

Details emerge for two-pronged Midtown development along the Connector

14th at Spring would serve up 250,000 square feet of office space, 330 residential units

By **Michael Kahn** | Feb 7, 2018, 11:35am EST



The project, as seen from the northeast. | [Greenstone](#)

A long-vacant lot at the corner of 14th and Spring streets, alongside the Connector, is being promoted as the site of a major office and residential project—the next big thing in a series of developments in the neighborhood.

Developer Greenstone Properties first revealed plans for the two-towered development [last summer](#), touting it as a prime office and residential site. Now, a sign has been erected along Spring Street, while a new website includes more information about the proposal.

According to [the website](#), the development at the southwest corner of the prominent intersection would include a 10-story Class “A+” office building, bringing more than 250,000 square feet of rentable space.



[Greenstone](#)

Next to that, a 12-story, 330-unit apartment building would rise, including 15,000 square feet of ground floor retail. Designed by HKS, the project would boast a central motor court, accessible from a new four-way intersection at 13th Street. The apartments would feature a pool deck facing Williams Street and the Connector.

While there's no indication that an anchor tenant has been found for the project, the website notes the project could be constructed in just two years once a big-fish renter is hooked.

The office tower would rise across the street from [the Whole Foods](#), currently under construction as part of the Icon Midtown development.

The residential portion of the project would sit across from the new parking deck of the Northside Medical office building.