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Regency Plaza, Providence, R.I.

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Strategically located in downtown Providence, Regency Plaza is a luxury residential community. The three building community features 444 residential apartments, occupied primarily by empty-nesters and professionals who live in the city and walk to work. Furnished corporate apartments are also offered with short-term leases.

Regency Plaza consists of a 13-story building built in 1968, an 11-story building built in 1972 and a 12-story building built in 1974. The luxury apartments were purchased by CHR in 1986 from the Gilbane family and Reynold Metals. The company has since invested more than \$20 million in capital improvements, including modernizing apartments, hallways, entrances, public areas, and making extensive changes to the exterior courtyard, which include a new pool, putting green, and the addition of sprinklers throughout all the buildings.

"The Regency is in a prime Providence location with easy access to the financial district, shopping and entertainment," says co-owner Richard Lappin. "The Civic Center, Rhode Island Convention Center and Providence Place Mall are nearby. Trinity Repertory Theatre and Providence Performing Arts Center are minutes away. For convenience, the Regency location is hard to match."

Spacious apartments, many with magnificent views and an array of on site services attract residents to Regency Plaza. Services include: 24-hour concierge, pool and spa (and new fitness center which will soon open), resident activity program, and 35,000 s/f of commercial space occupied by businesses which include hair stylists, consultants, a small market, and an investment firm.

"We've developed a full range of services to meet our residents' needs," said property manager Richard Hughes. "Part of being successful is knowing your residents. I spend time just talking to people. Sometimes all a resident needs is a big smile and someone to chat with and it's important to do that."

"There is a terrific team at Regency Plaza," Hughes said. "We all focus on retaining residents and working toward making Regency Plaza the best place to live and work."

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