

# Wealth management co. expands in recently renovated downtown tower

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In a move that's indicative of Houston tenants' demand for high-quality office space, a wealth management company plans to vacate its un-renovated space at 1801 [Smith Street](#) and move into more than 20,000 square feet of newly upgraded space in the same building.

Houston-based Legacy Trust Co. will relocate to 21,605 square feet on the the 18th floor of 1801 [Smith Street](#), which was formerly known as 600 Jefferson and rebranded as part of Stream Realty's [multimillion-dollar renovation of the building](#). The company is currently in un-renovated space on the third floor. It's expanding by a few hundred square feet and will relocate to the 18th floor in January 2018.



COURTESY STREAM REALTY

Dallas-based Stream, which owns the building alongside New York-based DRA Advisors, started its \$4.6 million renovation of the building in May 2016 and the buildout is expected to be complete in April, a Stream spokesperson said. All in all, the building's two lobbies will get updated marble and granite ceilings, light fixtures and new furniture and art. A new conference center, tenant lounge and cafe will also be built.

"The major interior upgrades will lead to an improved tenant mix and help companies attract millennials who are expecting these types of features in a work environment," [Richard Barbles](#), vice president of Stream's office division, said in a statement.

Exterior renovations include encasing the first two floors of the building in floor-to-ceiling glass and adding an entrance on [Smith Street](#). Houston-based Page Architects designed the upgrades, and Hoar Construction is the general contractor.

The renovations were announced shortly after Chicago-based United Airlines announced it would [move into 225,000 square feet inside 609 Main](#). United currently occupies 220,000 square feet in 1801 [Smith Street](#).

Stream's Barbles and [Craig McKenna](#) of Stream Realty represented the landlord and [Fritsche Anderson Realty Partners'](#) [David Anderson](#) and [Jay Cliburn](#) represented Legacy Trust.

Throughout 2016, many office brokers said they were witnessing a "flight to quality," in which tenants demanded higher-quality office space. It's what allowed buildings like Hines' 609 Main, a 1,050,000-square-foot tower that was built speculatively, to experience leasing success in an otherwise sluggish office market.

It's also what motivated at least 10 building owners, including Stream Realty, to open their wallets and invest in their aging downtown towers. In October, there was at least \$100 million in downtown building renovations that had either completed or were underway.

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