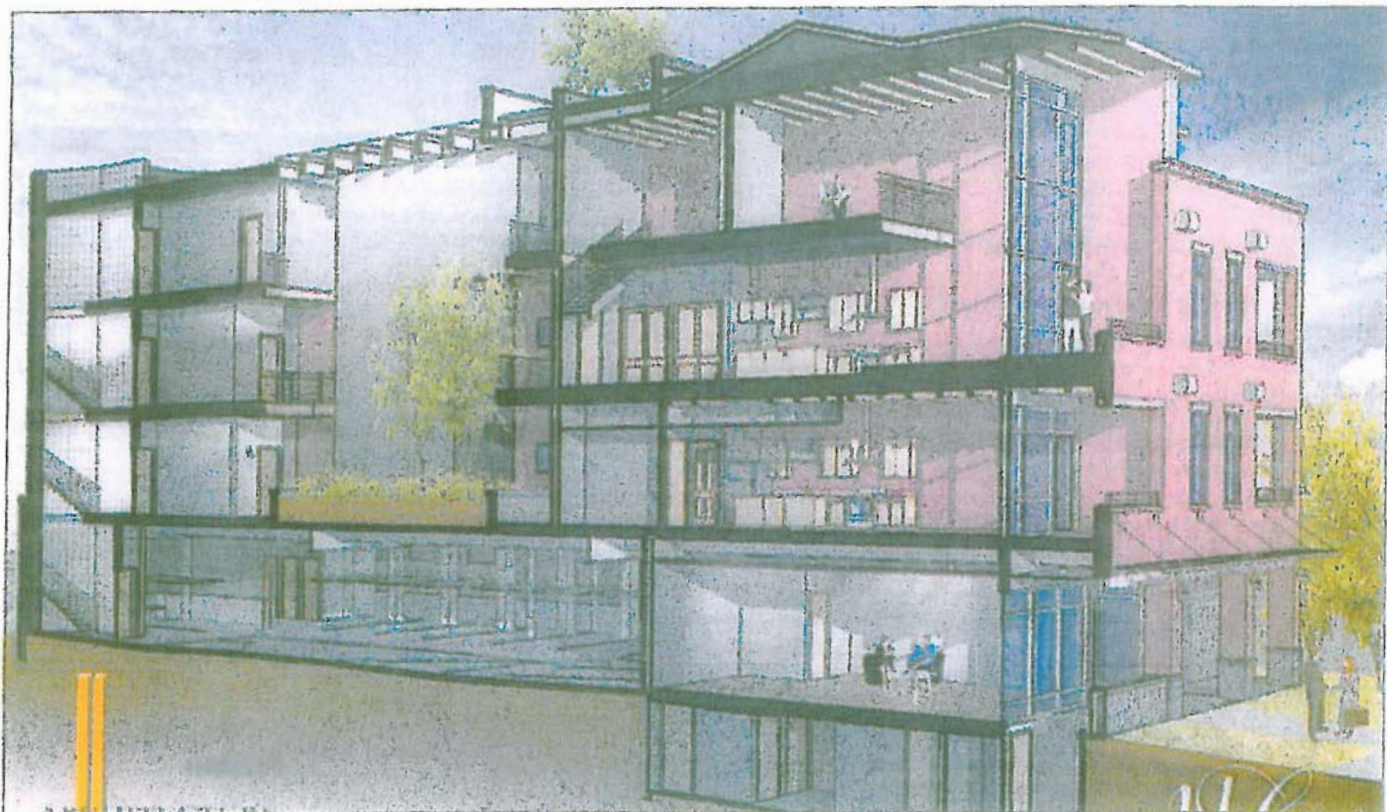


# Lofts coming to Magnolia



Courtesy of Urban Living Concepts LLC

**Brinkman Partners** will build an 18-loft building at Magnolia and Mason streets near Old Town.

## Brinkman gets construction contract

By **CHRISTINE MCMANUS**  
ChristineMcManus@coloradoan.com

Old Town loft developer Urban Living Concepts LLC announced that Brinkman Partners LLC will build its Urban Living Lofts at Magnolia project.

Crews likely will begin construction Feb. 28 on the 18-unit building at Magnolia and Mason streets. A move-in date is tentatively scheduled for early 2007.

Alan Strobe and Corey Seitz of Urban Living are developing the four-story building. The lofts will replace the existing one-story building of offices on a quarter-acre site at 210 Magnolia St.

The project will be worth an estimated \$8 million. Ten of the project's 18 units have been

sold.

"The pricing, compared to Cortina, is what has driven sales, along with the location," said Dave Muth, real estate agent/partner with The Group, Inc. Real Estate.

"What's fun is being close to College Avenue without actually being on College with all of the bustle. You're still walking distance to all the shops."

The two- and three-bedroom lofts range from \$320,000 to \$700,000 per unit, with the average price at \$435,000. Some lofts have an elevator that goes directly to the unit.

Muth said empty nesters are buying some units to consolidate their households and reduce maintenance work. Other

loft buyers include people interested in a second-home investment and young professionals who work downtown.

Floor plans range from 1,100 to 2,000 square feet, with open atriums, radiant heat, hardwood floors, exposed brick walls and beams, and 12-foot ceilings. Many units have two balconies. All come with one or two designated, off-street parking spaces in a garage.

"Our shared conference room available to owners makes this a perfect location for any home business," said Muth, who is marketing the lofts. "With the open-air rooftop observatory, this project is among the best in Old Town."

Several office spaces will be available on the first floor of

the building.

The Urban Living Lofts at Magnolia is one of several loft projects built or planned in Old Town the past couple of years. Others include:

■ Cortina, a seven-story building at the corner of Howes Street and Canyon Avenue.

■ Pine Street Lofts, a three-story building with 14 units at 261 Pine St.

■ Lee's Cyclery owner Archie Solsky's six-story loft building next to the Perkins Restaurant at 301 S. College Ave.

■ The nine-unit Cherry Street Lofts, 325 Cherry St.

■ Twenty lofts, part of the Mason Street North building at 403 Mason Court.

■ Old Town Lofts, featuring 17 units at 200 S. College Ave.