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Tenants should start moving into the Residences at Munroe Place in Quincy Center next month, developers said. The older, two-story Munroe Building stands to the left of the new high-rise.

First Munroe Place tenants expected to arrive in May

By **BARRY SMITH**
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QUINCY — Developers of the Residences at Munroe Place said the first tenants should begin moving into the 111-unit apartment building next month.

The eight-story building, located in front of the Quincy Center MBTA station at 1205 Hancock St., should be fully leased by October, according to Gina K. Naggar, associate vice president of Abbott Real Estate Development LLC.

The building also includes 10,000 square feet of street-level commercial and retail space. A national coffee shop chain and another restaurant could be tenants, said Richard McKinnon, brokerage services director for leasing agent Grossman Companies Inc.

City officials hope Munroe Place will be the first in a series of new developments that will revitalize a downtown that has been in decline for decades. Mayor William Phelan has appointed a team of developers and experts to draft a broad redevelopment plan, and residents have weighed in through public hearings and a design work-

shop.

Intercontinental Developers Inc. expects to break ground soon on a 200-unit apartment building next to Presidents Place.

The city could issue an occupancy permit for the Munroe Place apartments within two weeks, said Joseph Prondak, a city building inspector. Occupancy permits for the retail space may be issued as space is leased, he said.

"We're anxious to get going," Gerard Savard, a Duxbury resident and principal in Abbott Development, said.

The 57 one-bedroom apartments are expected to rent for \$1,715 to \$2,561 a month. The developers said the 54 two-bedroom units will fetch \$2,500 to \$2,650. Tenants will receive one month's free rent, Naggar said.

Amenities include laundry appliances in each apartment, air conditioning and a community and exercise room.

"It's a lovely building. We've got a lot of positive comments," Savard said.

Construction was estimated on the May 2002 building permit at \$16.5 million. But Abbott puts the

final tally at \$30 million when all costs are figured in.

Peabody Construction in Braintree was the general contractor and Sheskey Architects of Quincy designed the building.

The high-rise passed one hurdle Thursday when emergency equipment performed well during an inspection by building, wiring and fire officials, Prondak said.

Tenants will have a variety of restaurants to choose from in downtown Quincy's diverse dining scene.

Next door, the two-story Munroe Building, owned by the Grossman interests, offers several eating choices, including some recent additions.

A new restaurant offering American-style comfort food and lighter fare has leased space left vacant when Dudley's Liquid Library restaurant closed some months ago.

Just last week, Italy's Little Kitchen opened. The eatery features hot and cold sandwiches, salads, homemade soup, pasta and Italian ice cream.

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