



RESIDENCES  
— AT THE ALLEN —









## RESIDENCES AT THE ALLEN

In the heart of Houston, a modern tower soars 35 stories above the city's favorite park.

Welcome to Residences at The Allen. A luxury, mixed-use development anchored by the

Thompson Houston Hotel and elevated by a private collection of elegant condominiums and penthouses exclusively designed for the most comfortable lifestyle in Houston's Inner Loop.



THOMPSON  
HOUSTON



# THE FINER THINGS

At Residences at The Allen, a lifestyle of privacy and comfort awaits. From dedicated concierge and valet parking to in-residence dining and on-site restaurants, the amenities are uniquely tailored to satisfy the priorities of our residents.

## AMENITIES

- Helistop
- Private Lobby & Elevators
- Valet & Guest Parking
- Private Garages Available
- Event Room with Catering Kitchen
- Conference Room & Card Room
- Private Storage Units Available
- Well-Appointed Thompson Spa
- 24-Hour Concierge & Room Service
- Pool Deck with Cabanas, Cafe & Expansive Views
- EV Charging Stations Available







## SIGNATURE ELEMENTS

With its unique location along Allen Parkway, this sleek high rise extends the skyline of Downtown Houston, redefining the rules of the landscape. Each of the 99 residences at The Allen deliver excellence throughout, with layouts that take full advantage of the latest in smart design while unobstructed park and city views greet you at every angle. Equally spectacular are the views from inside as an abundance of natural light enhances each home's unique details.



## INTENTIONALLY DESIGNED INTERIORS

A variety of floor plans help you find the ideal fit for your lifestyle, with one-bedroom plans starting at 928 square feet up to four-bedroom homes at nearly 4,900 square feet.

### CONDOMINIUM FEATURES

- 10' Ceilings
- Floor-to-Ceiling Windows Throughout
- Thermador® Kitchen Appliances
- Wine Refrigerator
- Italian Kitchen and Bath Cabinetry by PEDINI®
- Large-Format Porcelain Countertops
- Wood Floors throughout Living Areas
- Porcelain Floor in Bathrooms
- Designer Primary Bathtub
- Rainshower Heads in Primary Bath
- Frameless Shower Doors in Primary Bath
- Pre-Wired for Electric Solar Shades
- Spacious Balcony with Outdoor Kitchen





## HIGH-RISE HIDEAWAYS

Spacious private balconies offer a refreshing, natural hideaway with a range of coveted features, including summer kitchens, sky gardens and discreet pet relief areas with real grass. Each balcony boasts grand, unobstructed views of Buffalo Bayou Park, Downtown, The Galleria or Houston's medical district.







## GRAND PLANS

We've assured the ultimate in privacy and luxury by reserving the top seven floors for a limited selection of penthouse residences. Along with all the features of the condominiums, the penthouses offer the following upgrades.

### PENTHOUSE FEATURES

- 12' Ceilings
- Gaggenau® Kitchen Appliances
- Butler's Pantry in Select Units
- Premium Primary Bath Fixtures
- Heated Bathroom Floors Available
- Pre-Wired for Sound System
- Private Garage







## HOUSTON’S SUITE SPOT

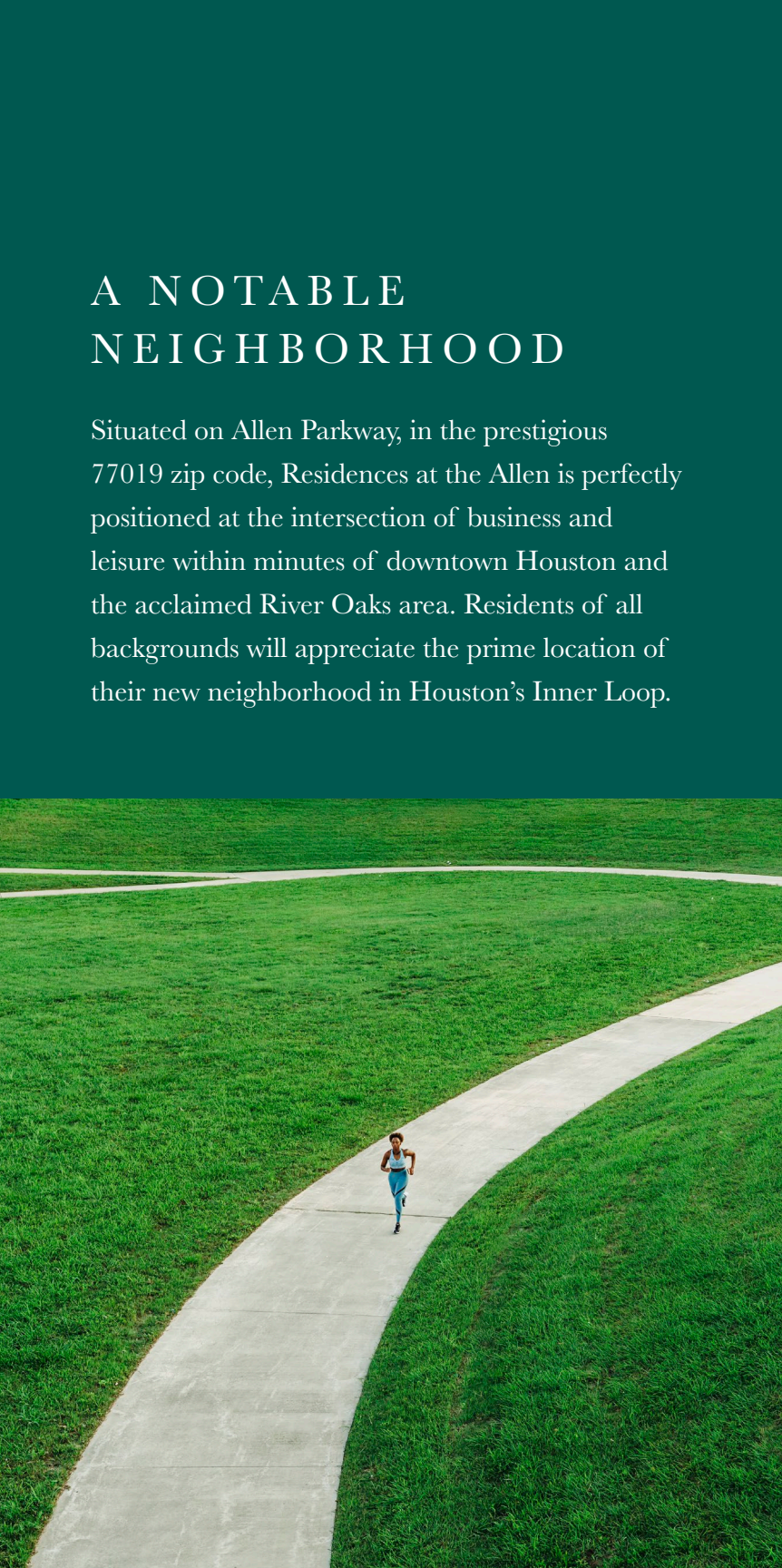
In collaboration with DC Partners, Hyatt’s global luxury brand Thompson Hotels has opened their first hotel in Houston at The Allen. Thompson Houston is fast becoming an iconic destination for Texas’ largest city.

### RESIDENTIAL SERVICES

- In-Room Dining
- Turn-Down Service
- SFERRA Fine Linens Available
- Catering, Meeting & Event Services
- Special Hotel & Spa Rates
- Cleaning & Pet Care Services
- House Car Transportation







# A NOTABLE NEIGHBORHOOD

Situated on Allen Parkway, in the prestigious 77019 zip code, Residences at the Allen is perfectly positioned at the intersection of business and leisure within minutes of downtown Houston and the acclaimed River Oaks area. Residents of all backgrounds will appreciate the prime location of their new neighborhood in Houston’s Inner Loop.

## HOUSTON AT WORK

As one of America’s largest cities, Houston is a major center of commerce. With several prosperous business districts and the Texas Medical Center in close proximity, Residences at The Allen is conveniently located for working residents.

CENTRAL BUSINESS DISTRICT 1.4 MI  
TEXAS MEDICAL CENTER 5.7 MI  
ENERGY CORRIDOR 16.9 MI

## NATURAL SANCTUARIES

The surrounding neighborhood offers a wealth of opportunities to explore the outdoors. Residences at The Allen is located near several of Houston’s best parks and nature centers. Lush, leafy landscapes surround the development.

BUFFALO BAYOU PARK 0.0 MI  
DISCOVERY GREEN 1.9 MI  
MEMORIAL PARK 3.1 MI  
HOUSTON ARBORETUM 6.9 MI

## SKIP THE COMMUTE

Residences at the Allen is short drive or helicopter ride from Houston’s international & private airports.

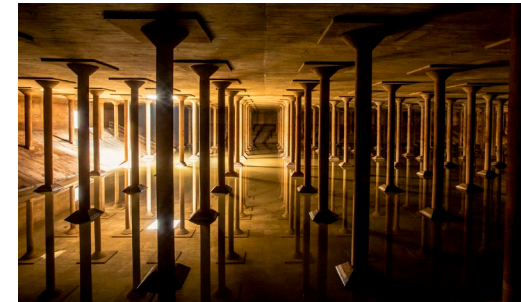
GEORGE BUSH AIRPORT 23.2 MI  
WILLIAM P. HOBBY AIRPORT 12.2 MI  
HOUSTON EXECUTIVE AIRPORT 36.5 MI  
DAVIS WAYNE HOOKS MEMORIAL AIRPORT 36.2 MI





## A STUNNING PARKSIDE RETREAT

Residences at The Allen overlooks 160 acres of beautiful, lush parkland. Houston's most prized green space, Buffalo Bayou Park, is within steps of the development. The park winds along the peaceful waters of the bayou and offers something delightful for everyone, including walking and biking trails, art installations, canoe and kayak rentals, picnic grounds and a large dog park as well as a restaurant and event venue.



### CISTERN

The Cistern was one of the City of Houston's first underground drinking-water reservoirs. Built in 1926. Recognizing the significance of the highly unusual space Buffalo Bayou Partnership re-purposed the Cistern into a magnificent public space.



### JOHNNY STEELE DOG PARK

One of Buffalo Bayou Park's most active destinations, the two-acre site located near Allen Parkway and Montrose Boulevard. Features a pond, shade structures, dog washing areas, benches, and drinking fountains complete with spigots for dogs.

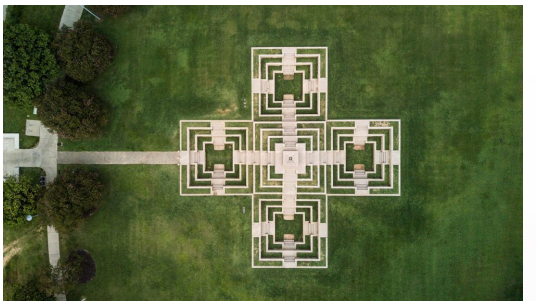
### LOST LAKE

Lost Lake is on the site of a former pond that was lost in the 1970s when its dam across a natural ravine broke. The pond was restored and is situated near a visitor center housing restrooms and The Dunlavy, a private event space.



### HOUSTON POLICE OFFICER'S MEMORIAL

The memorial commemorates the Houston Police officers whose lives were lost in the line of duty. The sculpture symbolizes a royal tomb. The Memorial and surrounding grounds are guarded 24 hours a day and is the site of an annual procession and wreath-laying ceremony.







## CONTACT

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## DC PARTNERS – Lead Developer

DC Partners is an international real-estate investment and development firm based in Houston, Texas specializing in luxury high-rise residential, mixed use and hospitality projects. Founded in 2011, DC Partners has raised over \$325M in investment and successfully completed 11 projects across Texas that total over 4 million square-feet.

## TIANQING – Development Partner

Established in 2000, Tianqing Group is the largest real estate company in China's Gansu province, with over 36 million square-feet in developments. Projects range from high-end commercial to large residential developments, hotels and retail, schools, and cultural destinations. Tianqing Real Estate Development is a U.S. subsidiary of the Tianqing Group.

## WESTMONT HOSPITALITY – Development Partner

Throughout the years, Westmont has maintained an ownership interest in and operated over 1000 hotels. Currently, their portfolio stands at over 500 hotels across four continents. Westmont has formed strategic alliances with many of the world's largest hotel brands. These include Hilton, Marriott/Starwood, InterContinental Hotels Group (IHG), Hyatt, Fairmont and Choice Hotels. The company is one of the largest owner/operators of IHG and Hilton hotels worldwide.