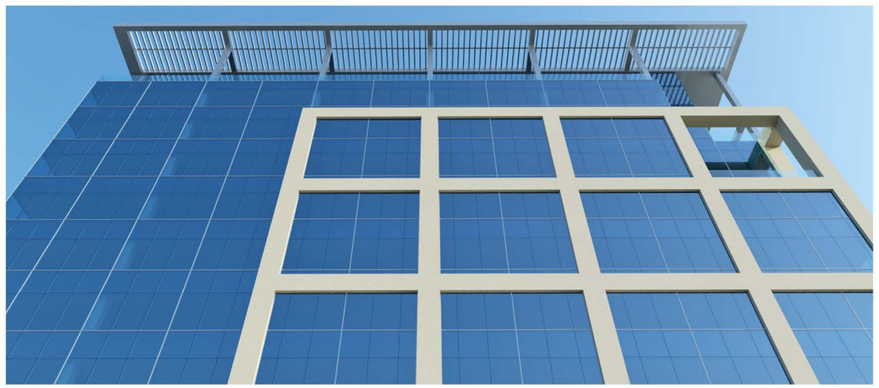
ARCHITECT OF RECORD:

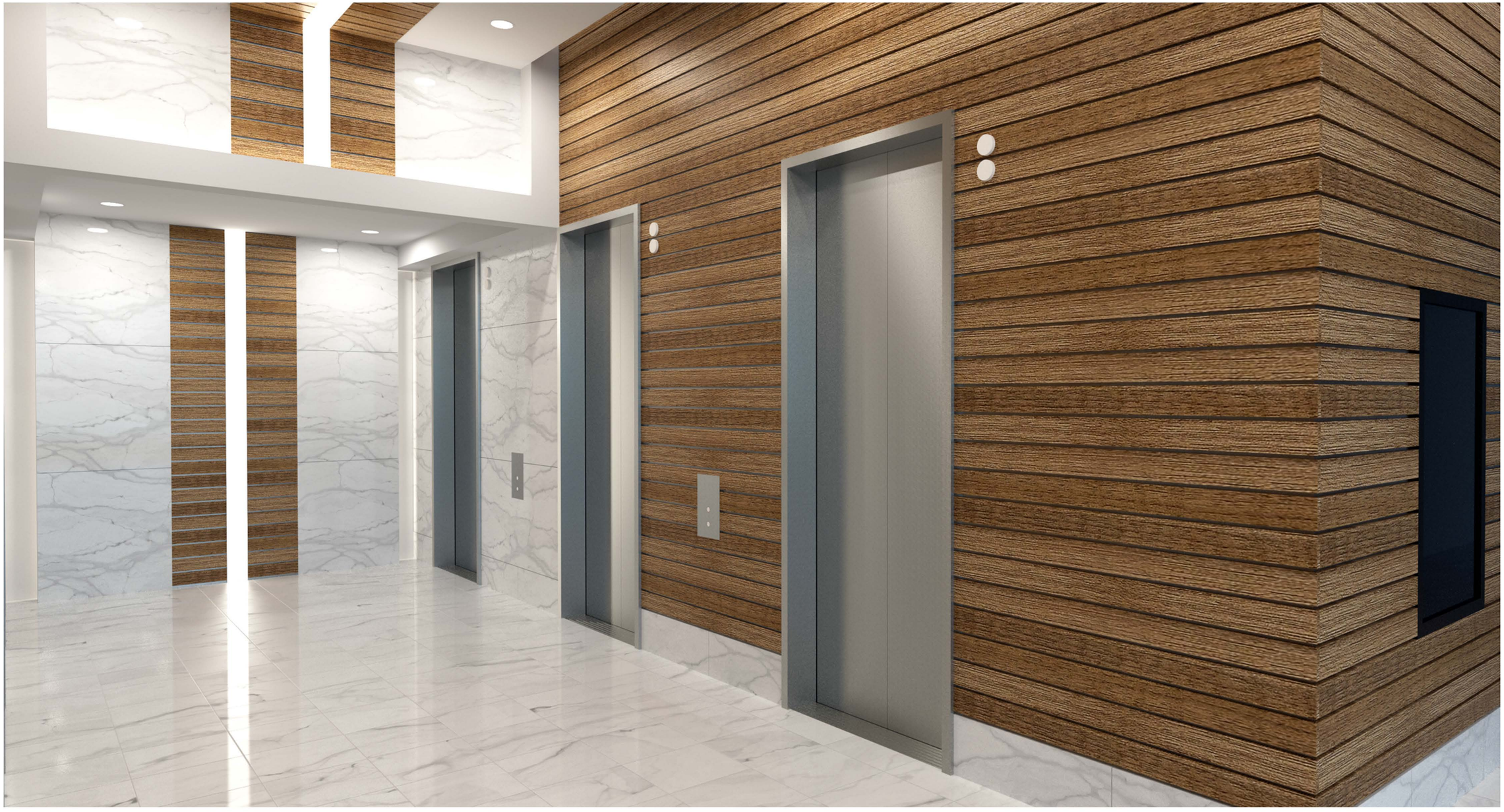
STG DESIGN

160,000 SF, 11 STORY
CLASS-A OFFICE BUILDING

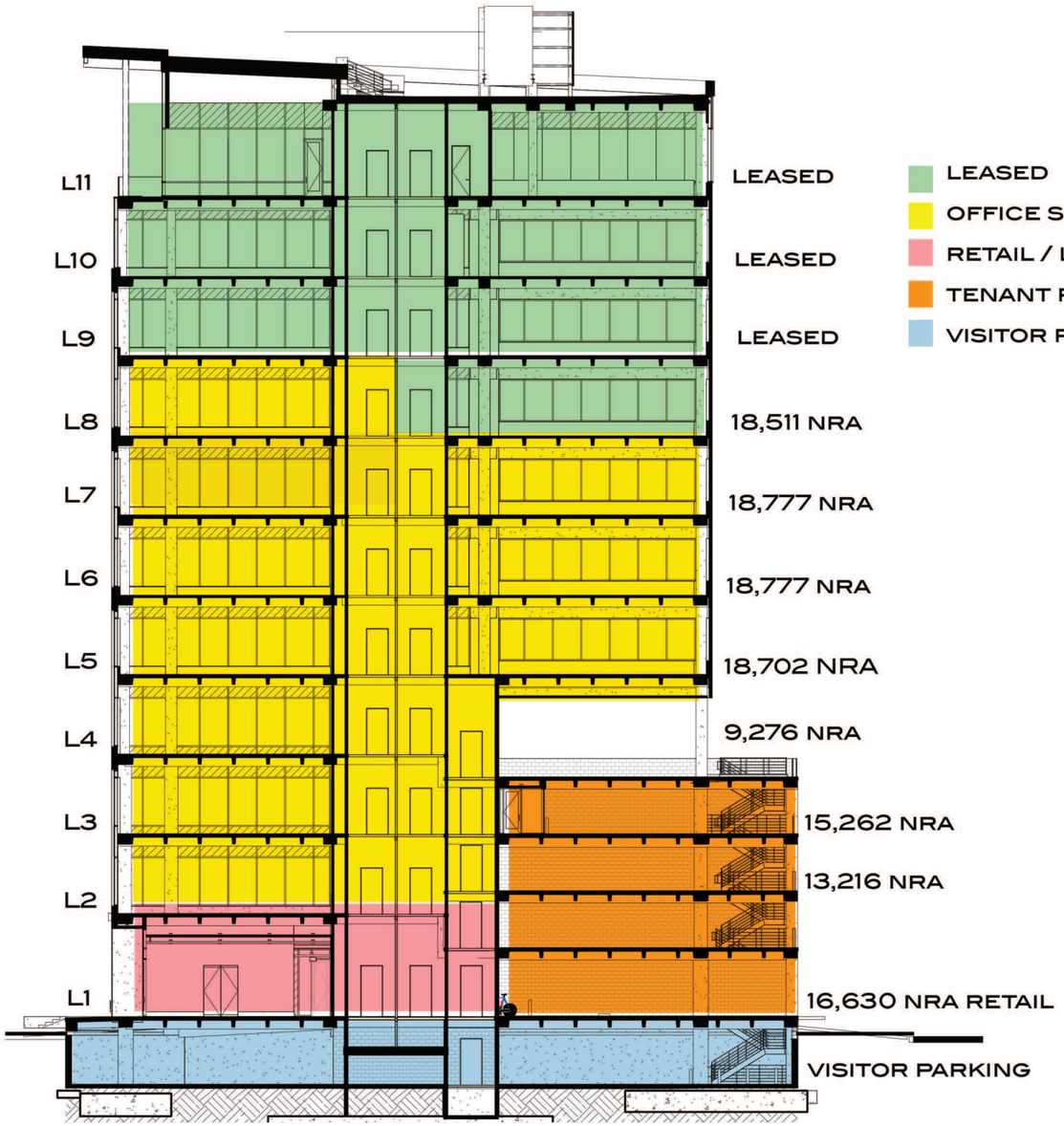
20,000 SF OF PREMIUM
RETAIL LEASE SPACE

NEAR GREENWAY PLAZA
BUSINESS DISTRICT

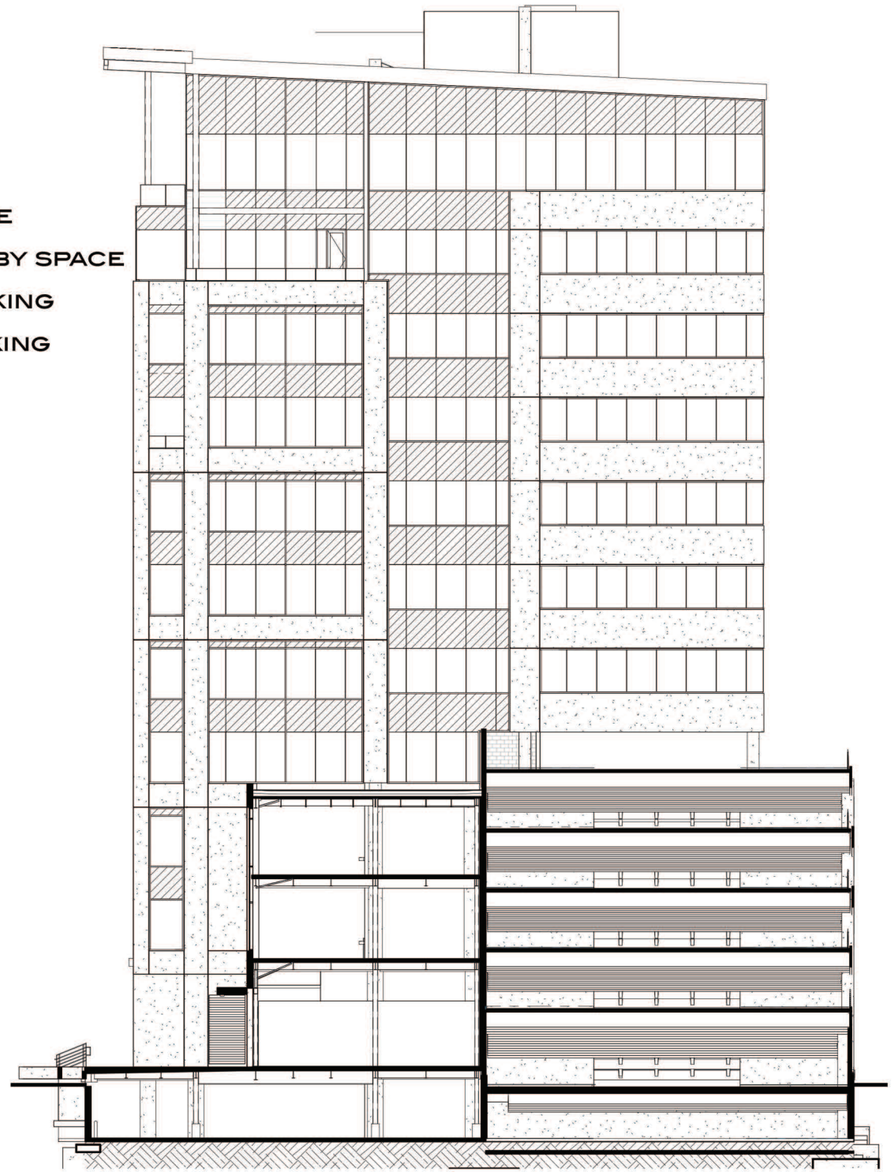


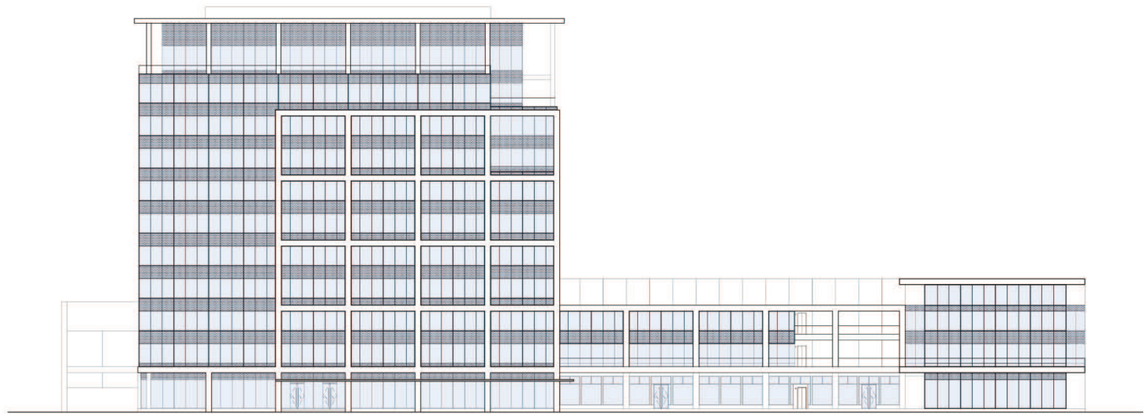


STACKING PLAN

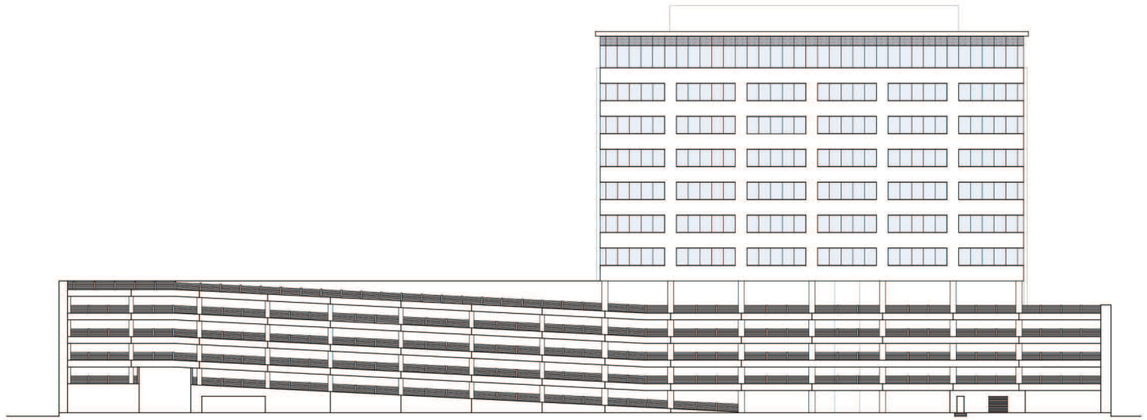


LEASED
OFFICE SPACE
RETAIL / LOBBY SPACE
TENANT PARKING
VISITOR PARKING

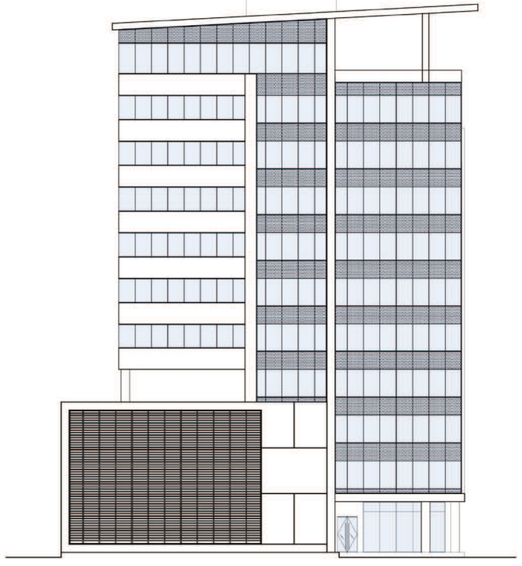




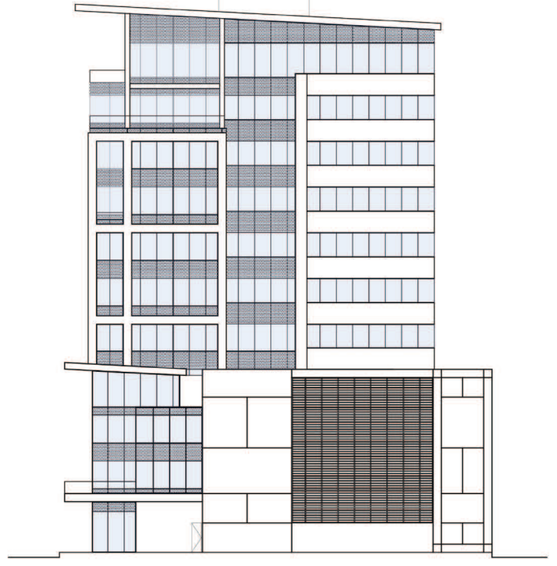
NORTH ELEVATION



SOUTH ELEVATION

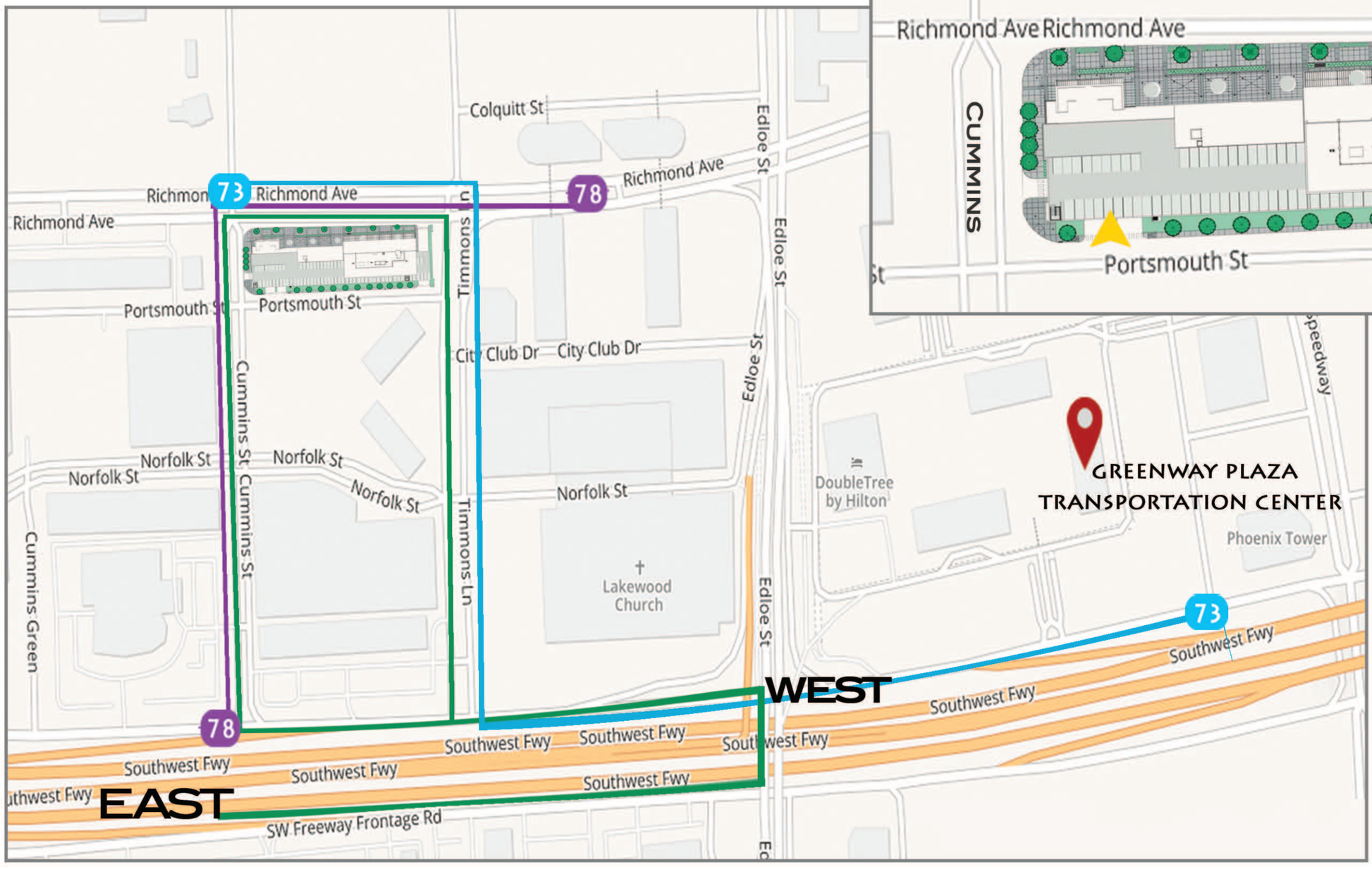


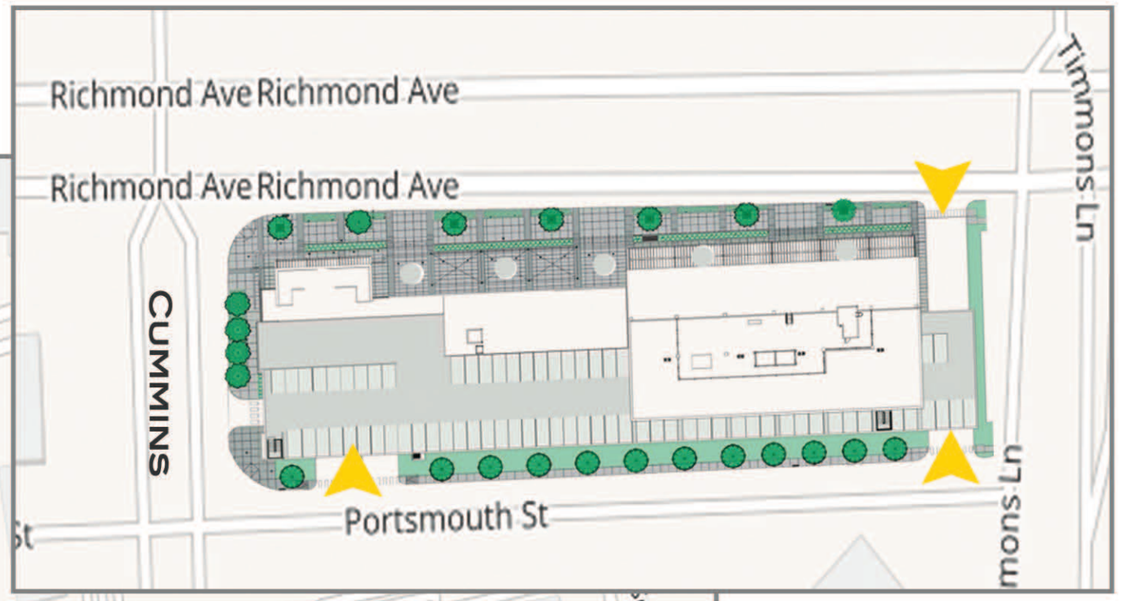
EAST ELEVATION



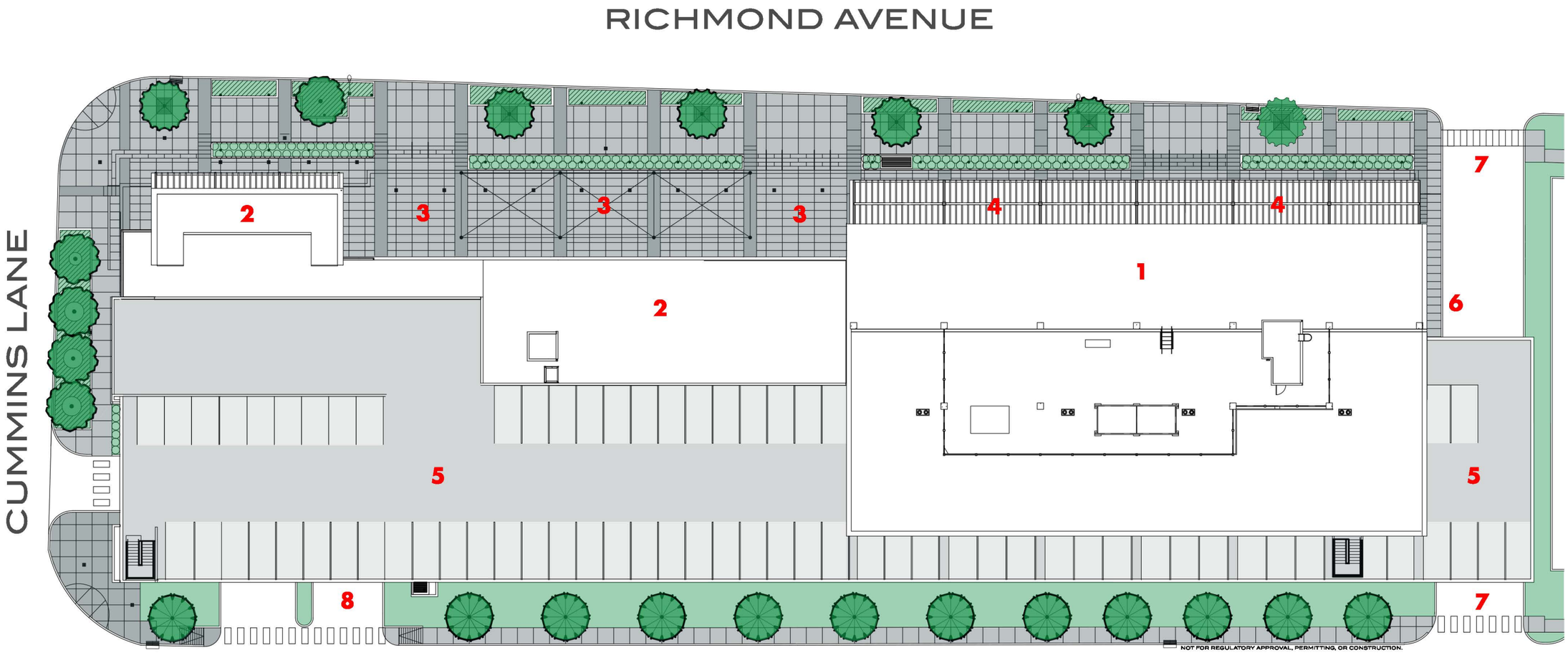
WEST ELEVATION

ACCESS MAP



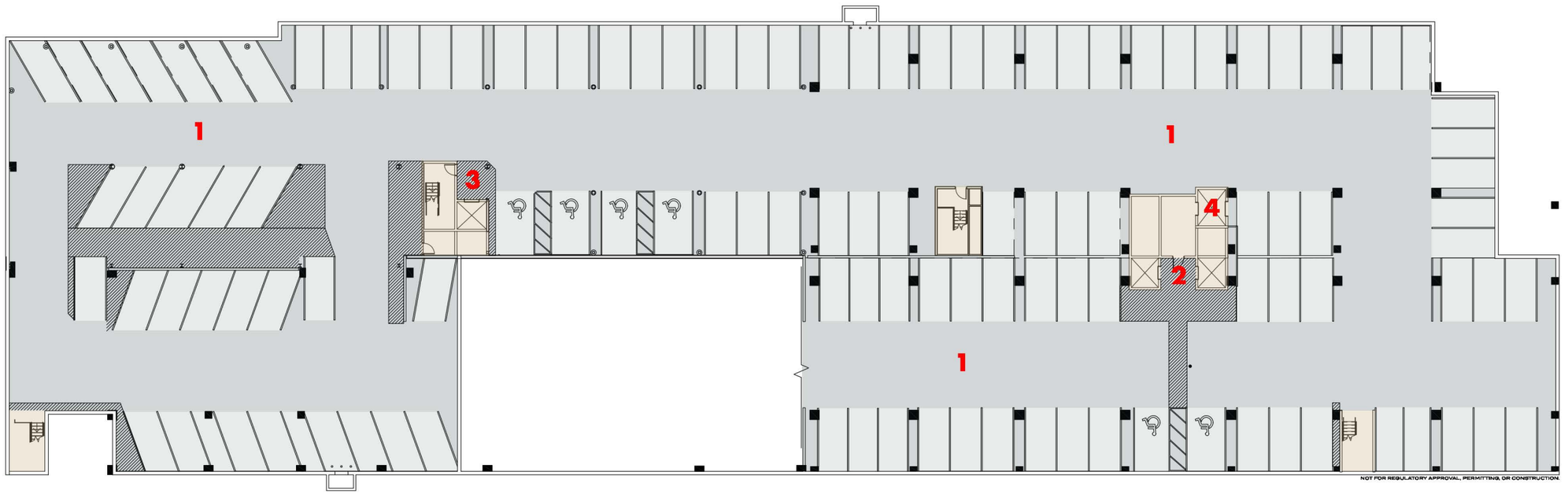


- Access Route
- Metro Bus Route 78
- Metro Bus Route 73
- Building Access



1. 11 STORY OFFICE BUILDING
2. RETAIL AND OFFICE ABOVE
3. PLAZA
4. OPEN BALCONY
5. PARKING GARAGE
6. OFFICE BUILDING DROP OFF
7. OFFICE BUILDING PARKING
8. RETAIL PARKING

SITE PLAN

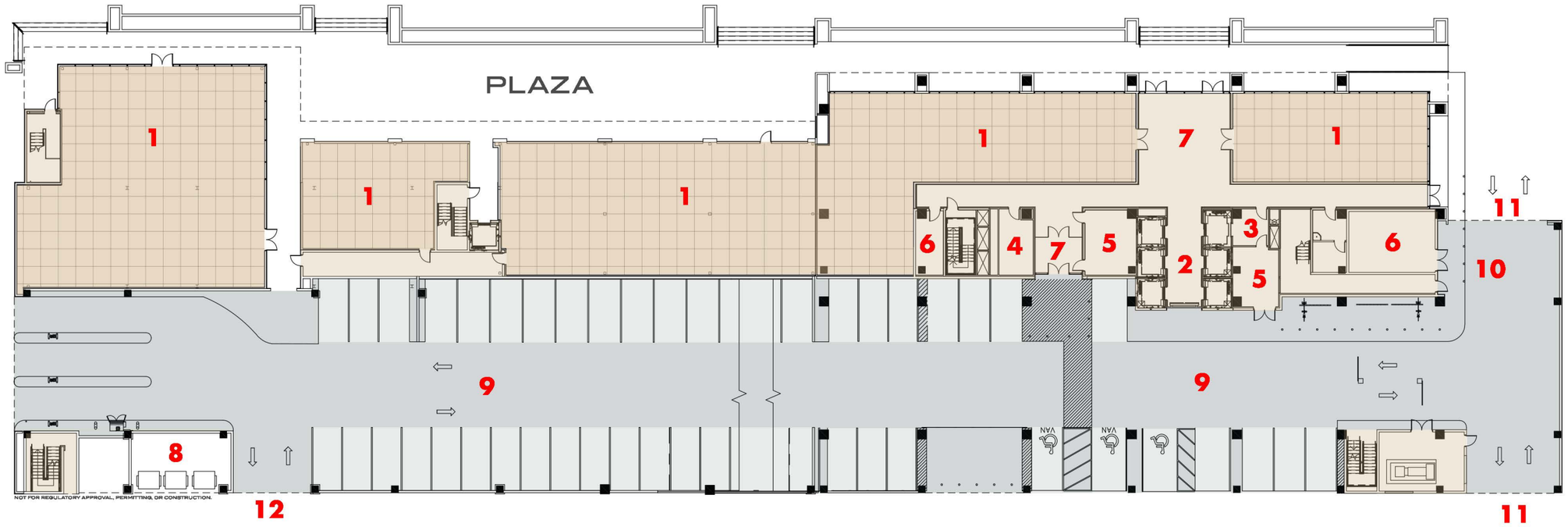


1. PARKING
2. BUILDING ELEVATORS
3. RETAIL ELEVATOR
4. SERVICE ELEVATOR

BASEMENT

RICHMOND AVENUE

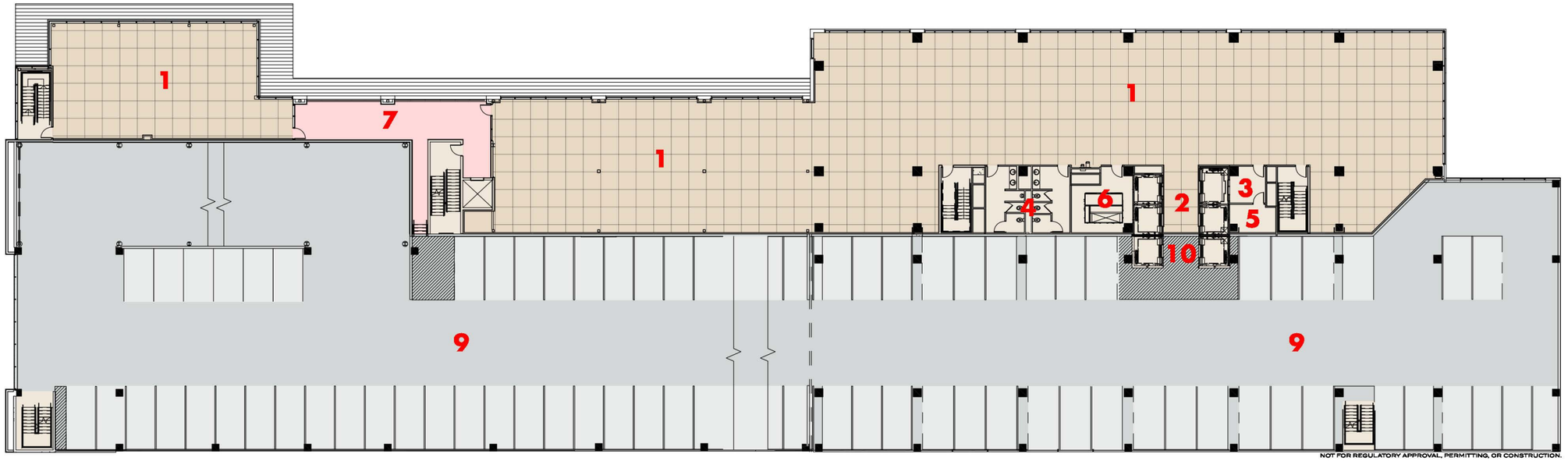
CUMMINS LANE



PORTSMOUTH STREET

1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. MAIL ROOM
5. ELECTRICAL ROOM
6. MECHANICAL ROOM
7. BUILDING LOBBY
8. SERVICE AREA
9. PARKING GARAGE
10. DROP OFF
11. OFFICE GARAGE ENTRANCE
12. RETAIL GARAGE ENTRANCE

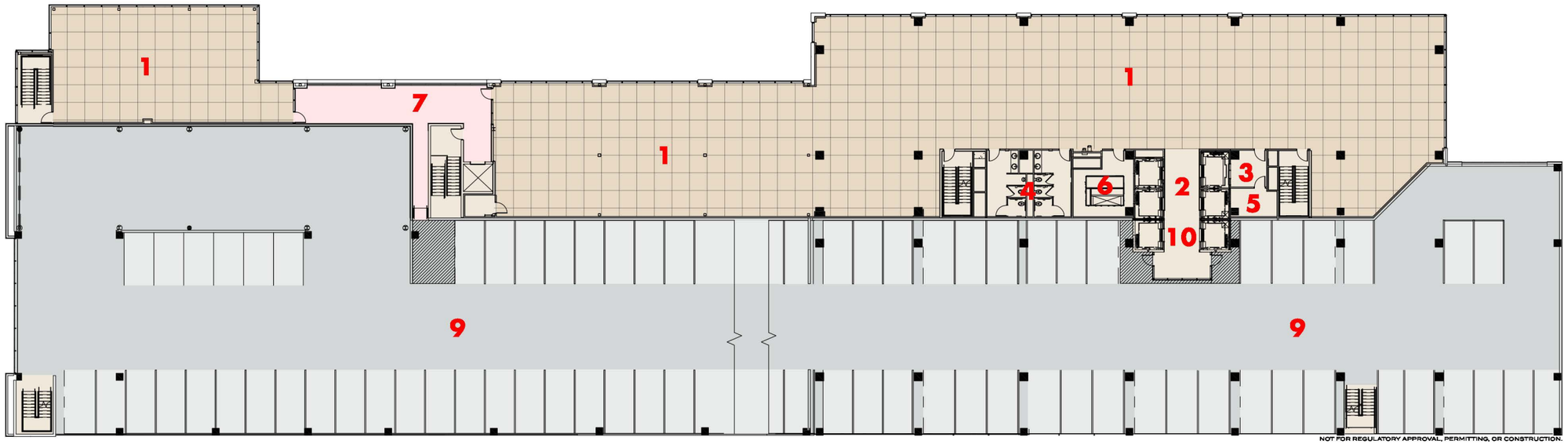
LEVEL 1



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. RESTROOMS
5. FLOOR ELECTRICAL ROOM
6. FLOOR MECHANICAL ROOM
7. BALCONY
8. BALCONY BELOW
9. PARKING GARAGE
10. GARAGE ELEVATORS

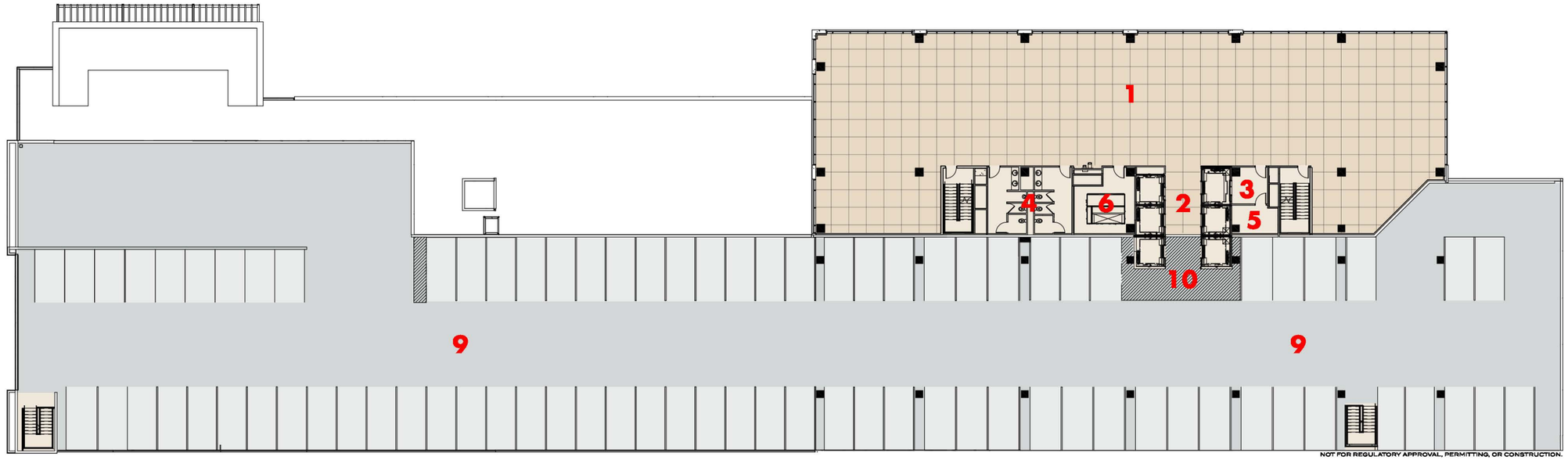
LEVEL 2



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. RESTROOMS
5. FLOOR ELECTRICAL ROOM
6. FLOOR MECHANICAL ROOM
7. BALCONY
8. BALCONY BELOW
9. PARKING GARAGE
10. GARAGE ELEVATORS

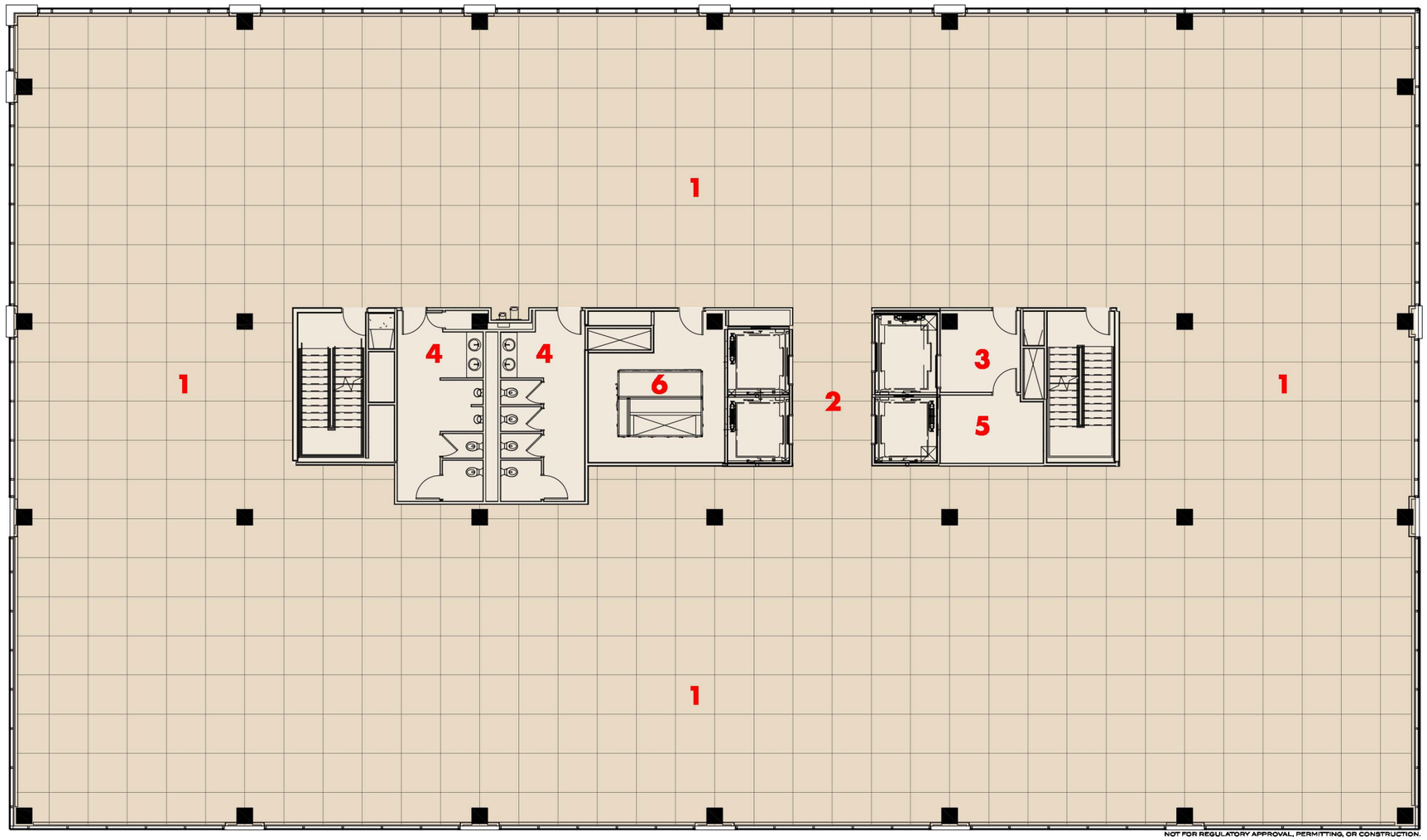
LEVEL 3



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

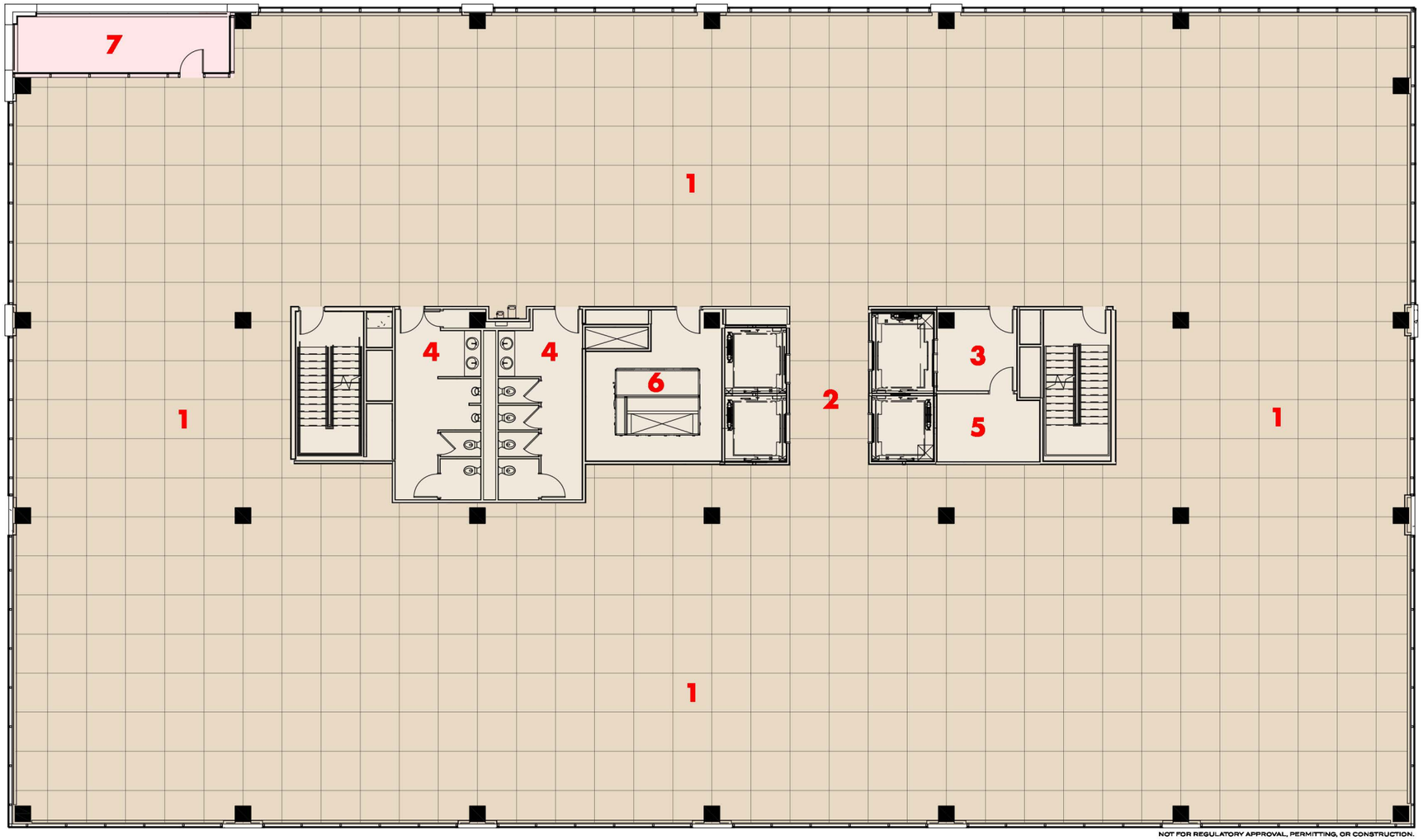
1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. RESTROOMS
5. FLOOR ELECTRICAL ROOM
6. FLOOR MECHANICAL ROOM
7. BALCONY
8. BALCONY BELOW
9. PARKING GARAGE
10. GARAGE ELEVATORS

LEVEL 4



1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. RESTROOMS
5. FLOOR ELECTRICAL ROOM
6. FLOOR MECHANICAL ROOM
7. BALCONY
8. BALCONY BELOW

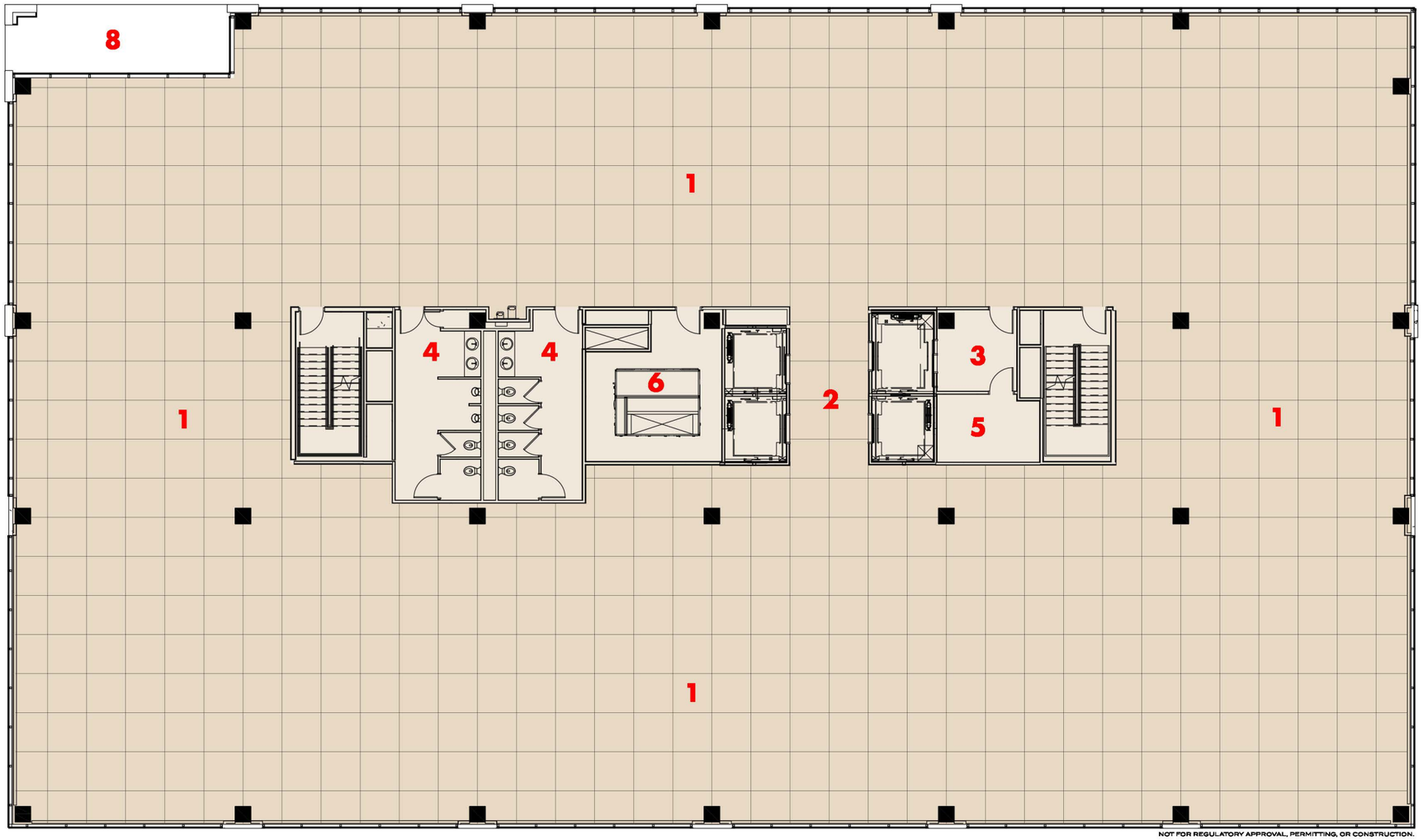
LEVELS 5-7



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. RESTROOMS
5. FLOOR ELECTRICAL ROOM
6. FLOOR MECHANICAL ROOM
7. BALCONY
8. BALCONY BELOW

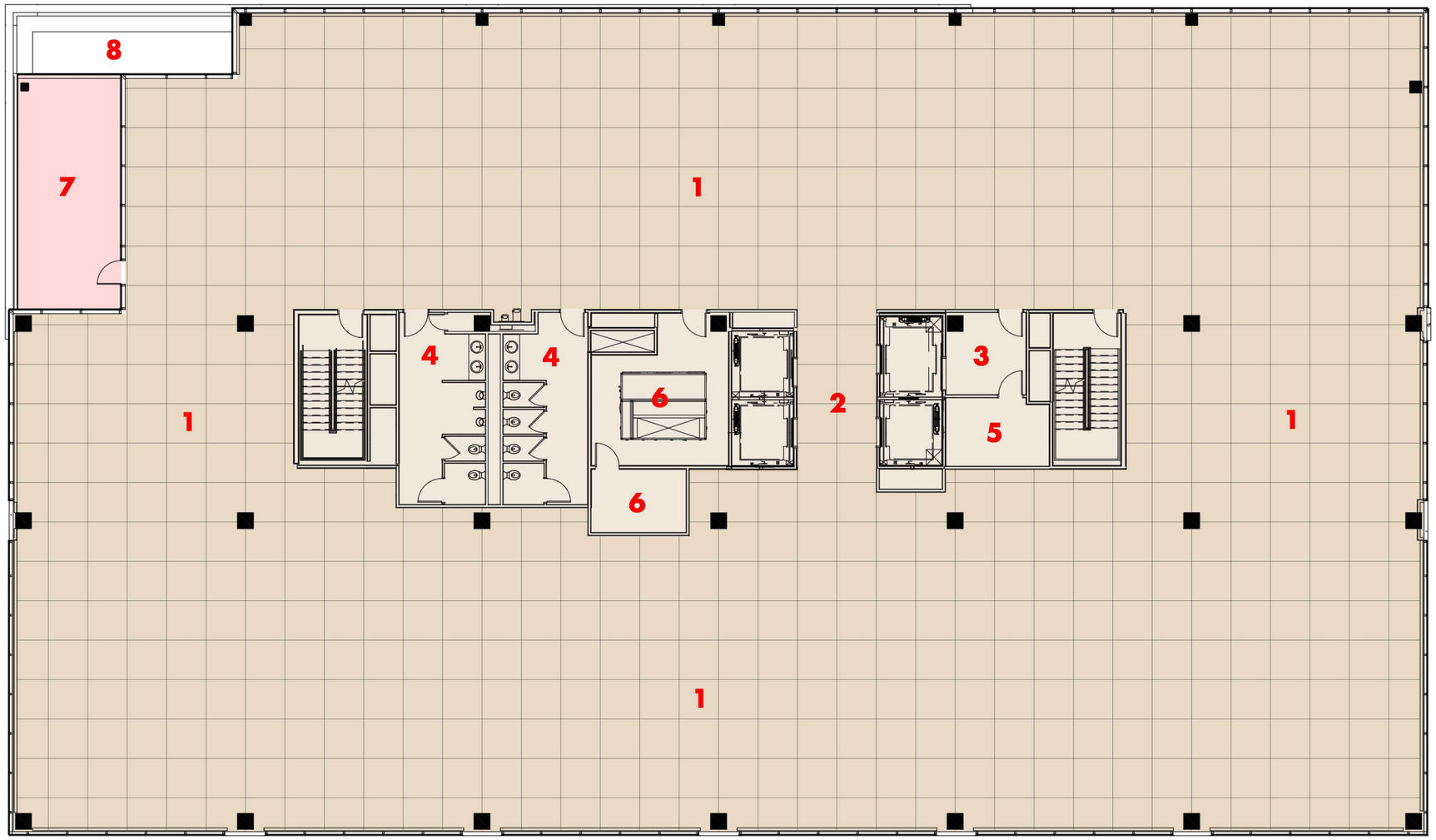
LEVEL 8



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. RESTROOMS
5. FLOOR ELECTRICAL ROOM
6. FLOOR MECHANICAL ROOM
7. BALCONY
8. BALCONY BELOW

LEVEL 9

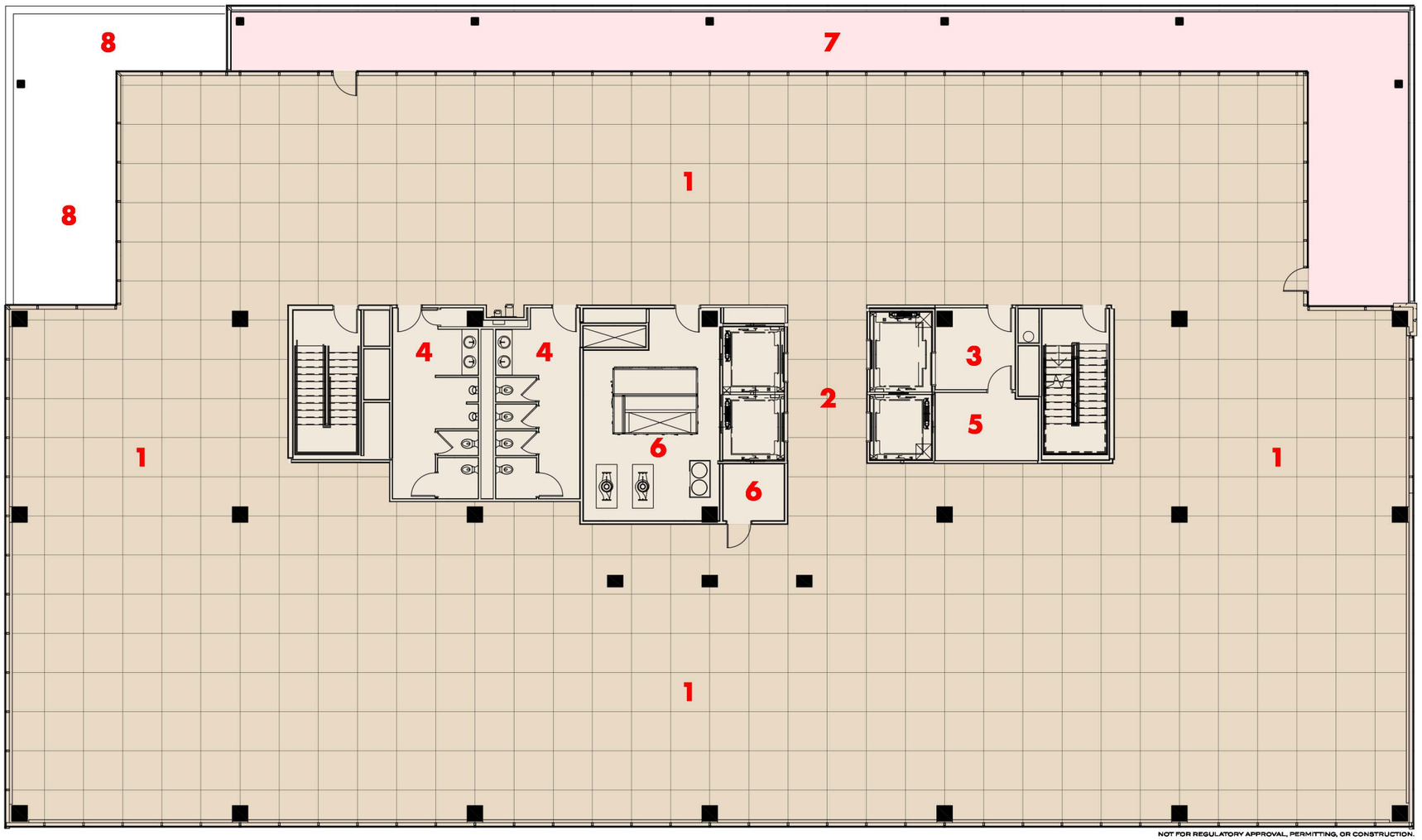


GROSS AREA 18,117 S.F.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. RESTROOMS
5. FLOOR ELECTRICAL ROOM
6. FLOOR MECHANICAL ROOM
7. BALCONY
8. BALCONY BELOW

LEVEL 10



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

1. LEASE SPACE
2. ELEVATOR LOBBY
3. SERVICE ELEV. LOBBY
4. RESTROOMS
5. FLOOR ELECTRICAL ROOM
6. FLOOR MECHANICAL ROOM
7. BALCONY
8. BALCONY BELOW

LEVEL 11