
ONE PARK PLACE

1400 McKinney Street Houston, TX 77010 www.oneparkplacehouston.com 713-868-5933

FOR RELEASE
Sunday, May 14, 2006

CONTACT: Deborah Hartman
713-626-1529
deborahhartman@houston.rr.com

High-rise luxury apartment residences first to go up along new downtown park

**Downtown Houston's first new high-rise residential building in 40 years
*Specialty gourmet grocery, café, wine merchant and coffee spaces on pedestrian level***

(HOUSTON) – Houston's first, new downtown, high-rise luxury apartment residences in 40 years will have unimpeded views overlooking Houston's new 11.78-acre downtown park, establishing a sophisticated urban environment on the city's east side.

The 37-story Park Tower apartments will be developed by Houston-based developer Marvy Finger, president of the Finger Companies, reuniting his project team of architects, engineers and marketing experts from his first Houston high-rise residential development, the successful Museum Tower, located in the Museum District.

"Park Tower will be a landmark, the premiere residential address in downtown Houston, with its unparalleled and unimpeded views of Houston's soon-to-be-developed downtown park," stated Marvy Finger. "It was the development of the park that enticed me to look downtown for my next project."

The Finger project will be the first residential development contiguous to the downtown park. Park Tower sits on a 1.4 acre city block bounded by McKinney, Austin, Lamar and La Branch Streets, on the west side of the downtown park.

Residents will be within a short walk to many urban amenities in addition to the park: the light-rail line, with its easy access to the Museum District, Texas Medical Center and Reliant Park, home of the Rodeo and the Texans; the Toyota Center sports and performance venue; Minute Maid Park, home of the Astros; the George R. Brown Convention Center;

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the Hilton Hotel Americas and the Four Season's Hotel; and downtown's indoor mall, The Park Shops at Houston Center. The Theatre District is a brief walk away.

Park Tower's monumentally scaled arched front door creates a dramatic entry statement when viewed from the park. Its lobby will have access to an urban plaza, which visually extends the downtown park landscape across La Branch St.

"The rose-colored brick masonry with stone accents of the Park Tower recalls the quality and character of Houston's most prestigious residential neighborhoods," pointed out Jeff Ryan, co-founder and principal of Jackson & Ryan Architects, Inc.

With the downtown park, scheduled to open late 2007, as the centerpiece, and the Park Tower leading the way, the surrounding area is expected to be Houston's version of other great urban park spaces in the country: Central Park West and Bryant Park in New York, Rittenhouse Square in Philadelphia, Grant Park in Chicago and the Common and Public Gardens of Boston.

According to Ed Murphy, executive vice president of the Finger Companies, the Park Tower's floor plans will be traditional apartment configurations with upgrades unusual for most high-rise rental apartments, but typical of the Finger Companies' developments. All will have balconies, 10-foot high ceilings, hardwood floors in living spaces and designer kitchens and baths.

Apartments on the eighth level and the penthouses on the 37th level will have 12-foot ceilings in the living room and bedroom areas.

Residents will enjoy their own private park, the one-acre roof-top garden located on the eighth level, which will offer a landscaped pool terrace with a large lap pool and other water amenities, outdoor kitchens for entertaining, a putting green and social spaces on expansive lawn areas. All these amenities will be made more pleasurable by shade and windscreen structures.

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High-rise luxury apartment residences/3

Resident party and meeting rooms will open onto a grand balcony overlooking the downtown park and terraces on the roof-top garden level. Additional amenities will include a fitness center and concierge and valet services for the residents.

The Park Tower will not only attract residents to downtown, but with a total of 21,800 square feet of retail space in two sections on the pedestrian level, plans call for a specialty gourmet grocery store, wine merchant, specialty coffee shop and sidewalk café.

“We are very excited that such a conscientious and innovative developer as Marvy Finger is the first one to expand the urban environment we are creating with the downtown park,” commented Nancy Kinder, chair of the Houston Downtown Park Conservancy, a private non-profit corporation responsible for developing the park.

“The Park Tower will be an asset to the park and for downtown Houston.”

Construction of the Park Tower should begin before the end of the year with completion projected for the fall of 2008.

For more information, visit www.parktowerhouston.com.

Since 1958, the Finger Companies has built a reputation as the leading independent developer of luxury multi-family properties. These include numerous communities in Houston, Texas, our headquarters, as well as developments in California, Colorado, Florida, Georgia, Illinois, Massachusetts, Minnesota, and Texas. Its success stems from a commitment to cutting edge product design, the highest quality construction, superb landscaping, lavish resident amenities, superior property management and above all the great locations. As a result, the Finger Companies creates truly unique properties that not only withstand the test of time but also enhance the communities they serve.