

Bringing Chic to the New Brunswick Skyline

By João-Pierre S. Ruth

One Spring Street will offer luxury urban living at prices starting at \$250,00 for an 800-sq.-ft. condo unit

The condominium tower rising above the narrow streets of downtown New Brunswick will be the tallest building in the city at 25-stories when it is completed by year's end. The \$50 million high-rise at One Spring Street is owned by Boraie Development of New Brunswick and is being built by Tishman Construction of Newark. The project is a major showpiece for the redevelopment renaissance currently underway in the city, which includes the Heldrich Plaza hotel and conference center going up on Livingston Avenue just two blocks away.

Located across the street from the Middlesex County Courthouse, One Spring Street is designed to bring metropolitan chic to a city more known for Rutgers University than for its skyline. Prices will start at \$250,000 for an 800 sq. ft. unit.

"With most development companies the approach is start first with a very simple product then expand it over time," says Waseem Boraie, vice president of Boraie Development. "We felt that to bring people into New Brunswick we had to give them something spectacular that you really could not find anywhere else in the state."



The city's tallest structure will provide a commanding view of the downtown and university areas.

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Work on One Spring Street began last November with crews laying the foundation on the site of a former 89-space parking lot. The superstructure was topped out last spring. The project will include 400 parking spaces primarily for residents of the condominiums; 90 of the spots will be for public use. "We get all the benefits of development and no loss of parking," says Bill Bray, public information officer for New Brunswick.

One Spring Street will include 121 luxury residences and a swimming pool, health club and spa, plus a 15,000-sq.-ft. garden and amenity area atop the parking garage. The tower will offer "new housing opportunities for the many professionals in the business and university community to be able to live in the city where they work," says Bray.

The tower is just a few minutes walk from New Brunswick's NJ Transit station, a major stop on the Northeast Corridor line. This makes One Spring Street part of the city's transit village. "That is a designation we received this year from the Department of Transportation," says Bray. Structures within a half-mile radius of the station are eligible for tax abatements and state and federal funds. "It's part of the state's overall planning goals to focus the highest



Robin Zielinski

The 25-story, \$50 million tower is scheduled for completion by the end of the year.

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Vice president, Boraie
Development

density development around existing transportation infrastructure as opposed to sprawl," Bray says.

One Spring Street could also become home to people who commute to other cities along the NJ Transit line. "They can walk to the train station to get to work," Bray says. The tower, he adds, "fits very nicely within our plan of having a true urban downtown, mixed-use high-rise development." ♦

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