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Pro Con Inc. nears completion of Cathartes Private Investment's \$6.8 million, 36-unit Residences at Portwalk

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The Residences at Portwalk, a \$6.8 million apartment building which is part of Portwalk in the downtown area, is nearing completion. Cathartes Private Investments is the developer and Pro Con Inc. is the architect and construction manager of the project.

"The interior finishes are being applied and the carpeting is being installed in each apartment," stated the project superintendent. "We are on schedule for completion this month."

The five-story, 52,000 s/f residential apartment building will offer a variety of residential floor plans with one and two bedroom design configurations. The 36 apartment homes, ranging in size from 720 s/f to 1,169 s/f, will be outfitted with custom cabinetry, granite countertops and Energy Star stainless steel appliances. Each apartment offers a living/dining room or great room, and master bedroom suite with cultured marble vanity counter and shower surround, walk-in closet, and over-sized windows. The penthouse apartment has 13-foot ceilings and sliding terrace doors, offering views of the city and the skyline. The first floor of the building will offer a private entrance, lobby and elevator for the residences and premiere ground-floor retail tenant space. Additional amenities will include a private parking area.

Cathartes P.I. and Pro Con are aiming to make The Residences at Portwalk LEED certified, by incorporating environmentally beneficial strategies such as high efficiency, energy saving heating units and appliances in each apartment. The goal is to have The Residences at Portwalk attain 16% improvement in energy performance when compared to a similar building. Pro Con used low volatile organic compounds for the adhesives, paints, coatings and flooring materials and used regional and recycled materials in construction.

When fully complete, the Portwalk complex will include four buildings located between Deer, Hanover and Maplewood Sts. Phase I, the Residence Inn by Marriott and the Harbor Events and Conference Center, was completed in June 2010. Phase II, The Residences at Portwalk, is scheduled to be completed this month.

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