

SoNa Phase 2 – Apartment Community



Description of building improvements

Mandel Group conceived of a mixed-use project called “The Market at Six Points” utilizing best-in-class urban design principals to activate this previously vacant land. Since our original submission and selection by the City of West Allis, Mandel Group has completed investment of over \$75 million on lands north and south of National Avenue and west of 66th Street. We are now focusing on the area north of Mitchell Street and are submitting for approval plans for a highly detailed residential project. An additional \$13-15 million of new development is envisioned once this parcel is developed.

This project consists of new construction of 54 apartment homes; 48 of which are in floors two through four and six of which are ground level walk-up units. These walk-up units provide an alternate to traditional apartment living with independent entry along the private drive. Architecturally, these units also provide visual interest; they are divided into 6 geometric forms that ring this prominent east side of the building. The southeast corner of the building is the culmination of these forms with the larger club room massing focused on the corner of the site. The upper floors fenestration and materiality follow a logical geometric pattern and rhythm to complement the more active

ground floor. Red is utilized as an accent throughout the development. The overall form of the building is modern and unique and will present a high-quality design statement along Mitchell Street and the private drive (entrance into the public parking resource). SoNa Phase 2 has an indoor parking garage that is at grade level but masked by apartment homes and amenities on two sides. The other two less prominent sides will have a large-scale mural applied. This pattern shown is only representative and will be submitted for review along with signage in the future.

Timeline for when work will be completed

This project will start construction in Q4 2025 and will be 15 months of construction to complete. Anticipated occupancy will be in Q1 2027.

Description of all operations/services

SoNa Phase 2 will provide 54 Class-A apartment homes to add to our existing apartment community of SoNa Lofts (110 apartment homes) and The West (177 apartment homes). This property will have a club room with patio/grill station, fitness studio, pond overlook deck, package room, and indoor and outdoor parking. SoNa Phase 2 provides best in contemporary amenities to make residents feel at home.

This property will be managed by Mandel Property Services Inc., which provides high-quality management to Mandel Group developments. Particular emphasis is placed on the level of service provided at Mandel Group's luxury apartment communities. We are committed to continuing our tradition of excellence and to further enhance the sustainability and livability of this apartment community.

Days and hours of operation

The apartment community is open to its residents 24/7. Our leasing office for this property is located in The West Living at 6620 W National Ave and is open M-F 9am-5pm and Sat 9am-2pm. We will staff SoNa Phase 2 from this centralized office along with 24/7 emergency maintenance.