

KTGY-Designed New Luxury Apartment Community gallery421 Celebrates Grand Opening in Downtown Long Beach

Developed by Lyon Communities and designed by KTGY, gallery421 recently celebrated its grand opening as Long Beach's newest luxury apartment community and ultimate 24/7 live, work, play environment. Recognized for its modern architecture, sleek and sophisticated urban style and resort living, gallery421 residents can enjoy the premier location and access to all manner of downtown amenities including world-class shopping, dining, entertainment, cultural events and activities, beaches, employment and services, mass transit options (travel by bike, bus, train, shuttles, planes and boats), stunning views and unparalleled residential services.

August 27, 2010 (FPRC) -- IRVINE, CALIF. - Designed by KTGY Group, Inc., Architecture and Planning, Downtown Long Beach recently celebrated the grand opening of its newest luxury apartment community, gallery421. Developed by Lyon Communities, one of the top apartment companies in the nation, gallery421 is a stylish 291-home community offering five-star amenities and situated within walking distance to dining, entertainment, shopping, parks, schools, and transportation. This is Lyon Communities' third luxury community in Downtown Long Beach.

"Lyon has made yet another important statement about Downtown Long Beach's appeal as a place to live, work and play," said Mayor Bob Foster. "It is opening at an important time and will help generate new business for Downtown merchants. We are thrilled to see a best-in-class community open in Long Beach and welcome the lucky residents who will live there."

The upscale five-story mid rise replaced under-used, aging commercial buildings and surface parking lot and transformed the one square city block to the ultimate in 24/7 live, work, play environment. Recognized for its modern architecture, sleek and sophisticated urban style, resort-style living, gallery421 residents can enjoy the premier location and access to all manner of downtown amenities including world-class shopping, dining, entertainment, cultural events and activities, beaches, employment and services, mass transit options (travel by bike, bus, train, shuttles, planes and boats), stunning views and unparalleled residential services.

Situated half way between Los Angeles and Orange counties, and located on West Broadway, just north of Ocean Boulevard in the heart of Downtown Long Beach, gallery421 offers a business and conference center with Wi-Fi, HDTV and teleconferencing, billiards room, card room and even a special dog grooming room. Residents will also enjoy an on-site art gallery, a coffee bar, yoga and Pilates studio, a private movie theatre, a game room with Wii™, a state-of-the-art fitness center and an exterior TV wall. There is also 16,000 square feet of on-site street-level retail. The first residents moved in late June.

The community boasts plentiful open spaces, a resort-style pool and spa, barbecue grills, private balconies, concierge services, outdoor seating with a TV and bar area plus fireplace areas with seating and private cabanas. Wi-Fi access is available in all outdoor areas. Pets are welcome, elevator access is convenient, and all residents enjoy private, underground parking with controlled entry access. gallery421 also offers convenient on-site storage and private bike storage.

gallery421 interiors are contemporary and sophisticated with luxurious finishes and designer touches, a rare find amongst apartments for rent in Long Beach. Each apartment features gourmet kitchens with granite countertops, European-style cabinetry, stainless steel appliances including a refrigerator, designer inspired modern flooring, fixtures and hardware, designer two-toned paint, spacious walk-in closets, in-home washer and dryer, high nine-foot ceilings, and dramatic picturesque windows with spectacular views. Furnished suites are available.

"These spacious and exceedingly comfortable apartment homes are open and airy with high ceilings, drawing in a lot of natural light, which reduces residents' utility costs," said David Obitz, principal of KTG Y and gallery421's lead designer. "The Interiors are stylish and sophisticated, exuding a metropolitan flair that appeals to the young and young-at-heart alike.

"With the blending of art and amenity-rich, urban mixed-use living, there is nothing like this Downtown Long Beach or in the greater area," Obitz said.

Rents start at \$1,750 for a one bedroom apartment. Also offered are one bedroom plus den, two bedrooms and two-story townhomes.

The community is a short distance from famed Aquarium of the Pacific, Shoreline Village, the Pike at Rainbow Harbor, Long Beach Sports Arena, Queen Mary, and myriad other dining, shopping and entertainment destinations. Long Beach is also well known for its art scene and the annual Grand Prix, which takes place just blocks from gallery421.

Located near the end of the 710 Freeway, the community is convenient for renters who work in Long Beach, as well as those with jobs in Downtown Los Angeles and central Orange County.

gallery421 is a property of Lyon Communities, which manages more than 11,000 apartment homes coast to coast. The company has earned numerous industry awards, including multiple California Council for Quality and Service "Best-in-Class" honors, as well as the "Best in the Industry" resident satisfaction awards from CEL & Associates, the nation's largest surveyor of resident satisfaction.

Lyon Communities also owns The Lofts at Promenade, which opened last August, and features a rooftop pool and expansive wide-open floor plans. And 1900 Ocean, a premier 18-story oceanfront high-rise, which offers a beachfront pool and 24-hour doorman. The Lofts at Promenade, which was designed by KTG Y, earned accolades as a finalist for two prestigious Pillars of the Industry awards and is a finalist for another industry award as Best New Development. Lyon now owns and operates almost 700 luxury apartment homes in Long Beach.

The leasing office for gallery421 is located at 421 W. Broadway, Long Beach, CA 90802. For more information, call 866.992.7454 or visit www.lyongallery421.com.

About Lyon Communities

From luxurious beachfront towers to inviting garden-style neighborhoods, Lyon Communities provides award-winning rental living experiences tailored to evolving consumer lifestyles. Its array of apartment communities comprise of more than 11,000 homes and are located in many of California, Colorado, Georgia and Florida's most desirable locations. Comfortable design, lush landscaping and exceptional customer service are Lyon Community hallmarks. So is diversity. Lyon's portfolio includes everything from ultra-luxurious high-rises with amenities rivaling resort hotels to residential

environments for the budget conscious. In each community, renters choose from a unique array of spacious floor plans created to meet their needs. Because of its commitment to quality and long-term view, Lyon Communities regularly reinvests to ensure its properties remain vibrant and attractive. The result: Lyon Communities is widely regarded as one of the top apartment companies in the nation. See www.lyonapartments.com.

About KTG Y Group, Inc.

Established in 1991, KTG Y Group, Inc., Architecture and Planning, provides comprehensive planning and award-winning architectural design services for residential communities, retail, hospitality, mixed-use and related specialty developments. KTG Y delivers innovative solutions that reflect clear understanding of development, marketing and financial performance and takes particular pride in its highly motivated and principal led studios. Serving clients worldwide, KTG Y maintains offices in Irvine, Oakland and Santa Monica, and in Denver. See www.ktgy.com.

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