

MID RISE

**BUILDGROUP**

# The Independent - Phase 1

SAND CITY, CA

**OWNER**

Orosco Group

**ARCHITECT**

Woods Bagot Architects

**COST**

\$6,600,000

**DURATION**

10 Months

**MARKET SECTOR**

Mixed Use



This four-story, mixed-use building was renovated to include 30 additional residential units on the first and second levels. The project also included an upgrade to the lobby, common areas, and sitework. On the top two floors, 40,000 SF was upgraded to meet market standards. Additional, renovations included filling an atrium opening, new shafts, new utilities, the addition of a water softening system, the selective replacement of windows and storefronts, and revamping of the façade.

The Build Group team worked with the first floor restaurant owners and project architects to devise a schedule that allowed work to be completed without interrupting the tenant's service hours.

