



For additional information or to schedule an interview, contact:
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VISION

The Oneida Lofts are 15 custom loft-style condominiums located in East Denver's Montclair neighborhood. Our conversion of this 1956 warehouse to residential lofts highlights the buildings original modernist architecture. We are creating a practical residential community by including lush landscaping, an intelligent division of space, and minimal finishes. Our ideals include:

- **Modernism** – Design elements are consistent with the architecture of Oneida's 1950's vision
- **Urbanism** – Community living in a single-family neighborhood
- **Redevelopment** – A new, thrilling use for an under-used 1950's era building
- **Tranquility** – Thoughtful site planning including lush landscaping and separate private spaces
- **Flexibility** – Initial minimal finishes keep pricing affordable and future customization easy

THE PROJECT

The Oneida Lofts enhance the original buildings Mid-century modernist style with flying awnings, inverted metal columns, green glass windows, and horizontal plank wood fences. The Lofts include 15 unique floor plans; ten are designed like Townhomes with no neighbors above or below. All units have private exterior entrances and an operable glass wall system.

This community offers innovative loft living in a residential setting. Each Loft is unique, but all offer a large living room, kitchen, oversized full bathroom and two bedrooms. Several plans offer a separate second floor master as well as an open mezzanine. The project includes secure surface parking and private garages as well as gated entrances, a private courtyard, fire pit, swing lounge, and lush plantings.

The Lofts average 1082 square feet ranging from 1246 to 833 square feet. Lofts are priced between \$193,000 and \$299,000. And at \$248,000, the average cost per unit is approximately \$47,000 below the typical Montclair home.

BUILDING HISTORY

Built in 1956, on the original Montclair Town Hall site, the Foster's Frosty Foods building was developed as a deep freeze warehouse for small businesses and restaurants. The original structure was added to and modified over the next two decades. From 1974 to 2004 the Broker Restaurant owned and occupied the building as headquarters, warehouse, and a bakery.

JOSEPH PAYTON • DEVELOPER

As Managing Member of Oneida, LLC, Joseph Payton has extensive experience in residential infill redevelopment. In the mid-1990's Payton began by buying and renovating residential property and expanded into multifamily development. Since 1995, Payton has built custom homes, converted condominiums and has redeveloped an entire city block. The Oneida Lofts are the latest turn in his evolution as an urban pioneer.

FACT SHEET

www.oneidalofts.com

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