

Project to offer downtown condos 'The Edge' boasts panoramic views

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DOWNTOWN - A local architect and a real estate consultant are planning 77 condominiums downtown that will offer panoramic views of the skyline, the riverfront, Mount Adams, the Purple People Bridge and the Taft Museum of Art gardens.

The \$35 million development, to be called the Edge, will offer custom-made condos in a 12-story building with a three-level, 125-space parking garage at 310 Culvert St.

The loft-style condos, to be built in a structure enclosed by glass, concrete and steel, are in the Anderson Building, built in 1936. The building is now being used by the Enquirer Printing Co. and other printers. Those companies will move once work on the Edge begins next spring.

The city's Sewer, Water and Transportation departments have given the development preliminary approval, said Bill Langevin, Cincinnati's director of buildings and inspections. He said the developers must still get final approvals and permits for new construction.

Plans call for six floors to be added to the building, allowing condo residents on floors five through 12 to have views.

"Our whole design concept is laid out to maximize views of the entire city's landscape," said architect Denis Back, who is partnering with real estate consultant Andy Radin. They are buying the building from the Anderson Building Co. for an undisclosed amount.

The Edge will be geared to a wide mix of buyers, including young professionals, empty nesters and corporate executives.

"There's nothing like this in Cincinnati," said Janet Davis, manager of the Hyde Park office of Coldwell Banker West Shell, which is marketing the Edge. "It's a totally unique residence reminiscent of what you would find in New York, Chicago or Seattle."

The condos will range from \$149,900 to \$1.275 million and range in size from 821 square feet to just under 4,000 square feet. Nine of the units have been pre-sold.

The condos will offer 16 open loft-style floor plans and a covered terrace. Each unit will typically include one parking space per bedroom in the building's garage. The Edge's rooftop will feature a dog run, putting green and a water feature.

The Edge also will include a deli for residents and 24-hour security. Radin said there will be a monthly association fee that will vary from \$225 to \$575 for most of the condos, not including three penthouses. The penthouses will carry a monthly association fee of just under \$1,000.

Radin is confident condos at the Edge will sell well, though purchases of other luxury condos along the riverfront and downtown have slowed in recent months because of several factors, including rising mortgage rates and the variety of condo projects to choose from.

The development's fourth floor will include 15,000 square feet for office condos that will cost \$125 per square foot, including 15-foot ceilings and glass walls.