

CASE STUDY

# REMINGTON SQUARE III



**WITHIN 31 MONTHS OF DELIVERY, STREAM COMPLETED SEVEN NEW DEALS**  
TOTALING 182,811 RENTABLE SQUARE FEET (RSF) TO BRING  
REMINGTON SQUARE III TO 91.2% LEASED, COMPARATIVELY IN A  
SUBMARKET WITH 25% VACANCY.



# CASE STUDY

## SITUATION

- Stream partnered with SunLife to build Remington Square III, totaling 200,552 RSF, which delivered during the 2015 market downturn.
- Submarket vacancy was 25% at the time of delivery. Within that submarket, two similar buildings in class and size were completed and delivered at the same time.

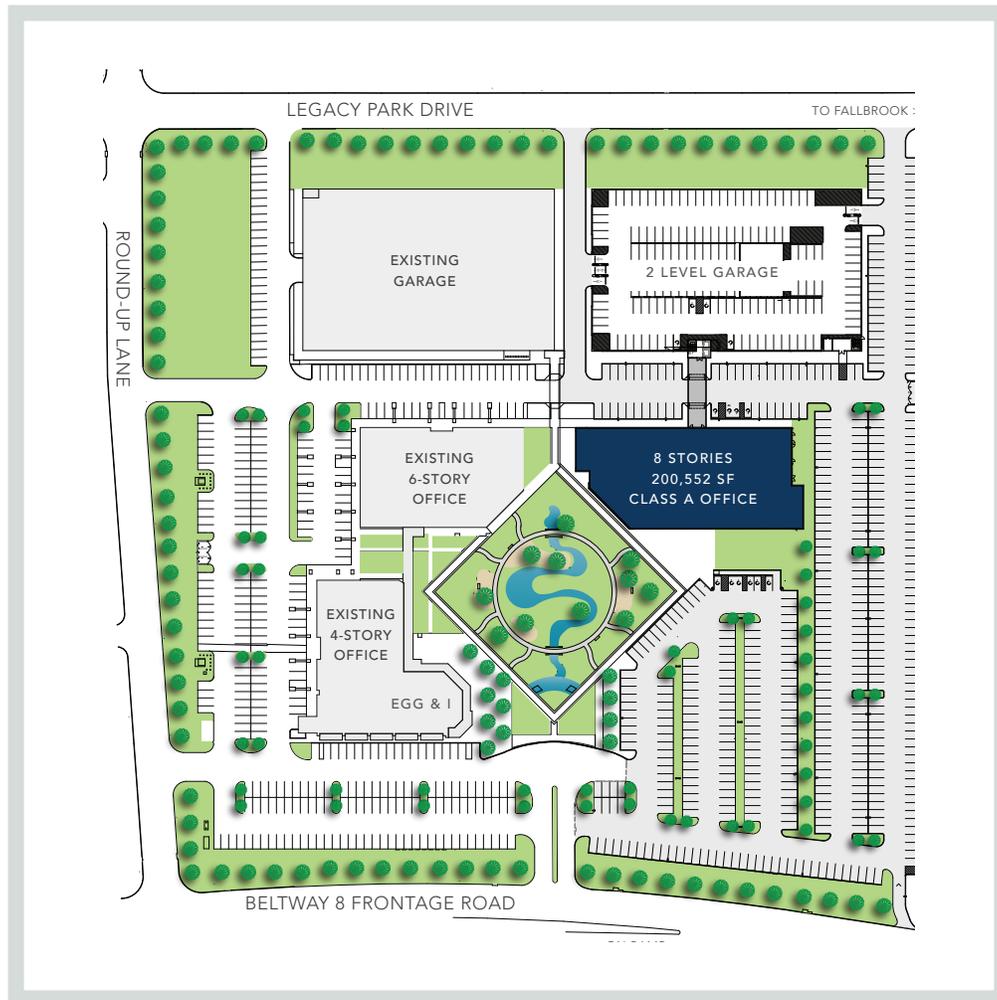
## ACTION

- **Market Knowledge:** Delivered superior market research, deal comps and data to provide ownership with actionable data.
- **Communication:** Through effective and timely communication, Stream developed trust with ownership to discern every deal and effectively win new deals.
- **Marketing:** Executed a cost-effective marketing campaign to introduce Remington Square III to the market. The campaign included branded marketing materials, email blasts and broker outreach.
- **Relationships:** Developed a comprehensive broker networking strategy to identify deals in the market and aggressively chase deals in competitive buildings with a favorable leasing plan.

## RESULTS

- Within 24 months of the first signed lease, Stream executed 7 deals with new tenants totaling 182,811 RSF.
- Stream increased building occupancy to 91% in 31 months, while the two buildings that delivered during same development cycle only achieved 23.3% and 32.8% leased.

# THE SITUATION



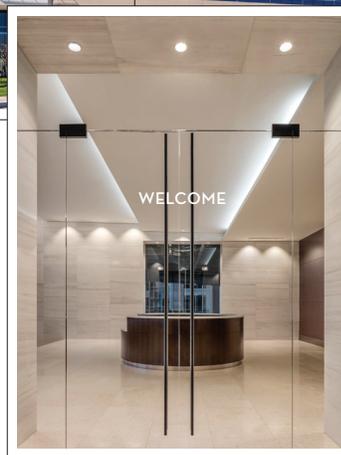
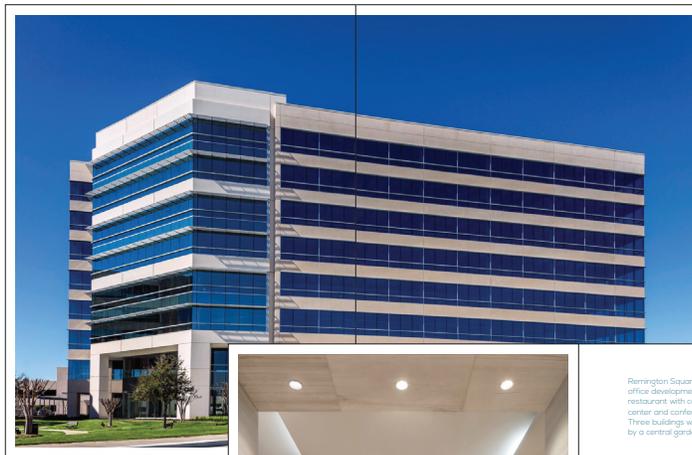
DELIVERED DURING  
**2015 DOWNTURN**

SUBMARKET  
VACANCY AT

**25%**

# DELIVERING QUALITY

## REMINGTON square



Remington Square is a master planned office development boasting of an on-site restaurant with catering options, new fitness center and conference facility for tenants. Three buildings with class A finishes anchored by a central garden and water feature.

### PROPERTY FEATURES

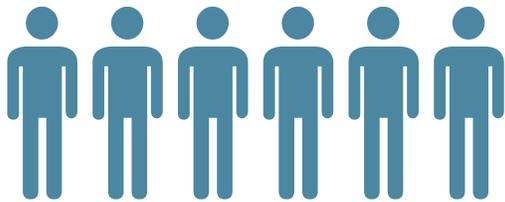
- ADDRESS**  
3253 M. Dean Houston Parkway N  
Houston, Texas 77066
- BUILDING TYPE**  
Class A
- BUILDING SIZE**  
225,000 Square Feet
- BUILDING HEIGHT**  
8 stories
- TYPICAL FLOORPLATE**  
35,000 Square Feet
- DESIGN**  
Building design opportunity  
28 hours 7 days per week  
Catering services  
Value for tenants
- MARKET**  
451,000
- BUILDING/LEASING**  
December 2025
- Located on Beltway 8 with high-visibility and accessibility from the freeway
- Convenient access to Houston's extensive highway system
- High ceiling, open-plan office and lounge
- Central location for property management, conference center and fitness center
- Master planned office development, anchored by a unique central garden and water feature
- Live, eat-on, fitness and optimal day benefits
- Landscaped green areas with terraces, water features and community gathering spaces
- Flexible "work and play" work environment
- The entire building with over 80,000 square feet of Class A office space
- Immediate access to Gulf Houston Turnpike (Beltway 8), both northbound & southbound
- Close proximity to I-10 and the Houston, Champions, The Woodlands and Kingwood
- Easy access to SR-498 and Hwy 290
- Convenient access to both International Airport and the Energy Corridor
- Minutes from Woodlands Park and other retail and dining options

COST EFFECTIVE MARKETING EFFORTS INCLUDED A REBRAND OF THE DEVELOPMENT, NEW BROCHURE, EBLASTS AND BROKER OUTREACH.

# THE RESULTS



SEVEN  
NEW DEALS  
182,811 SF



INCREASED OCCUPANCY



91.2%

IN 31 MONTHS

WHILE THE TWO BUILDINGS THAT DELIVERED DURING SAME DEVELOPMENT CYCLE ONLY ACHIEVED 23.3% AND 32.8% LEASED.

# STREAM REALTY PARTNERS



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