

FRONT STREET LOFTS

Lemont, Illinois



Client:
PNC Realty Investors, Inc.

Location:
Lemont, Illinois

Assignment:
Lender Representation

Services:

- Existing Conditions Investigation
- Schedule & Budget Monitoring
- Document Review
- Change Order Review

Project Facts:

- Four, Five Story Mixed-Use Residential Loft Buildings
- 82 Total Loft Units
- 225 Space Garage

Completion Date:
January 2009

Architect:
Sullivan Goulette, Ltd.

Construction Manager:
Bovis Lend Lease



Project Management Advisors, Inc (PMA) was retained by PNC Realty Investors, Inc. to represent the lender's interests in the completion of Front Street Lofts, a mixed-use, residential loft development consisting of four, five-story buildings enclosing a four level, 225 space public parking structure constructed by the Village of Lemont.

PMA provided local assistance to the lender during a key transitional period on the project, including a physical and financial assessment of the current status and scope required to complete the project. Through the remainder of the project PMA provided review and monitoring of the development schedule and budget on behalf of the lender, and evaluated the validity of change order requests.

Front Street Lofts offers a total of 82 residential units including one and two-story lofts and two-story town homes on the upper levels of each building plus retail space on the ground level. Front Street Lofts represents the first phase of a two-building redevelopment effort which is located at the Fry's Landing District along the Illinois and Michigan Canal.