



SPANDREL DEVELOPMENT PARTNERS

646.747.2200

# SOUTH CAROLINA



## 511 Meeting Street

LOCATED IN THE BUSTLING UPPER KING DISTRICT IN HISTORIC DOWNTOWN

511 Meeting Street is a mixed-use property with 221 units of multi-family rental apartments, adaptive reuse of existing building into retail, over 9,000 square feet of amenity space and two levels of structured parking. Located in Charleston's Upper King district, 511 Meeting Street offers unique commuter access due to its proximity to major transit arteries. Our apartment community shall offer expansive studio, one and two bedroom homes with abundant natural light and many with views of the Ravenel Bridge and Ashley River. Amenities shall include: pool, outdoor fire pit, dog walk, parking, fitness center, wood cabinetry with granite countertops, wood flooring, stainless steel appliances and washer and dryers in every home.



## 530 Meeting Street

A MID-RISE APARTMENT COMPLEX IN THE BOOMING UPPER KING DISTRICT

530 Meeting Street is an approximately 200,000 square foot mid-rise student oriented apartment project located in the Upper King district. The project will boast 5 levels of residences, onsite parking and over and 6,000 square feet of amenity space. Building amenities will include a large pool and courtyard, bike storage, state of the art gym, conference rooms and onsite leasing and management.



## 595 King Street

LOCATED AT THE EPICENTER OF UPPER KING STREET IN DOWNTOWN CHARLESTON

595 King Street is an approximately 150,000 square foot mid-rise, mixed use, student oriented project at the epicenter of the Upper King District. Prominently located at the corner of King and Spring streets, the project will boast 6 levels of residences over 12,000 square feet of retail with 150 feet King Street frontage. Building amenities will include a common courtyard with plunge pool, bike storage, state of the art gym, and onsite leasing and management.



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### 28 Woolfe Street

28 Woolfe Street is a mixed-use property that consists of 2 levels of structured parking, 8 stories of residential units and ground floor retail in the booming Upper King Street district of Charleston, SC. The development was designed as a high-rise apartment complex with premium finishes and amenities. The new building is in the epicenter of the vibrant Upper King district of downtown Charleston and adjacent to the planned pedestrian greenway. SDP successfully exited the investment in Spring 2014.

## GEORGIA



### 607 Drayton Street

607 Drayton Street is a to-be-developed mixed-use property aligning the picturesque and renowned Forsyth park in Savannah, Georgia. SDP contracted for the property and subsequently completed an upzoning allowing for an increase in permitted density as well as potential use.



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# NEW YORK (PRINCIPAL EXPERIENCE)



## One Brooklyn Bridge Park

PERCHED ON THE EAST RIVER IN BROOKLYN HEIGHTS WITH SPECTACULAR VIEWS OF MANHATTAN

At over one million square feet and costing \$450 million, One Brooklyn Bridge Park is the largest residential conversion in Brooklyn's history. The building incorporates 438 residential condominium units, 75,000 square feet of retail space as well as a 500 car public managed parking facility and 132 for sale condominium spaces.

Detailed finishes include custom Italian kitchens, terrazzo-tiled baths and high end appliances to a full range of amenities including a 2,500 square foot Techno-Gym, outfitted fitness center, music room, children's play room, yoga studio, game/billiard room, golf simulator and outdoor putting green.



## Tower 270

LOCATED IN THE HIP TRIBECA NEIGHBORHOOD AND BOASTING SPECTACULAR, PANORAMIC ROOFTOP VIEWS

270 Broadway was the conversion and restoration of the Arthur Levitt state office building at Broadway and Chambers Street in lower Manhattan into a combination of residential, office, and new street level retail space. Tower 270 encompasses class A retail space along Broadway and Chambers street, an office identity on floors two through seven and residential floors from eight through twenty seven. The residential build out was phased in conjunction with market demands with floors 8-15 being rental apartments and subsequently sold and floors 9-27 originally designed as residential condominium.



## Franklin Tower

LOCATED IN THE HEART OF TRENDY TRIBECA

Completed in 1999, Franklin Tower immediately became one of the most successful developments in Tribeca. Comprised of 130,000 square feet and 25 full and half floor units, it set a new luxury standard for Tribeca conversion projects. Design features included custom Italian imported kitchens and closets imported hardwood floors, and spacious layouts.



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# NEW YORK



## Loft 25

LOCATED IN THE HIP CHELSEA NEIGHBORHOOD AND BOASTING SPECTACULAR, PANORAMIC ROOFTOP VIEWS

Loft 25 was a unique adaptive reuse of a 1918 industrial loft building in conjunction with a newly constructed seven story addition all glass facade sliver building. Situated in the heart of Chelsea's gallery district, Loft 25 was designed with open floor plans and high ceilings creating a true volume experience. Each residence features oversized windows, soaring ceilings and spacious layouts. Amenities include a gym, screening room, landscaped roof terrace, and a dramatic lobby that opens onto a Zen garden and reflecting pool.



## Brookchester Court

ENJOY SMALL-TOWN TRANQUILITY WITH EASY DIRECT ACCESS TO NEW YORK CITY IN PORT CHESTER, NY

An affordable luxury community of 39 units in Port Chester, New York, Brookchester Court offers one, two and three bedroom apartments in a transit oriented development. Designed with the ideal of garden apartments in mind, this project also incorporates conveniences normally associated only with larger residential complexes, such as underground parking garages, handicapped accessibility to all floors, and beautifully landscaped common recreation areas for its residents.