



Unit Upgrades

- ✓ 32nd Floor Unit W/ Panoramic Birds-Eye Views of The Med Center & Surrounding Area
- ✓ Tankless Water Heater (Just A Few Years Old)
- ✓ Individual AC In Unit, Along With The Buildings Central AC
- ✓ Stacking Washer & Dryer Included
- ✓ Refrigerator Included
- ✓ Parking - 2 Deeded Parking Spaces (Spaces 304 and 305).

Building Upgrades

- ✓ 24-Hour Concierge, Valet, Security & Guarded Gate
 - ✓ Can Deliver Packages from Car to Unit
 - ✓ Can Deliver Dry Cleaning, Packages, Restaurant Deliveries & Groceries to Unit
 - ✓ Residents Can Text for Deliveries to Unit
 - ✓ 24-Hour Controlled Access Gatehouse at Property Entrance
 - ✓ Double-Gated Access to Parking Garage
 - ✓ Monitored Video Cameras at Doorways & Common Areas
 - ✓ Separate Entrance for Deliveries & Contractors
 - ✓ Perimeter Fencing
- ✓ Free Valet 24 Hours for Residents & Their Guests.
- ✓ Dry Cleaning Pick Up & Drop Off
- ✓ Occupancy Rate Above 80%
- ✓ Amenities
 - ✓ Climate-Controlled Pool
 - ✓ Dry Sauna
 - ✓ Steam Room
 - ✓ 24-Hour Fully Equipped Fitness Center with Pool View
 - ✓ Racquetball Court
 - ✓ Tennis Court
 - ✓ Running Track
 - ✓ Pet Run
 - ✓ Poolside Cabana & Outdoor Kitchen with Grill
 - ✓ Terrace Party Room with Full Kitchen and Pool Views for Parties & Gatherings
 - ✓ Private Pedestrian Gate to the Bayou Hike & Bike Trail and Hermann Park

- ✓ Building Events
 - ✓ Social & Cultural Programs, including Holiday Celebrations
 - ✓ Exercise Classes
 - ✓ Lecture Series
 - ✓ Music Events
 - ✓ Art Lessons
 - ✓ Annual Art Show
- ✓ Convenient Location
 - ✓ Med Center (Walk to Work!)
 - ✓ The Zoo
 - ✓ Hermann Park
 - ✓ Museum District
 - ✓ Miller Outdoor Theater
 - ✓ NRG Stadium
 - ✓ Bike & Running Trails