

# Say what? Riverfront condo model open — for tower not yet built

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*Tim Harris*

The main living area of the two-bedroom, two-and-a-half bathroom model unit that replicates a unit on the fifth floor of EdgeWater at RiverPark Place.



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Poe Companies LLC has come up with a clever way to draw interest in its riverfront condominium tower that is not expected to be under construction until early next year.

At the company's office on River Road, Poe Companies officials have set up a model of what a fifth-floor, two-bedroom condo will look like in the 16-story EdgeWater at RiverPark Place tower.

Not so unusual? Well, this model is complete with images in the "windows" that show what the view will look like out that very fifth-floor window.

Pre-sales are under way for the \$65 million tower called EdgeWater at RiverPark Place, and construction on the condominium tower could begin early next year, said Nicki [Sibley](#), director of sales and marketing for Poe Companies.

The tower will be a mixed-use development with restaurant and retail space on the first floor, office space on the second floor and third floors, and 85 condo units on the fourth floor through the 15th floor. Plans call for three penthouse units — three-bedroom, three-and-a-half bath units — on the 15th floor.

The penthouse units are priced between \$1.83 million to \$2.37 million, according to the [condominium's website](#).

The 16th floor will have a community room, fitness center and an outdoor pool.

Remaining units will be made up of one- and two-bedroom condos, in eight different layouts, ranging in price from \$392,000 to \$1.06 million.

Construction will start on the condominium tower once Poe Companies sells half of the units in the tower.

Sibley said the company is confident they will reach 50 percent in pre-sales within three to four months. Financing for the project also has yet to be secured.

Boston-based Goody Clancy is the architect for the tower and a contractor has yet to be name.

A second 14-story apartment tower with 110 units is planned alongside the condominium tower.

Sibley said the apartment tower will be high-end rental units starting at \$1,200 to \$1,500 a month and going up from there.

She said Poe Companies has received preliminary approval on the apartment tower by the Waterfront Development Corp. and is hopeful to begin construction on the apartment tower as early as spring 2015.

Plans have yet to be finalized for the apartment tower. But once construction begins, the apartment tower could be completed before the condominium tower.

Sibley said anticipated completion dates are 2016 for the apartment tower and 2017 for the condominium tower.

With construction anticipated on the two towers, work continues on WaterSide at RiverPark Place East, a four-story 160-unit apartment building along River Road.

WaterSide at RiverPark Place West, which is a 157-unit, four-story building, was completed in May 2013.

Sibley said WaterSide at RiverPark Place West is fully leased, and units in WaterSide at RiverPark Place East are being pre-leased.

The rents for the studio to three-bedroom apartments range from \$700 to \$2,300. Some units are expected to be available near the end of the year with all units available at the beginning of 2015.

A marina with 150 slips and walking paths that extend from Waterfront Park to the west to Eva Bandman Park to the east also are part of the RiverPark Place development.