

# Lease-up begins at Barzilay's Iron Mill Lofts in Philadelphia

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Philadelphia—Barzilay Development has announced that leasing efforts have commenced for its Philadelphia adaptive reuse development, Iron Mill Lofts. The 12-unit boutique property is located in the Eagle Iron Works building at 1156 North 3<sup>rd</sup> Street in Philadelphia's Northern Liberties neighborhood. Move-ins are expected to begin in July 2014.

"Iron Mill Lofts speaks volumes both literally and figuratively," says Alon Barzilay, founder and CEO of Barzilay Development. "The ceiling height, combined with restored original details, modern interiors, and private entrances provide a unique living experience in the heart of a vibrant neighborhood."

The building, which was originally constructed in 1871 by Eagle Iron Works founders and influential Philadelphians Henry Hoff and John Fontaine, served as a machine factory that manufactured steam engines, boilers, castings and other products and employed nearly 100 workers.

Barzilay Development worked with Lazor Design to create a space that combined the historic character of the building with modern living features.

Each one-bedroom, one-bath loft includes its own private entrance fashioned with a diamond plate entryway, in addition to the brick façade and floor-to-ceiling windows that touch on the buildings industrial past. The spaces also include 22-foot-high ceilings and exposed wooden beams, brick walls and ducting.

The contemporary elements can be found in multiple spaces throughout each residence. For example, the kitchens include an expansive island space with ample storage, European-styled cabinetry and black granite countertops with aluminum backsplashes, and stainless steel appliances. Each unit also includes state-of-the-art, front-loading Bosch washers and dryers.

Vaunting a Walk Score of 95, Iron Mill Lofts is located in close proximity to numerous restaurants, retail and entertainment venues including Honey's Sit N' Eat and Bar Ferdinand, as Art Star and Philadelphia Glass Works galleries.

Each unit is roughly 920 square feet and rents for the spaces start at \$1,750.

*Video tour of Iron Mill Lofts*

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