





Set to open in fall 2021, luxury residence 2100 Hamilton is 50% sold and 100% where you want to live.

BY KRISTIN DETTERLINE

When Tom Bock and his team first envisioned 2100 Hamilton in 2016, they wanted to create a property that was not only exclusive and luxurious but perfectly captured what discerning buyers were looking for in Philadelphia. They had no idea how significant their residential concept would prove to be in the months following the project's announcement.

"We knew it would be the best, but little did we know that we would be developing a building that would be perfectly suited for the unique and historic times we are in now—when ample outdoor space, intimacy of scale and touchless technology would be priorities," says Bock, president and CEO of Philadelphia real estate development company Bock Development Group.

"Despite navigating a challenging year, we have experienced unprecedented sales success since launching our sales center in August 2020," he adds. "This proves how perfectly suited and attractive 2100 Hamilton is for luxury buyers, and I could not be prouder."

Set to open this fall, 2100 Hamilton is already 50% sold. Featuring 27 residences over 10 stories, the striking crystalline high-rise situated near the city's arts and culture district was designed by award-winning Philadelphia architect Cecil Baker.

PHOTO COURTESY OF 2100 HAMILTON





For 2100 Hamilton, the goal was to create a seamless living experience by inviting the outdoors inside. Each residence, outfitted with modern finishes and sleek design features, is centered around an open floor plan that extends out onto a private, heated, oversized balcony as large as 425 square feet thanks to one-touch retractable sliding doors. Floor-to-ceiling windows, which frame the city's iconic skyline extending from the Benjamin Franklin Bridge to the Philadelphia Museum of Art, only heighten the experience. Privacy and technology also inform the building's design; each home has private elevator access with state-of-the-art facial recognition technology to go directly to the unit, eliminating shared hallways.

Once completed, the property's outdoor area, which totals nearly a half-acre, will be home to Philadelphia's largest

private residential garden and plaza. Renowned landscape architect Sikora Wells Appel oversaw the design, one that combines seasonal landscaping and mixed perennials with ornamental grasses and a variety of trees. The nearby main plaza is punctuated by elaborate water features like a granite water table and reflecting pool and a 40-foot cascading water wall, plus a wood pergola outfitted with lounge seating and large-screen TVs.

For design inspiration both indoors and outdoors, the team at 2100 Hamilton didn't have to look very far. Surrounded by the Rodin Museum and the Barnes Foundation, and with the Art Museum as its regal backdrop, the residential tower's gleaming exterior and substantial green space complement, never compete with, its world-famous neighbors. *From \$2.1 million, 2100 Hamilton St., 2100hamilton.com*

From top: Each property extends out onto private, heated, oversized balconies that offer panoramic views of the city; the private outdoor space features a wood pergola. Opposite page, from top: The views from 2100 Hamilton span from the Benjamin Franklin Bridge to the Art Museum; Philly's largest residential garden is exclusive to residents and guests.



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