



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 turn-down service, the amenities are uniquely tailored to satisfy the priorities of our residents.

## AMENITIES

- Private Lobby
- Valet & Guest Parking
- Private Garages Available
- Event Room with Catering Kitchen
- Conference Rooms & Game Room
- Well-Appointed Spa
- Special Rates at Hotel for Rooms, Food & Beverages
- 24-Hour Concierge & Room Service
- Pool Deck with Cabanas, Cafe & Expansive Views
- Pet Washing Stations
- Storage Units
- EV Charging Stations
- Helistop







## 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
- Italian Kitchen and Bath Cabinetry by PEDINI®
- Selection of Porcelain or Quartz Countertops
- Wood Floors throughout Living Areas
- Stone Floor in Bathrooms (heated optional)
- Rainshower Heads in Master Bath
- Frameless Shower Doors in Master Bath
- Pre-Wired for Home Automation
- Spacious Balcony with Outdoor Kitchen
- Pet Relief Area in Outdoor Living Space (optional)





## HIGH-RISE HIDEAWAYS

Spacious private balconies offer a refreshing, natural hideaway with a range of coveted features, including plunge pools, summer kitchens, sky gardens and discreet pet relief areas with real grass. The particular features of the balconies can be customized according to each resident's preferred lifestyle.







## GRAND PLANS

We've assured the ultimate in privacy and luxury by reserving the top six 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
- Wine Cooler
- Premium Master Bath Fixtures
- Designer Master Bathtub
- Pre-Wired for Electric Solar Shades
- Plunge Pools on Balcony in Select Units
- Sky Garden in Outdoor Living Space (optional)
- Private Garage







## HOUSTON'S SUITE SPOT

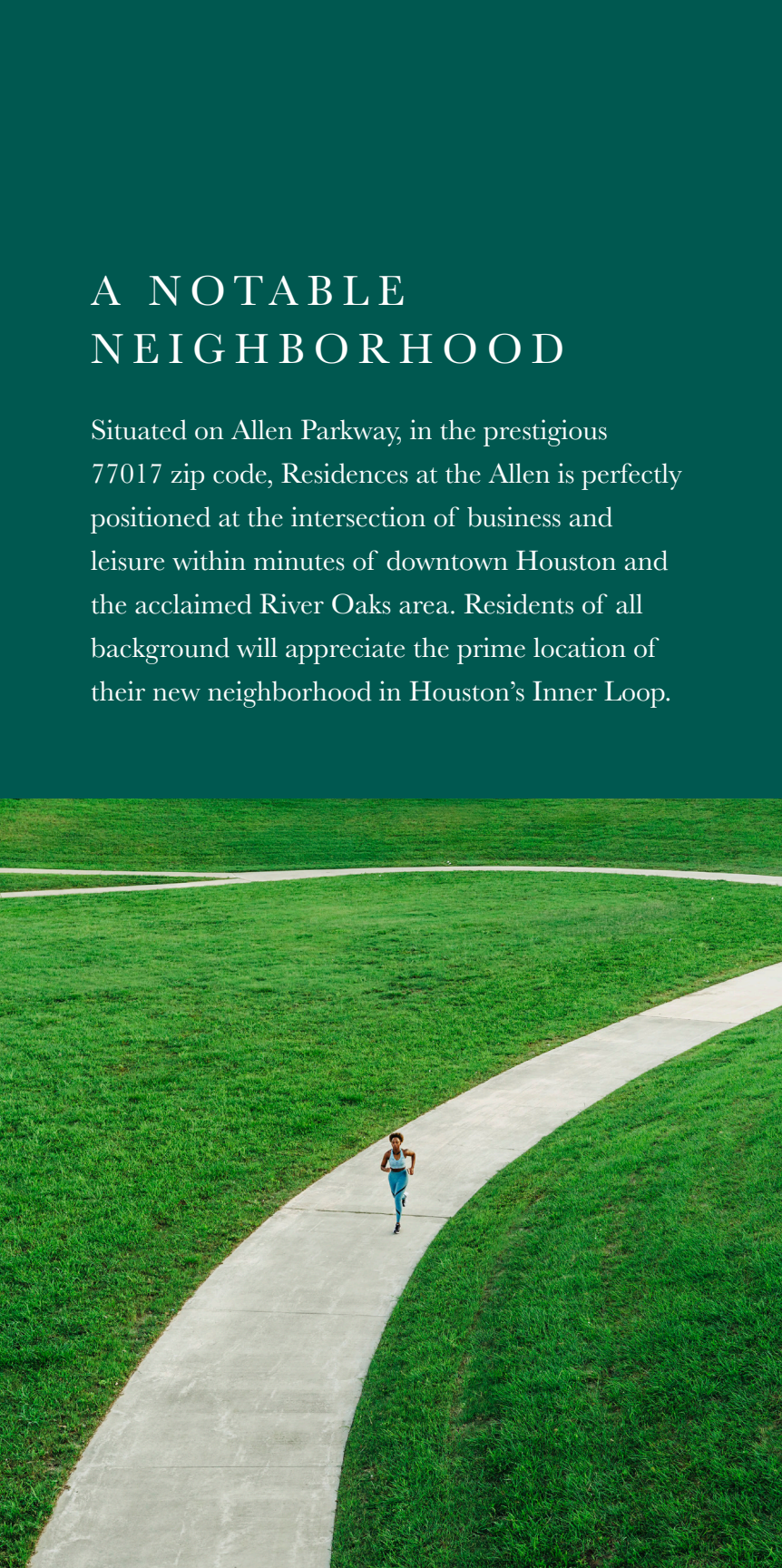
In collaboration with DC Partners, the Hyatt company's global luxury brand Thompson Hotels is opening the first Thompson Hotel in the city of Houston at Residences at The Allen. It will be an iconic destination for Texas's largest city.

### AMENITIES FOR RESIDENTS

- Award-Winning Spa
- Room Service
- One-Acre Pool Deck
- Special Hotel Rates







# A NOTABLE NEIGHBORHOOD

Situated on Allen Parkway, in the prestigious 77017 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 background 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.

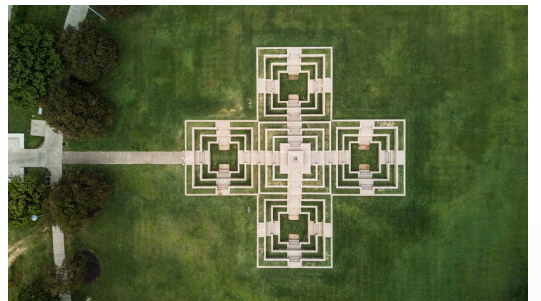
### LOST LAKE

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.

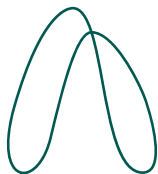


### HOUSTON POLICE OFFICER'S MEMORIAL

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.







## SALES GALLERY

1733 Allen Parkway | Houston, Texas 77019

713.655.0500

Info@ResidencesAtTheAllen.com

ResidencesAtTheAllen.com



## DC PARTNERS – Lead Developer

Founded in 2011, DC Partners is an award-winning luxury real estate development and investment firm with the financial strength and experience to complete projects of all sizes and asset types. DC Partners’ portfolio of projects underway, completed, and acquired consists of more than three million square feet and more than \$1 billion in development with properties including mixed-use centers, luxury high-rise condominiums, hospitality, office, and residential communities. The firm’s Houston projects include Astoria, Arabella (awarded 2016 Deal of the Year and 2019 Landmark Award), Marlowe (2019 Landmark Award finalist), Chateau Ten Sunset, Chateau Ten River Oaks, and 2506 W. Main. DC Partners recently completed The Arts Residences at Thompson San Antonio.

## 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.



