

BEFORE





AFTER

Saranac Flats

376 West Main Street, Benton Harbor

COMPLETED 2014

Project overview

Prairie Real Estate Group fully renovated Saranac Flats, a building that has been part of the city's Main Street landscape for nearly a century. It is centrally located between Whirlpool's new downtown campus and the city's Arts District.

Originally, it was home to the Saranac Machine Company, which manufactured packing machinery for the local agricultural industry. Prairie dramatically transformed the building from its once dilapidated state to a high quality mixed-use development. The first floor offers 9,000 square feet of retail and commercial space. The second floor, another 9,000 square feet, was converted into eight loft-style apartments that became available in January 2014. One of the most notable features of the building is the abundance of natural light.

Saranac Flats strikes a harmonious balance between old and new. Great care was taken to preserve the historic elements of the building, while incorporating state-of-the-art conveniences. Prairie deliberately preserved bricks that were part of the original structure and salvaged and repurposed 100-year-old yellowheart wood from another project. As a result, the building now offers world-class office space and a first-class living experience for its residential tenants.

MEDC investment: \$823,250 Community Revitalization Program Grant
(approved FY 13)

Private investment: \$3.7 million

Local investment: \$165,550 Brownfield Tax Increment Financing

Jobs: 10