

# Association Maintained *Living*



**Townhomes & City Lofts**  
in and around the state

midwest home  
& GARDEN



Midtown Lofts/Lander Sherman Urban Development

## A lofty escape

Over 100 years ago, the downtown area of major metropolitan cities was the place to live, work and play. The invention of the automobile, and subsequent expansion of the freeway system, gave way to urban sprawl. People moved away from the congestion of the “big city” to the suburbs, leaving downtown behind.

With the realization that the suburbs can only sustain so much density, and the awareness that the downtown area is a mecca of buildings waiting to be revived and restored, developers began exploring the concept of loft living.

Lofts are revitalizing the Twin Cities area, giving new purpose to historic structures. The fact that they’re often built in existing warehouse buildings or converted offices helps to control urban sprawl while preserving a little piece of the past. An eclectic mix of design elements gives them “urban appeal.” A loft is an escape into an alternative world of creativity. It is not your stereotypical home.

Whether they are home to singles, young married couples, middle-age professionals or empty nesters, lofts are meeting a niche in the housing market.

### 607 WASHINGTON LOFTS

The lofts at 607 Washington Avenue in Minneapolis have a “wonderful sense of personality,” says Barry Berg of Berg and Wanninger.

The location, close to downtown, is perfect for those who work in the city and enjoy taking advantage of all that Minneapolis has to offer.

The building has “some of the finest millwork of any building remaining in the Twin Cities,” he says, in addition to 11-foot-high ceilings, hardwood floors, gorgeous exposed timbers and exposed sandblasted Chicago brick. Those craving sun and space will love the oversized windows (showing dramatic views of the downtown skyline), and wide open floor plan, ranging from 1,100 to 1,700 square feet.

Fifth floor units have a unique rooftop terrace option; other units feature private balconies and lofted bedrooms.

The lofts range in price from \$300,000 to \$1.2 million.

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#### MIDTOWN LOFTS

High-quality architecture reflecting the character of the Twin Cities is evident in St. Paul and Minneapolis. St. Paul boasts Printer's Row and Ninth Street Lofts, and Minneapolis features the Midtown Lofts, all three developed by Lander Sherman Urban Development.

The Midtown Lofts, near Uptown and Lyn-Lake in Minneapolis, consist of 72 new two-story townhomes and one-story flats. With Lake of the Isles, Cedar Lake, Lake Calhoun and Lake Harriet a short distance away, the recreational opportunities are endless for loft-dwellers in this part of town, referred to as the Lowry Hill East neighborhood, or “The Wedge.” There are unique restaurants, shops and nightlife options within walking distance, and the Midtown Lofts are within close proximity to public transit. Features include heated underground secured parking, upscale amenities, designer kitchens, and porches and decks. Prices range from approximately \$180,000 to \$520,000.

#### PRINTER'S ROW

Printer's Row — named because the 1909 building was once a printing plant — consists of 84 units of loft-style urban homes fronting a new city street in downtown St. Paul's Wacouta Commons neighborhood. Wacouta Commons is an authentic urban neighborhood with a gorgeous new park as its focal point. New streets, sidewalks, lighting and planting create an attractive setting for residents. The location, compact size and mixed-use nature create a walkable, tight-knit community. Prices range from \$170,000 to \$500,000.

#### NINTH STREET LOFTS

The Ninth Street Lofts, consisting of 49 for-sale progressive urban loft condos, are located in the refurbished Workforce Center in downtown St. Paul. These six-story lofts are for those who prefer the freedom of no-limits living, offering the unique amenity of walls-free floor plans. The Ninth Street Lofts feature oversized windows, concrete floors, high ceilings and exposed duct work. Prices range from \$270,000 to \$400,000.

#### INTERIOR LOFT TRENDS

Because a loft is designed as a big open space, more and more people are choosing to add a little pizzazz to their living quarters by redesigning windows and softening the spaces, says interior designer Brandi Hagen of William Beson Interior Design.

“To add personality, we're softening the spaces and dropping ceiling lines in. This helps give the room definition so you don't see everything in one glance,” she explains.

Moveable walls are also a popular option, allowing for partitions without the commitment of permanent walls.

Andrew Flesher, a senior designer at Gunkelman's Interior Design, says the interior loft trend is to find alternatives to the expected loft finishes of maple cabinets, concrete floors and exposed brick.

“I think the trend is a cleaner, more sophisticated finish, which is a little less expected,” says Flesher, who not only designs loft interiors, but also lives in a loft.