



ONE RIVERSIDE

210-220 South 25th Street
Philadelphia, Pennsylvania
2014 - 2017

- Client:** Dranoff Properties
- Gross Floor Area:** 203,000 sf
- Number of Stories:** 22
- Number of Units:** 82
- Civil Engineering:** Boles, Smyth Associates
- Landscape:** Studio Bryan Hanes
- Structural:** The Harman Group
- MEP:** Alderson Engineering, Inc.
- Lighting Design:** BEAM
- General Contractor:** Intech

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This new, 22-story luxury condominium tower being developed by Dranoff Properties is currently under construction at the intersection of 25th and Locust Streets in the Fitler Square neighborhood. The triangular site, formerly used as a surface parking lot, sits between a main access point to the Schuylkill Banks trail and the Schuylkill River Park.

The residential tower is oriented east-west at the southern end of the site so as to minimize disturbance to the view shed and maintain as much permeability as possible to the trail and river beyond. A motor court and generous landscaped garden and lawn for resident use sit just to the north of the tower. A rain garden and outdoor terrace space with an outdoor kitchen and fire pit sit directly to the south. Other amenities include an indoor Swimming Pool, Fitness Center, Board Room, Club Room, and a Guest Suite.

The residential units range in size from One to Four Bedrooms and include two Penthouse units. A majority of the units have balconies or terraces, with many units enjoying views in three directions.