



## THE PHOENIX

Philadelphia, PA

The conversion of a 560,000 square foot single tenant office building to a mixed-use development that includes 267 residential units, 60,000 square feet of office and retail space and 150 below-grade parking spaces. The building, located above one of the region's commuter rail hubs, is listed with "landmark" status on the National Register. The project involved a comprehensive and meticulous upgrade of the structure, including restoration of the main entrance hall and Arch Street entry/elevator lobby, the two-story atrium that joins the entries, exterior window and bronze work and virtually all other remaining historic building fabric.

Keating Partners provided concept development and management of all design and construction services; project financing; historic preservation and tax credit analyses; environmental remediation; market analysis and development of residential unit marketing plan; and energy efficiency studies.

### Services

Real Estate Development  
Project Management

### Owner/Developer

SAS-1600 Arch LP  
Keating Development Company

### Project Architect

BLT Architects

### Awards

Preservation Achievement Grand Jury Award –  
Philadelphia Preservation Alliance

### Value

\$80 Million



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