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Nauset Construction finalizes second phase of converting The Conrad

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Boston, MA Nauset Construction completed the second phase of converting the Conrad and Chandler department store in Downtown Crossing into The Conrad, a mixed-use redevelopment featuring 36 luxury apartments and 7,000 s/f of prime retail space. Located on Winter St., the building also offers residents a private entrance on Hamilton Place adjacent to the landmark Orpheum Theater. The Conrad is close to the Boston Common, the Theater District, and boasts a perfect Transit Score (100) and a near-perfect Walk Score (99).

“Building on the success of Phase 1, Phase 2 reaffirms our commitment to delivering spacious residences in a market long underserved by larger unit types,” said Morris Nagggar, principal of 3MJ Realty. “By thoughtfully integrating modern living with the historic character of the original Conrad’s building, we believe this completed phase will continue to resonate with renters seeking both comfort and distinction in the heart of the city.”

Nauset served as the construction manager for both renovation phases, with Phase I designed by Schopf Design Associates of Salem, Mass., and Phase II by Golden Architects, based in Quincy, for owner 3MJ Realty. The scope of work for Phase II included constructing four one-bedroom and five two-bedroom units on the second floor; renovating the first-floor retail space; installing a new EPDM roofing system; upgrading the elevator cab; and replacing existing windows with historically accurate fixed and double-hung replicas to comply with Downtown Business Improvement District (BID) guidelines. The apartments feature 11-foot loft-style ceilings, original exposed brick walls, and a mix of resilient wide-plank and ceramic tile flooring. Additional design features include high-gloss thermal foil kitchen cabinets, white quartz countertops, as well as state-of-the-art appliances and climate control systems.

The original Conrad Department store was constructed in the mid-nineteenth century and was remodeled in the early 1900s. In 1958, Conrad’s merged with Chandler’s, a rival department store, to form Conrad and Chandler’s at the Winter St. location. By the late 1960s, the top floors of the downtown store had been converted into class B office space, which remained occupied until the building was slated for conversion to The Conrad. The project represents the fourth collaboration between Nauset and 3MJ Realty, including the transit-oriented, 46-unit, mixed-use 10 Essex development in the Central Sq.v neighborhood of Cambridge.

“Our deep expertise in historic adaptive reuse projects and managing complex, occupied mixed-use buildings was instrumental to the success of this redevelopment,” said Anthony Papantonis, president of Nauset Construction. “We’re proud of the outcome and look forward to continuing our strong partnership with 3MJ Realty.”

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