

BAYOU LOFTS · PENTHOUSE 9I

915 Franklin Street, Houston, TX 77002

Top-Floor Penthouse in the Heart of Downtown Houston

Historic Loft Character · Skyline Views · Unbeatable Walkability

\$349,000
ASKING PRICE

9th — Top
FLOOR

Downtown
HTX
LOCATION

Immediate
AVAILABILITY

This Is the One You've Been Waiting For

Penthouse units at Bayou Lofts don't come to market often — and when they do, they don't last. Now priced at \$349,000, Penthouse 9I offers something genuinely rare: **authentic historic loft living on the top floor of one of downtown Houston's most beloved buildings, at a price that makes immediate action the only smart move.**

From the moment you step inside Unit 9I, you feel the difference. Soaring ceilings draw your gaze upward. Oversized industrial windows flood the space with natural light. The open floor plan stretches before you — warm, alive, and ready for the life you've been imagining. This isn't a new-construction imitation of loft living. This is the real thing, with the kind of soul and character that no developer can manufacture today.

"At \$349K, this is the most compelling penthouse value available in downtown Houston today. A price-reduced top-floor loft with skyline views — this will not sit on the market."

What You Get

- ✓ **Top-Floor Penthouse Position:** No neighbors above you. Complete privacy, maximum quiet, and the best views in the building — every single day.
- ✓ **Authentic Historic Loft Architecture:** Original exposed brick, soaring ceilings, and industrial-style windows that tell the story of a building with real character. This isn't a style — it's the real deal.
- ✓ **Skyline Views:** Wake up to the Houston skyline. The top-floor placement gives you unobstructed city views at morning, golden hour, and night.
- ✓ **Natural Light All Day:** Oversized industrial windows positioned at the top of the building capture more light than any floor below. The space glows.
- ✓ **Open-Concept Living & Dining:** A flexible, open layout that's ideal for entertaining, relaxing, or reimagining entirely to suit your lifestyle.
- ✓ **Investment-Grade Asset:** Downtown Houston rental demand is strong and growing. Penthouse loft units command premium rents and attract quality long-term tenants — a rare income property for the savvy buyer.

Location: The Best Address in Downtown Houston

915 Franklin Street puts you at the center of everything downtown Houston has to offer. Walk to work. Walk to the game. Walk to dinner. This is the kind of address that changes how you experience city life.

Market Square Park	2-min walk
Minute Maid Park	5-min walk
Theater District	7-min walk
GreenStreet Dining & Nightlife	8-min walk
Discovery Green	10-min walk
Buffalo Bayou Park	12-min walk

Who Should See This Loft

Urban Professionals — No commute. No car. Walk to everything. Penthouse 9I is the perfect home base for someone who wants to live in the middle of it all.

Savvy Investors — High rental demand + low supply of penthouse loft units + a price-reduced entry point = serious upside potential on rent or resale.

Lifestyle Downsizers — Trade the maintenance of a suburban home for a skyline penthouse with walkable access to the best Houston has to offer. No yard work. Just living.

DON'T WAIT — THIS WILL SELL

Penthouse 9I is priced to create immediate action. Rare unit. Top floor. Price reduced. Early interest is already strong, and showings are filling up. The only question is whether you'll be the one calling it home — or watching someone else do it.