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# Hines reveals more details about 46-story residential tower in downtown Houston

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Houston-based developer Hines plans to begin construction next month on what will be the tallest residential tower in downtown Houston.

Hines is developing the tower — dubbed The Preston — with investment partners Cresset Wealth Advisors and Levy Family Partners, according to a Feb. 4 press release. Preleasing will begin in October 2021, and the project is expected to be complete in the third quarter of 2022.

As previously reported, the 46-story tower will include 373 luxury apartment units. It will be at the corner of Preston and Milam streets, on the site of the former Houston Chronicle parking garage, and neighbors the 47-story office tower Hines and Ivanhoe Cambridge are developing at 800 Texas Ave.

The Feb. 4 press release also reveals more details about the project, which were not available when a



COURTESY HINES

Hines is developing The Preston, a 46-story apartment tower, with investment partners Cresset Wealth Advisors and Levy Family Partners. Munoz + Albin is the design architect.

filing for the project appeared on the state's licensing and regulation website.

Units will feature floor-to-ceiling windows, natural materials and finishes, Quartz countertops, stainless-steel Bosch appliances, Italian-made custom cabinetry and wide-planked wood flooring.

On levels 44 and 45, The Preston will offer 10 penthouse residences ranging in size from 1,739 to 2,927 square feet. They'll include large outdoor living rooms, freestanding bathtubs and luxury finishes, with select penthouses offering contemporary indoor fireplaces and outdoor kitchens with gas grills and refrigerators.

Per the release, community amenities will include:

46th-level sky amenity deck, with a private resident dining room and catering kitchen

10th-level zero-edge pool, cabanas, daybeds, yoga lawn and private terrace

Gym with on-demand virtual fitness classes

Coworking and conference spaces

Multiple social lounges with complimentary beverage and coffee bars

Pet spa

Bike shop

Valet parking

Guest suites

24-hour concierge

The building also will include 6,800 square feet of retail and restaurant space on the ground floor.

The project team includes Munoz + Albin, design architect; Mayfield and Ragni Studio (MaRS), interior architect; TBG, landscape architect; and Harvey Builders, general contractor.

Like the office tower at 800 Texas, The Preston will be positioned diagonally on its site.

"Rotating the building diagonally to Houston's grid provides wider uninterrupted views from all the residences," Jorge Munoz, principal of Munoz + Albin, said in the release. "The massing and geometry of the tower are a response to the building's immediate context, maximizing long distance views, natural light and direct views of Market Square Park."

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