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## **Sundance at Harvard Sq. Holdings LLC holds topping off of 1075 Mass. Ave project**

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The topping off ceremony was held on February 3rd, for a project under construction and moving rapidly towards completion in Harvard Sq. at 1075 Mass. Ave. The mixed used project consists of street level retail, four stories of 20 residential units with a roof top garden. It is being developed by Sundance at Harvard Sq. Holdings LLC owned by Raj and Neena Dhanda of Brookline.

The site formerly occupied by Bowl & Board retail store has been hailed as the gateway to Harvard Sq. It is located at the intersection of Massachusetts Ave., Mount Auburn St., Putnam Ave. and Trowbridge St. The site was purchased by Raj Dhanda in May 2009 with the idea of renovating the then existing building but it soon became clear that such a unique and rare site deserved a new landmark building. The permitting which occurred in 2010 had the support of the abutters and progressed smoothly through City Hall. Construction began in the late summer of 2011 and is expected to be completed this August.

The design of the building is contemporary with more than three quarters of the skin in glass. Peter Quinn designed the building. The general contractor is Callahan Construction. Construction and the financing was provided by TD Bank.

There is a lot of buzz about this building in the real estate circles in the city as this is the first new construction of significant size (not connected to Harvard University) since The Charles Hotel was built in 1992. The demand for both retail and commercial units is anticipated to be strong with residential units averaging more than \$800 per s/f.

Raj Dhanda, the Developer is owner of several prominent Harvard Sq. properties including Crimson Galeria whose tenants include Staples and a multitude of restaurants offering Asian and American cuisines. Raj Dhanda is also the founder and owner of Neenas Lighting with designer lighting showrooms in Boston, South Boston, Brookline and Wellesley.

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