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OPEN HOUSE | Quick sales at high-rise in South Loop

he said.

A 10,650-square-foot private park centers the development. Plans also call for a dog run on the south perimeter of the site.

Base prices range from \$475,900 to \$659,900.

"Townhome prices in West Roscoe Village average \$65,000 less than Lakeview and \$110,000 less than Lincoln Park," said Terry Farmer, director of marketing for the development.

Cornelia Court, 3009 W. Cornelia, Chicago. Anchor General Contractors and Coldwell Banker Residential Brokerage, (773) 477-3030.

Financial District

Just a few months after ground-breaking, sales have nearly reached the 400-unit mark at 235 Van Buren, a high-rise in the Financial District on the southern edge of the Loop.

The 46-story building will have 714 units. Base prices range from \$185,900 for a studio (with 522 square feet) to \$436,900 for a 2-bedroom floor plan (with 1,292 square feet). Plans also call for 522 indoor parking spaces, priced from \$31,900.

First occupancies are slated for mid-2009. Indoor parking spaces begin at \$31,500.

Chicago-based CMK Development Corp. has enlisted architect Ralph Johnson of Perkins & Will to design the high-rise. Johnson previously designed CMK's Contemporaine, a high-rise condo development at 201



Condos begin at \$185,900 at 235 Van Buren, a high-rise in the Financial District on the southern edge of the Loop.

W. Grand. The New York Times noted that Contemporaine "looks like no other residential building in the city."

235 Van Buren, on the southeast corner of Franklin and Van Buren, Chicago. A sales center is

open at 405 S. Wells. CMK Realty, (312) 376-0600.

Downtown

A hundred units were closed in just 75 days at Avenue East, a 27-story condo development at

160 E. Illinois. The high-rise, with 133 units, is three blocks from both Michigan Avenue and Navy Pier.

Remaining condos, most with two bedrooms, start in the upper-\$300,000s. Sizes range from 1,100 to 1,716 square feet. Indoor parking begins at \$50,000.

Building amenities include a fitness center, a surround-sound theater and a multi-level green roof (spanning 6,000 square feet) with a landscaped terrace and sun deck.

Avenue East, 160 E. Illinois, Chicago. Residential Homes of America, (312) 836-0160.