

Lander downsizes 2626 West Lake luxury condo project

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[Aimee Blanchette](#), Star Tribune

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Residents expressed concerns about 2626 West Lake's height and size, so Lander cut the number of units from 70 to 46.

"Although we felt the site was proportionate to have bigger buildings and more density -- the Minneapolis plan actually called for it -- the community didn't support it, so we downsized," said Michael Lander, president of the Lander Group. "It's a different project than what we started with, but we still really like the product that we have."

Despite the cooling condo market, Lander believes demand for one- and two-person housing will continue over the next 20 years as baby boomers age and their kids leave home. Lander sees 2626 West Lake as an alternative for those currently in single-family homes who want to simplify their lifestyles, but not give up the space or amenities.

Location

In addition to Lake Calhoun, 2626 West Lake overlooks the Midtown Greenway and Lake of the Isles. "We believe that a project starts with a great location," Lander said.

"There are a few units left at the Edgewater, but other than that no others have this type of location or amenities, surrounded by parks and connected by the Greenway."

The site appealed to Lander because it allows residents to reduce their dependence on vehicles. It has direct access to Lake Street, Hennepin Avenue, Excelsior Boulevard and biking and walking paths. A new pedestrian connection from the immediate area to the Greenway is pending.

As for amenities, Lander said it's all about the neighborhood. "Whether it be for food, services, worship, it's right at their doorstep. When the market is oversupplied, and it is now, we're pleased to be on such a great site that has so much to offer."

Design

The project will have 46 units divided among four buildings ranging from four to seven stories each. "It has a more boutique, intimate style than others, and we find that the market likes that," Lander said.

Residents can buy an unfinished shell and design the space to their liking, or they can buy a fully furnished unit. Those who buy the furnished units can choose between traditional and contemporary designs.

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2626 WEST LAKE BY THE NUMBERS

Price: \$500,000 to \$3 million-plus.

Size: 1,450 to 3,000 square feet.

Move-in date: Late 2007/early 2008.

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