

## Baldwin Harbor Luxury Community Opens in Orlando

by IvyLee Rosario

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**Orlando, Fla.**— McLaren Engineering Group, along with development firm ZOM and Looney Ricks Kiss architects, have completed structural engineering and design services on two new 584,300-square-foot luxury apartment buildings in Orlando. Located at 1780 Welham St., Baldwin Harbor Luxury Apartments opened its first building last month, while the second will debut by year's end.

Baldwin Harbor offers 483 units, consisting of one-, two- and three bedroom floor plans ranging in size from 627 to 1,459 square feet. All units feature upscale and premium finishes and in-suite washers and dryers, as well as on-site amenities such as two resort-style pools with cabanas, a state-of-the-art fitness center, a game room with billiard table, a clubhouse with Wi-Fi and an outdoor fire pit and grilling area.

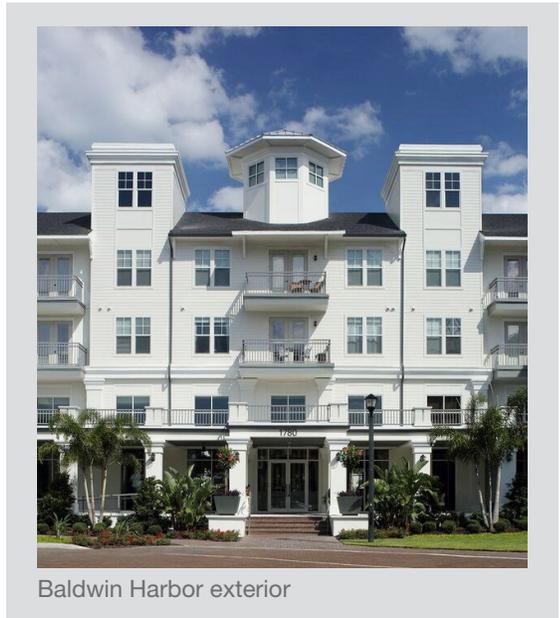
"It's been over eight years since ZOM built a luxury apartment complex in this area of Florida and we believe residents will be thrilled to live in such a high end property," said Greg West, chief development officer of ZOM, in prepared remarks. "The property is doing quite well in terms of leasing which leads us to believe there is a market for this type of complex in east Florida."

McLaren provided structural engineering, construction administration and design services for the two new four-story wood-framed apartments buildings. The buildings are primarily constructed of wood-framed roof and floor trusses, wood-framed bearing and shear walls and a post-tensioned concrete slab-on-grade with monolithic thickened edges at bearing and shear walls.

"The Baldwin Harbor Luxury Apartments are a perfect example of the type of challenging project we love to tackle. The designs are innovative and forward thinking, keeping the consumer in mind to bring maximum comfort and space," said Malcolm McLaren, CEO of McLaren Engineering Group, in prepared remarks. "In addition to the engineering services we provide to entertainment companies in the Orlando area, we bring a level of sensibility to architecture and aesthetics in our structural work."

Rent rates at Baldwin Harbor will range between \$1,000 and \$3,000 per month.

"The prime water-front location allows residents to enjoy incredible views of the lake," Andrew Habel, Florida division manager for the McLaren Engineering Group told Multi-Housing News. "The apartments really are a desirable place to live and this is being proven by occupancy rates. Currently 90 percent of the units in the first building are occupied. Final construction for the second building will be complete in the first quarter of 2017 and similar interest in this property is expected."



Images courtesy of Whitney Cox