



THE PHOENIX

Philadelphia, PA

The Phoenix is a 600,000 square foot, 20-story historic mixed-use facility located in the heart of Center City Philadelphia. Keating Partners is responsible for facility management, construction oversight, marketing, leasing and the sale of 267 condominiums. Residential condominium sales range from \$300,000 to \$4 million. The Phoenix also encompasses two restaurants, 66,000 square feet of commercial space on four levels, and valet parking operations.

Keating Partners manages the Master and Residential Condominium Boards. Condominium dues have not increased in 14-years at The Phoenix due to strong payroll and expense controls and an exceptional RFP program. This is an unparalleled accomplishment, achieved without sacrificing quality as we continue to add amenities to the Association each year. Over \$3 million has been spent on the building in the past several years without an assessment to the owners. In fact, there has never been an assessment to date at The Phoenix. Capital reserves exceed \$2.5 million since inception in 2009.

Implementation of our signature in-house maintenance program was extremely well received and has generated significant revenue for the Association to reduce condominium fees.

A major source of this success is Keating Partners' dedication to bringing a hotel-like mentality, luxury residential services and a can-do attitude to The Phoenix.

Services

Property Management

Size

585,000 SF

Use

Condominiums

Client

The Phoenix Condominium Association



111 N. Essex Ave., Narberth, PA 19072

267.232.5700 | www.keatingpartners.com