

LYRIC

Tower



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The **Lyric Tower**, in Downtown Houston, boasts location, accessibility and architectural excellence to maintain its reputation as a Downtown Houston Premier business address. Recent improvements in excess of \$10.5M, to the entrances, lobby, garage and elevators sets the tone for the Tower.

Prime location within walking distance of the Federal/ County courts complex, the Theater District, the Wortham Center, the Houston Ballet, Alley Theatre, the Hobby Center for the Performing Arts, and Jones Symphony Hall, as well as other entertainment venues.

Convenient and abundant parking is just one of the amenities at the **Lyric Tower**, with over 600 parking spaces in the new garage, plus an additional 297 spaces below, reserved for tenant parking.



The forthcoming Lyric Market food hall, a \$58M project adjacent to the Lyric Tower, will feature food purveyors in the "best of class" of renowned chefs, new concepts and vendors from all over the country, as well as a few local favorites. The market will provide interior communal seating areas and additional abundant outdoor seating. A second story terrace with ample seating provides for events and a "members only" speakeasy is planned in the lower level.



The grand entrance of polished marble walls and floors provides the perfect setting for daily piano concerts performed by pianists, to include renowned pianist Marvin Gaspard who has performed several times at Carnegie Hall.



“The Virtuoso” by the artist David Addicks, stands over 36 feet tall on the newly redesigned Lyric Plaza, and remains the most photographed statue in the Central Business District.

Building Information:

- Building size - approximately 385,000 square feet
- Building construction - steel, concrete and travertine
- Building height - 26 stories
- Market/Submarket - Houston Central Business District
- Elevators - 10 passenger plus one freight
- Parking - sub grade 297 reserved, plus 600 visitor, reserved and unreserved. Unreserved at \$243.56 per space/mo.; Reserved at \$324.75 per space/mo.
- Tenant Fitness Center with state-of-the-art cardio and pneumatic equipment, Peloton bikes, group fitness room and lockers/showers
- Mediation and Conference rooms
- Executive Suites - full service to include Paralegal service and conference rooms
- Building Hours - M-F 7 AM - 7 PM, Sat 7 AM - 2 PM
- Security - on site Security personnel 24/7, Card Key access after hours
- Access - located on inbound and outbound Metro Bus lines, easy access to E/W bound I-10, N/S Hwy 45, Memorial Drive, Allen Parkway.

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FOR INFORMATION ON LEASING

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