



## 204 S 12TH STREET

### PHILADELPHIA OFFICE

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#### CLIENT

Midwood Investment and  
Development

#### COMPLETION

2024

#### SIZE

424,206 SF

#### COST

\$143 Million

#### ROLE

Architect of Record, Interior Designer

#### DESCRIPTION

Located in the heart of Washington West Neighborhood of Center City Philadelphia, this 32 story program consists of 28 levels of residential apartments, upper-level penthouses combining to a total of 376 residential units available, and amenity spaces above two levels of lobby and retail. The 3rd floor features enticing amenities, with an outdoor pool, lounge, game room, sauna, fitness center, yoga room, kitchenette, and conference room. The 30th floor terrace provides pristine views of the city with an attached lounge, kitchen, and dining room.

A textured façade with cantilevered end bays hugs the length of the tower, with 3 story modules helping to break up the sight and enhance the charm of the structure. The material and color of the building take their cues from their surroundings, supplementing their context and enriching the skyline. The modern, clean-lined interiors feature a rich palette of stones, woods, and mixed metal, while large windows offer views of the city.