



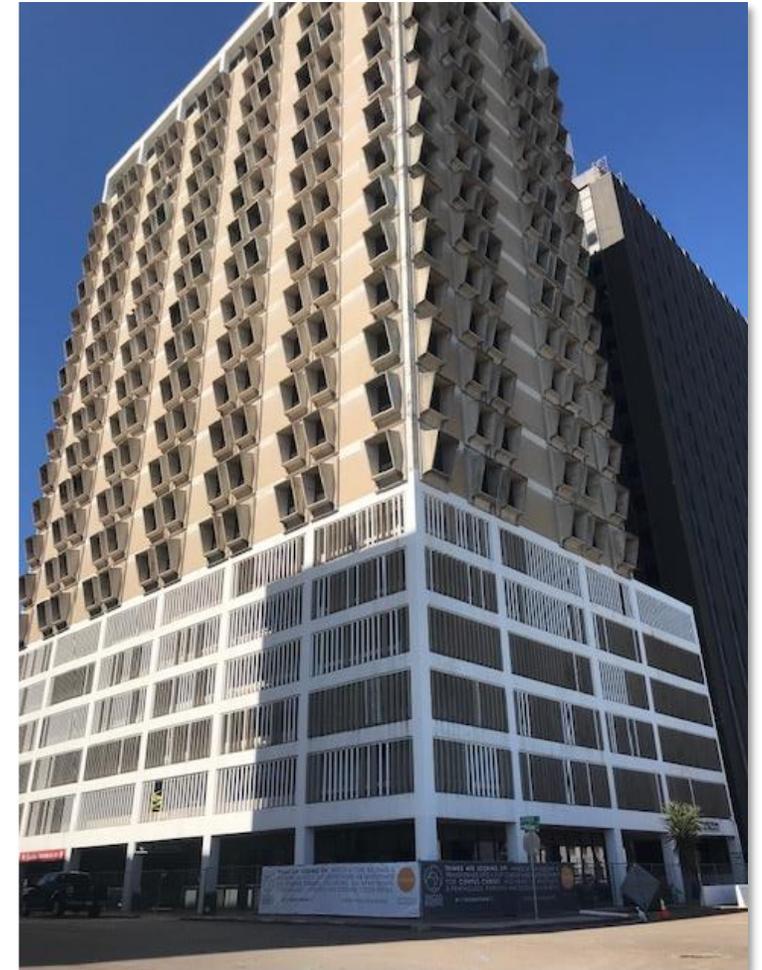
**600 Building  
600 Leopard St.**

**August 15, 2023**

# 600 Building



- Historic Rehab/Conversion of Existing Office Tower
- Built in 1960
- **131 Apartments**
  - 98 1-Bedroom (652-737 Sq. Ft)
  - 33 2-Bedroom (1,122 Sq. Ft)
- 143 Parking Spaces
- 2700 Sq. Ft. Ground Floor Commercial
  
- **Increased Project Cost:**
  - \$34,338,168 (2016)
  - \$49,079,475 (2019)
  - **\$54,518,748 (2021)**
  - **Bids Being Updated**



# Increasing TIRZ #3 Projects in Uptown





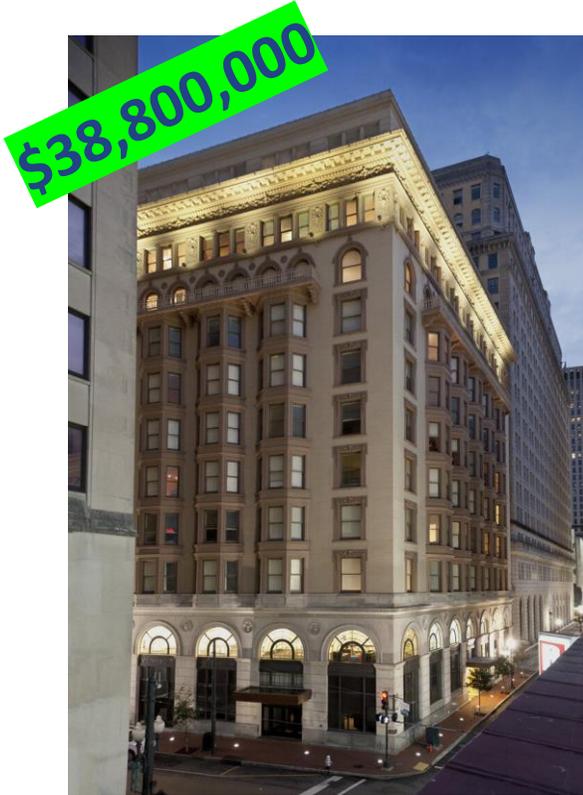
## FIRM HISTORY



Wisznia | Architecture+Development has **60 years of experience** delivering **innovative solutions** on a range of design and development opportunities throughout the Southern United States. **Founded in Corpus Christi, Texas in 1948** by Walter Wisznia, the organization is currently led by Marcel Wisznia, a second generation **Architect/Developer** who sees potential where others see problems. The unique nature of a design driven development organization has allowed Wisznia | Architecture+Development to be as creative with development as they are with design including:

- Developing the first condominiums in the state of Texas
- Developing the ground breaking "case-study" for Louisiana Legislature enhancing the state's Historic Tax Credit program
- Securing the first PILOT agreement in the country for a 100% affordable co-living residential property

# Wisznia Developments



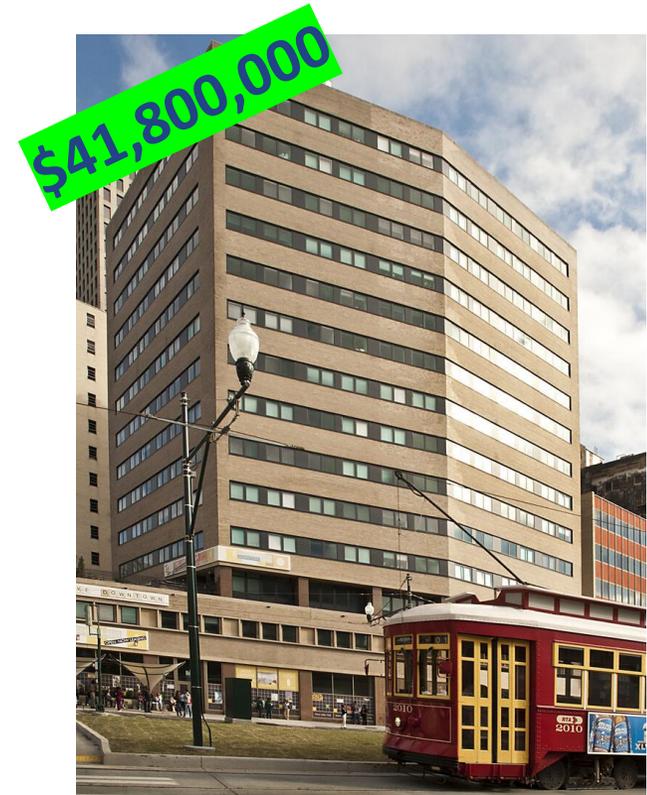
**The Maritime**  
New Orleans, LA

- New Orleans 1<sup>st</sup> Skyscraper
- 105 Luxury Apts, Class A Office, & Retail



**Union Lofts**  
New Orleans, LA

- 33 Loft Apts
- Retail
- Apts later converted to Condos



**Saratoga Lofts**  
New Orleans, LA

- 152 Apts; 2 Penthouse Residences
- Retail
- 3<sup>rd</sup> floor Rooftop Deck

# Wisznia Developments



\$68,000,000



**The Pizitz**  
Birmingham, AL

- 143 Luxury Apts
- Retail including: Food Hall, Coworking Space, and Art-house theater

\$49,000,000



**The Garage**  
New Orleans, LA

- Adaptive re-use of a car dealership/parking structure into mixed-use apartments
- 51 Apts; 11 Condos; Retail

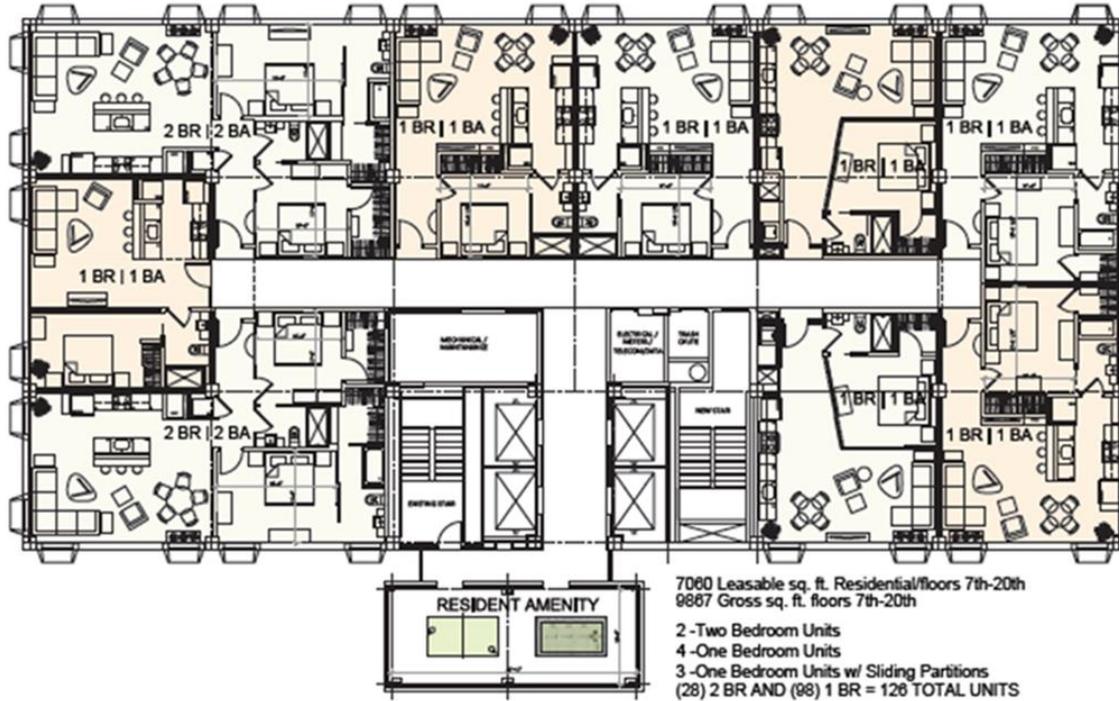
Pre-Development



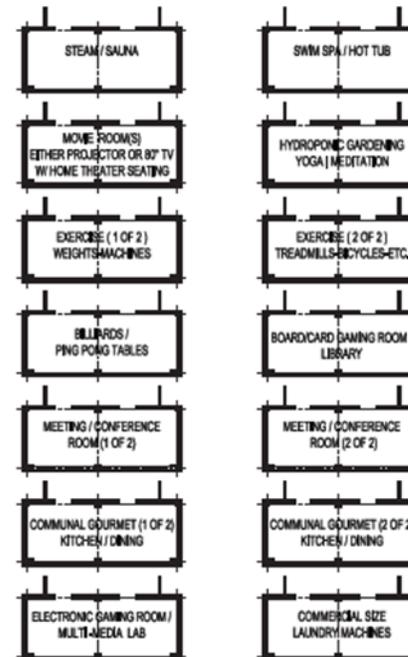
**Two Saints**  
New Orleans, LA

- Co-living 218 Beds (4 beds/unit)
- Mixed Income Multi-Family
- Retail

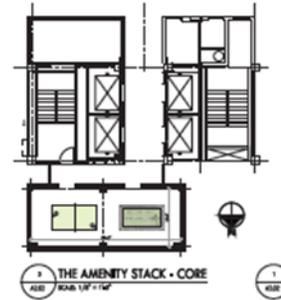
# The 600 Building - Typical Residential Floor Plan



Typical Residential Floor Plan - Floors 7-20



THE AMENITY STACK - FLOOR PLANS



THE AMENITY STACK

