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Downtown condo perfect for first-time buyers

By Marcy Marro

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Shivam Potdar, 22, is a single accountant and a very forward-thinking young man who clearly sees his future at 235 Van Buren in Chicago's downtown Financial District, where he is buying his first condominium.

Living and enjoying the single life for now, Potdar said he plans to stay in his two-bedroom, two-bath condominium until the pitter-patter of little feet forces a move.

"I plan on living in this place even after I get married," Potdar said. "Even if I have a child, I'd live here. It is close to my office and all downtown amenities including the parks and lake-front."

The 46-story high-rise, now under construction on the southeast corner of Franklin and Van Buren, is luring buyers with a myriad of attractions and contemporary architecture, said developer Colin Kihnke, president of Chicago-based CMK

Development Corp.

The Van Buren building is an affordable option for first-time buyers, and Kihnke said the attractive pricing is fueling sales, which have surpassed the 60-percent sold mark. First deliveries in the 714-unit high-rise are scheduled for spring 2009.

Buyers may choose from among more than 130 floor plans with one to three bedrooms and one to three baths. Prices begin at \$199,900. Two-bedroom, one-bath residences start at \$249,900 and two-bedroom, two-bath layouts begin at \$289,900. A selection of 12 penthouses is also available, base-priced from \$339,900.

"These are perfect condos for first-time buyers," said Scott Hoskins, president and managing broker for CMK Realty, the exclusive sales and marketing agent.

Potdar, who is employed by a certified public accounting firm, likes the building's location in the Financial District on the southern edge of Chicago's Loop.

"I work at Wacker and Madison, so it'll be about a 10-



Shivam Potdar, a forward-thinking young man, sees his future at 235 Van Buren.

minute walk," he said. "It's honestly near every major train line. You have the Metra, the Orange Line, the Red, Blue, Purple, Green and Brown lines.

"There's a lot of good shopping and dining options... everything that the city has to offer," he added.

The sales center and vignette model for 235 Van Buren, located at 405 S. Wells St., showcases a scale model of the building, kitchen and bathroom vignettes, and available selections and options.

The center is open 11 a.m. to 6p.m. Monday through Friday and noon to 5 p.m. Saturday and Sunday. For more information, call 312-376-0600 or visit www.235vanburen.com.

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