



**THE PARKLANE**

## THE PARKLANE STORY



The Parklane has a storied 40-year history of high-rise living in the heart of Houston's world-class Museum District. Located at 1701 Hermann Drive, the elegant 35-story condominium tower boasts panoramic city views including the inspiring vista of Hermann Park and its 535 acres of wooded tranquility. With the completion of an expansive building renovation, The Parklane debuts 195 masterfully reimagined, modern residences complete with designer interior finishes and state-of-the-art community amenities. Impeccable five-star services, including valet and 24/7 concierge, elevate an effortless lifestyle in a coveted location. The urban oasis has an unrivaled proximity to restaurants, the arts, and premier destinations including Rice University, Texas Medical Center, Downtown Houston, Rice Village, and The Ion and South Main Innovation District. Proudly developed by Tema Development, Inc., The Parklane's modernized interiors rival any new building and meet today's standard for condominium living with an ownership value that has yet to be seen in Houston.



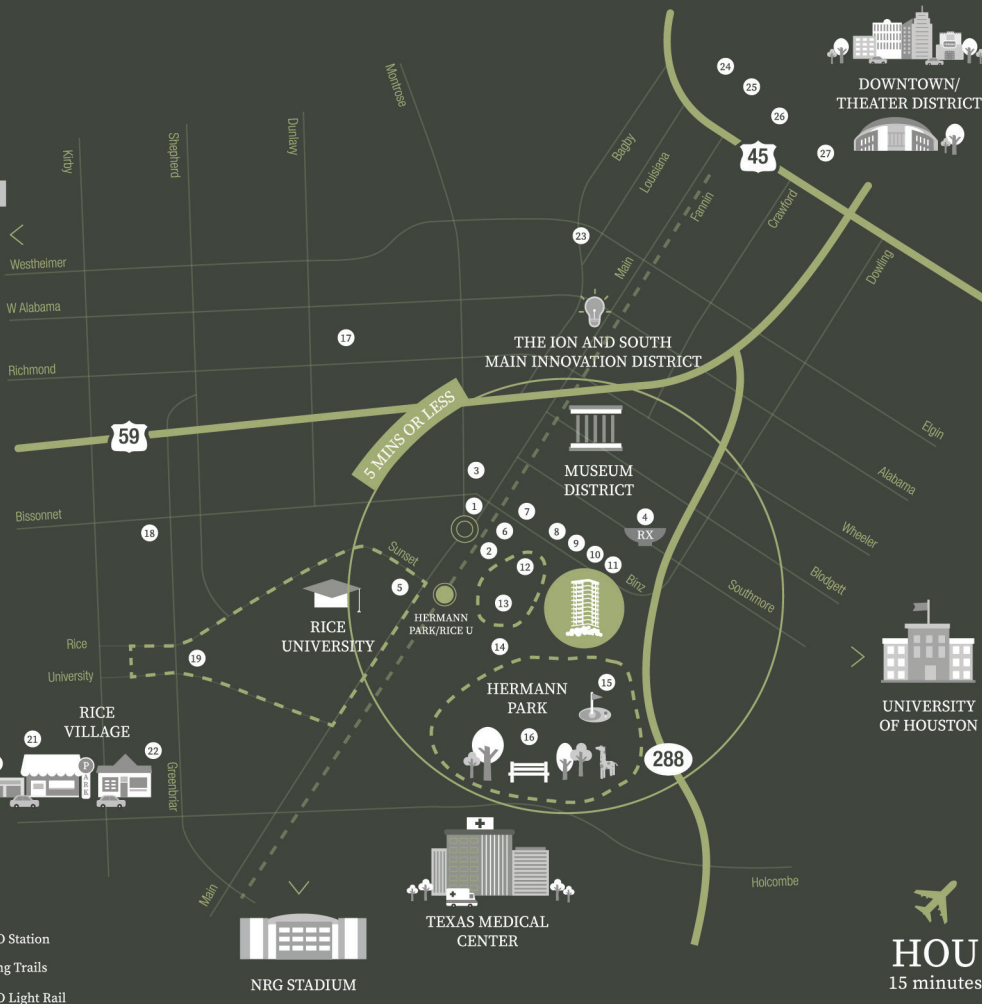
IAH  
30 minutes



DOWNTOWN/  
THEATER DISTRICT



THE GALLERIA



HOU  
15 minutes

IN  
5 MINS



#### Museum District

1. Museum of Fine Arts Houston
2. Houston Museum of Natural Science
3. Glassell School of Art

#### Pharmacy

4. Walgreens

#### Rice University

5. Running trails

#### Hotel, Spa, and Restaurants

6. Hotel Zaza
7. Monarch Restaurant
8. MF Sushi
9. Adara Med Spa
10. Barnaby's
11. Dak & Bop



#### Hermann Park

12. McGovern Centennial Gardens
13. Miller Outdoor Theatre
14. Running trails
15. Golf course
16. Houston Zoo

IN  
10 MINS



#### Museum District

17. The Menil Collection

#### Restaurant

18. Antica Osteria

#### Rice University

19. Farmers market

#### Rice Village

20. Warby Parker
21. Shake Shack
22. Beautique Day Spa

#### Grocery

23. Whole Foods Midtown

#### Downtown/Theater District

24. Houston Ballet
25. Houston Symphony
26. House of Blues
27. Toyota Center

# FEATURES AND FINISHES

OUR NEW RESIDENCES ARE EQUIPPED  
WITH MODERN FINISHES.



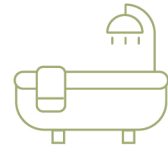
## INTERIOR FEATURES

- Recessed LED lighting throughout
- Pre-wired for smart-home automation
- Hardwood flooring throughout living areas and master bedroom
- Bosch washer and dryer
- Carpet in secondary bedrooms
- Natural light in all bedrooms
- Private balcony in every residence



## KITCHEN

- Eggersmann kitchen cabinets
- Porcelain countertops and backsplash
- Single compartment stainless steel sink with integrated spray
- Polished chrome fixtures
- Seamless concealed cabinetry
- Bosch Home Appliances
  - + Full induction range and oven
  - + Combined refrigerator/freezer
  - + Microwave
  - + Ventilating hood
  - + Dishwasher
- Penthouse units upgraded to Thermador appliances



## BATHROOM

- Porcelain vanity with under-mount sink
- European-style cabinetry
- Polished chrome fixtures
- Backlit vanity mirror
- Porcelain tile floors and shower surround
- Frameless glass shower enclosure



# SERVICES AND AMENITIES

WE CAREFULLY CURATED EVERY DETAIL OF THE PARKLANE TO MAKE  
LIVING RELAXING, EASY, AND ENJOYABLE FOR OUR RESIDENTS.



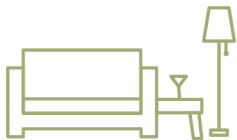
Direct and expansive  
360-degree views of the city



24-hour  
concierge



Controlled  
access



Modern  
lobby design



Coffee bar and  
business lounge



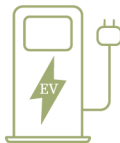
State-of-the-art  
fitness center



Amenity level featuring  
outdoor grills, sparkling pool,  
cabanas, tennis court, and  
outdoor fitness experience



Reserved  
parking



Electric vehicle  
charging stations



Private storage  
per residence



Luxury shuttle bus with  
transportation to Texas  
Medical Center and Light Rail



Direct access to Hermann Park  
for running, golfing, and  
cultural entertainment

## THE TEAM

### TEMA|DEVELOPMENT

#### DEVELOPER

Established in 1981, Tema Development, Inc., is a leading real estate developer in Houston.



#### ARCHITECT

For the past 25 years, Mirador Group has built a reputation for inspiring design and meticulous professionalism in the Houston area.



#### SALES & MARKETING

Boasting decades of combined experience working on all sides of high-rise development and sales, Elevated Group is the go-to high-rise team in Houston, effectively managing and promoting an integral part of Houston's urban growth

### SALES CENTER OPEN DAILY

713.526.VIEW (8439)  
1701 Hermann Drive  
Houston, TX 77004

THEPARKLANE.COM



Exclusive sales and marketing by Elevated Group at Compass