



Loft living
in the heart
of it all



Modern Luxury Has Arrived

For the best of everything, Liberty Lofts introduces sophisticated loft living in Ann Arbor's hottest neighborhood. Choose from 68 historic or new-construction lofts with all the bells and whistles, and soak up the city's excitement from the definitive downtown residence. Live large amidst your favorite eateries, shops, entertainment, activities, and amenities. Whatever your interests, they're right on your doorstep at Liberty Lofts.



THE LIFESTYLE

- ★ Step out to live music, theater, comedy & film
- ★ Thrill to tempting programs from the University of Michigan — from culture to sports
- ★ Chill at the local cafés, bookshops & museums
- ★ Cocktail with companions at hip bars & pubs
- ★ Excite your palate at dozens of eclectic restaurants
- ★ Stroll vibrant Main Street & picturesque Old West Side
- ★ Splurge at nifty galleries, antique shops & specialty retailers
- ★ Stock up at the grocery, drug store & famous Kerrytown Farmers Market
- ★ Mark your calendar for special events year-round — from festivals to art fairs
- ★ Take care of business at convenient establishments including banks, travel agencies, salons, optical shops, the library & post office

WHEN ONLY THE BEST WILL DO

To create Liberty Lofts, Morningside Ann Arbor LLC was founded by a team long recognized as a leader in premier condominiums. This award-winning builder's success has been driven by its expertise in design as well as construction. Dedicated to excellence in every detail, Morningside has established an impressive reputation for exceptional homes in sought-after urban centers. This commitment has resulted in a continuous track record of highly-acclaimed residences — prized by both their owners and the prestigious Midwestern cities in which they're located.





THE LOFTS

- ★ Open loft floorplans with flexible living spaces
- ★ Panoramic views from spectacular walls of windows
- ★ Avant-garde structural elements & concrete columns
- ★ Soaring exposed-concrete ceilings with galvanized spiral ductwork in all living areas
- ★ Expansive private balconies, terraces & penthouses (per plan)
- ★ Extensive operable windows & patio doors in historic-style aluminum with insulating glass
- ★ Secure, assigned, heated indoor parking space (may accommodate hydraulic lift for 2nd vehicle) or outdoor parking space (per plan)



THE BUILDING

- ★ Expertly-appointed fitness center
- ★ Secure bicycle room & roomy individual storage lockers
- ★ Premium secured-entry telephone system with cable-TV monitoring
- ★ Chic lobby with barrier-free access
- ★ Handy trash chute on every floor
- ★ Immediate hot water via looped supply system
- ★ Durable, sound-resistant copper water-supply piping & cast-iron waste stacks
- ★ High-strength concrete floor system with magnificent façade of brick masonry, glass & aluminum
- ★ Fire-resistant structure with sprinklers, computer-controlled alarm & smoke detectors
- ★ Acoustic-resistant construction with staggered-stud insulated walls & sound-absorbing cork beneath all hardwood flooring

Indulge Yourself

Crafted by award-winning international architects, Liberty Lofts is going to knock your socks off. World-class style extends from the historic exterior, through every inch of the distinctive lobby and common areas, and into each corner of your home's cutting-edge interior architecture. We went all out — with versatile spaces designed for the way you live, and the pizzazz to satisfy your need for extraordinary surroundings. You might say we're setting the loftiest new standard for city digs.

LIVING, DINING & BEDROOMS

- ★ Solid-core wood entry door with deadbolt, viewer & engraved knocker
- ★ Painted flush interior doors with premium satin-chrome levers & milled-wood trim
- ★ Gas fireplace with dramatic black tile surround (optional)
- ★ Hardwood floors in foyer, kitchen, living & dining rooms
- ★ Plush carpet in flex room, master bedroom & dressing room

GOURMET KITCHENS

- ★ Granite island or peninsula with euro-style glass pendant lights for cooking & seating (per plan)
- ★ Granite countertops with stainless-steel sink & Grohe™ faucet
- ★ Ultra-mod black Whirlpool™ appliances — 18-cubic-foot refrigerator with icemaker, self-cleaning gas range, 5-cycle dishwasher & microwave
- ★ Furniture-quality cabinetry

EXTRAVAGANT BATHS

- ★ Grohe™ faucets on all sinks & tubs
- ★ Sumptuous soaking tub in master bath (per plan)
- ★ Cultured-marble vanity tops with sculptural integral sinks
- ★ Furniture-quality cabinetry
- ★ Large-scale mirrors with designer lighting bars
- ★ Elegant commodes with elongated-bowl design
- ★ Ceramic tile floors & tub surrounds
- ★ High-powered fans that exhaust to outdoors

MUST-HAVE UTILITIES

- ★ High-tech track lighting in foyer, living, dining & dressing rooms
- ★ Pre-wired for cable TV & high-speed internet access via cable modem
- ★ Individually-controlled, in-unit, high-efficiency gas forced-air heating with humidifier & central air conditioning
- ★ Large-capacity Whirlpool™ stacked washer & dryer
- ★ Generous storage in dressing room & closets, equipped with shelving (per plan)

Live It Up

At Liberty Lofts, eye-popping aesthetics and unsurpassed comfort are quite simply the norm. Your home comes loaded with impeccable materials and stunning finishes — and you call the shots on the color and style choices, superb selection of up-to-the-minute options, and decadent details.



ADAMS

2 bedroom 2 bath

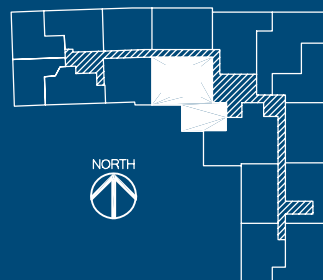
1877 sq ft

with balcony

2217 sq ft

with penthouse & terrace

NOTE FOR 5TH FLOOR:
SPIRAL STAIR LEADS TO
ROOF TOP PENTHOUSE
CONTAINING 243 SQUARE
FOOT ROOM AND 8'-0" X
20'-0" OUTDOOR TERRACE



Liberty Loft's policy of continuous attention to design and construction details requires that all designs, specifications, equipment, dimensions, and prices be subject to change without prior notice or obligation.

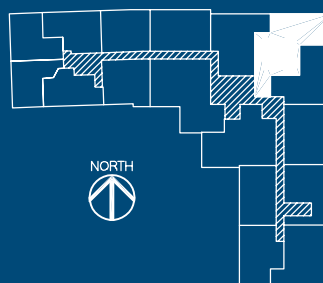
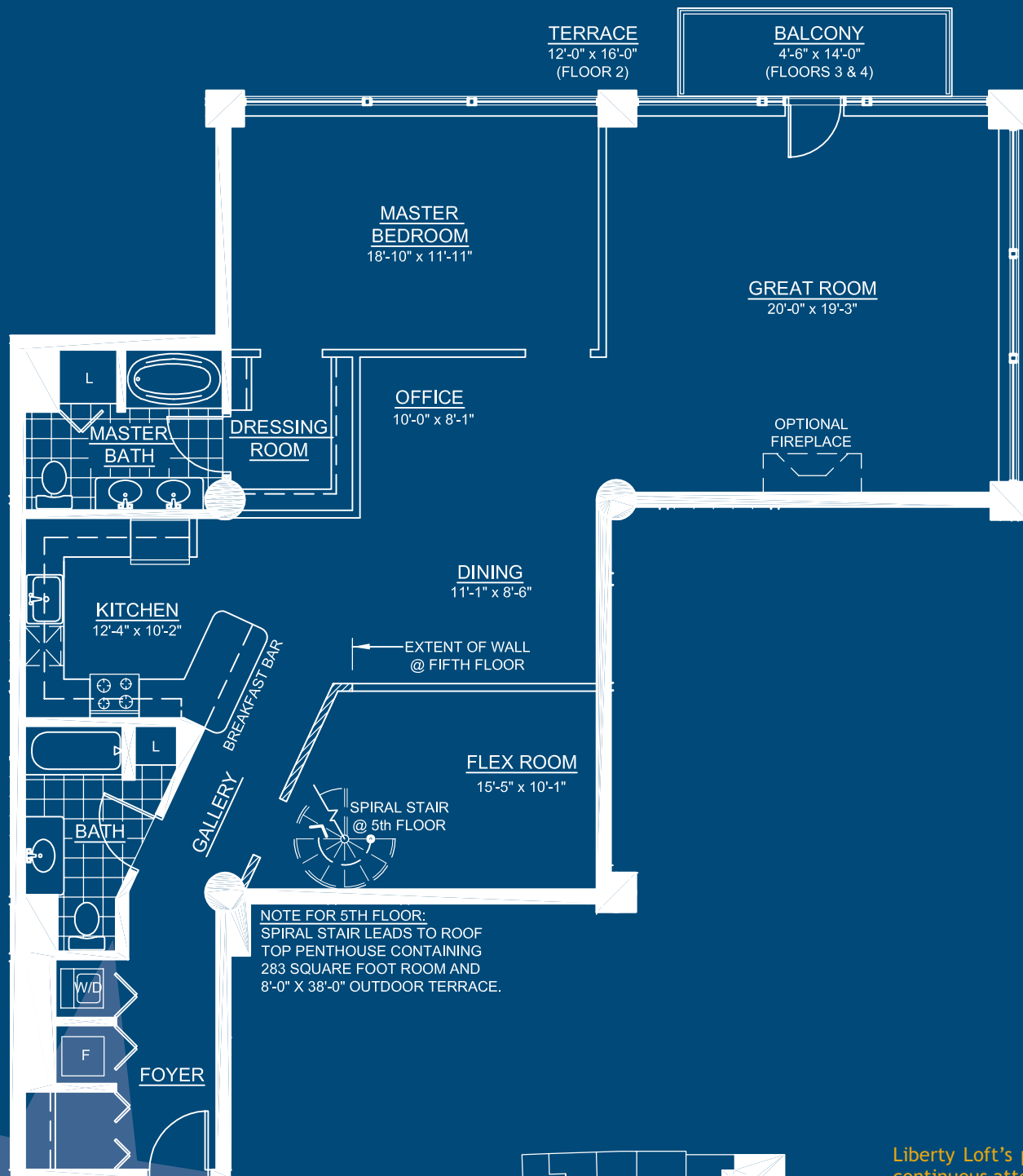
BENJAMIN

2 bedroom 2 bath

1874 sq ft
with terrace, floor 2

1745 sq ft
with balcony, floors 3 & 4

2269 sq ft
with penthouse & terrace



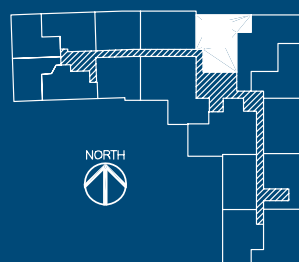
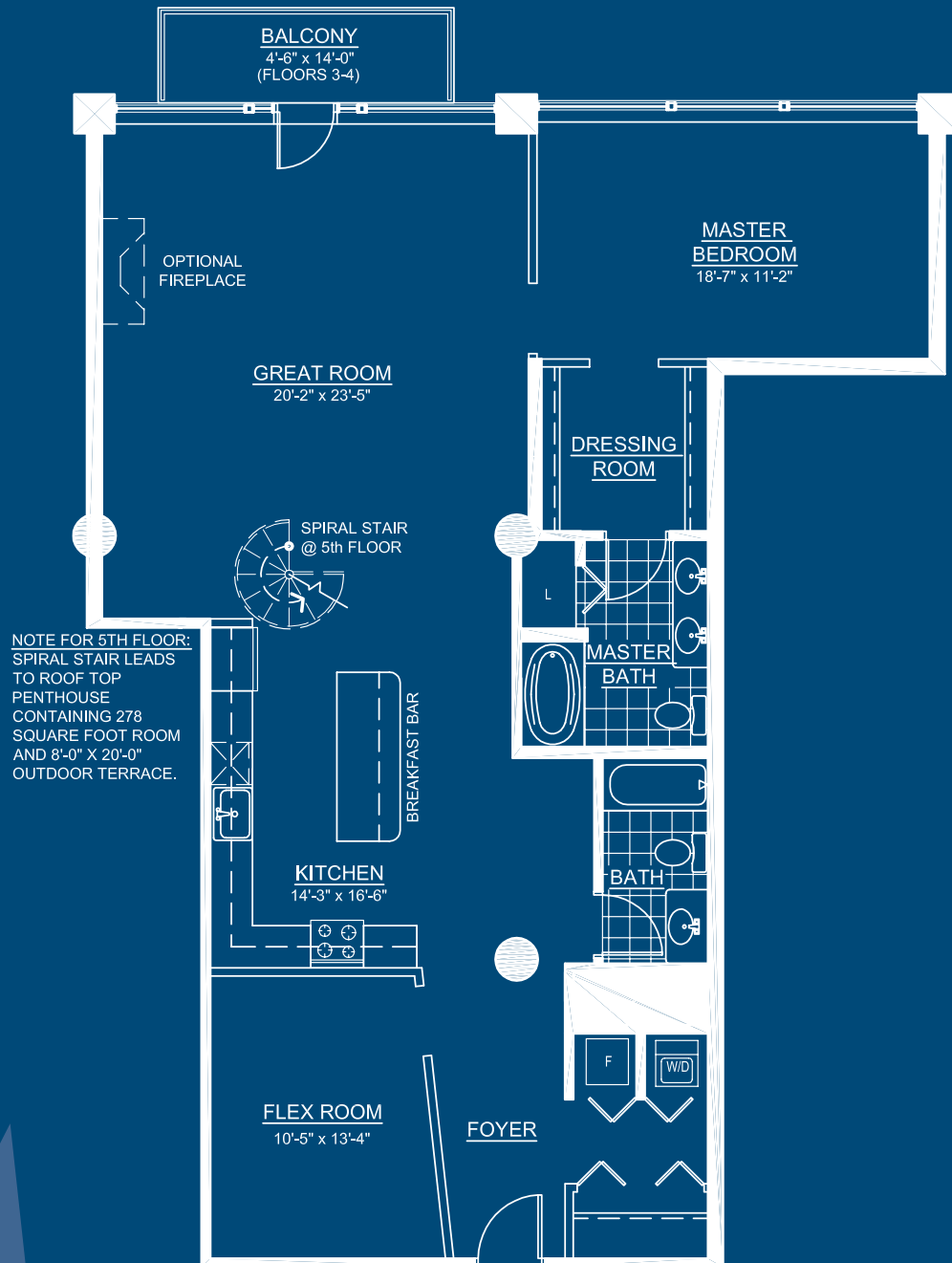
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CAMBRIDGE

2 bedroom 2 bath

1668 sq ft
with balcony, floors 3 & 4

2043 sq ft
with penthouse & terrace



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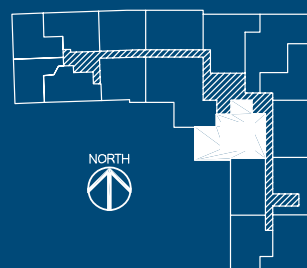
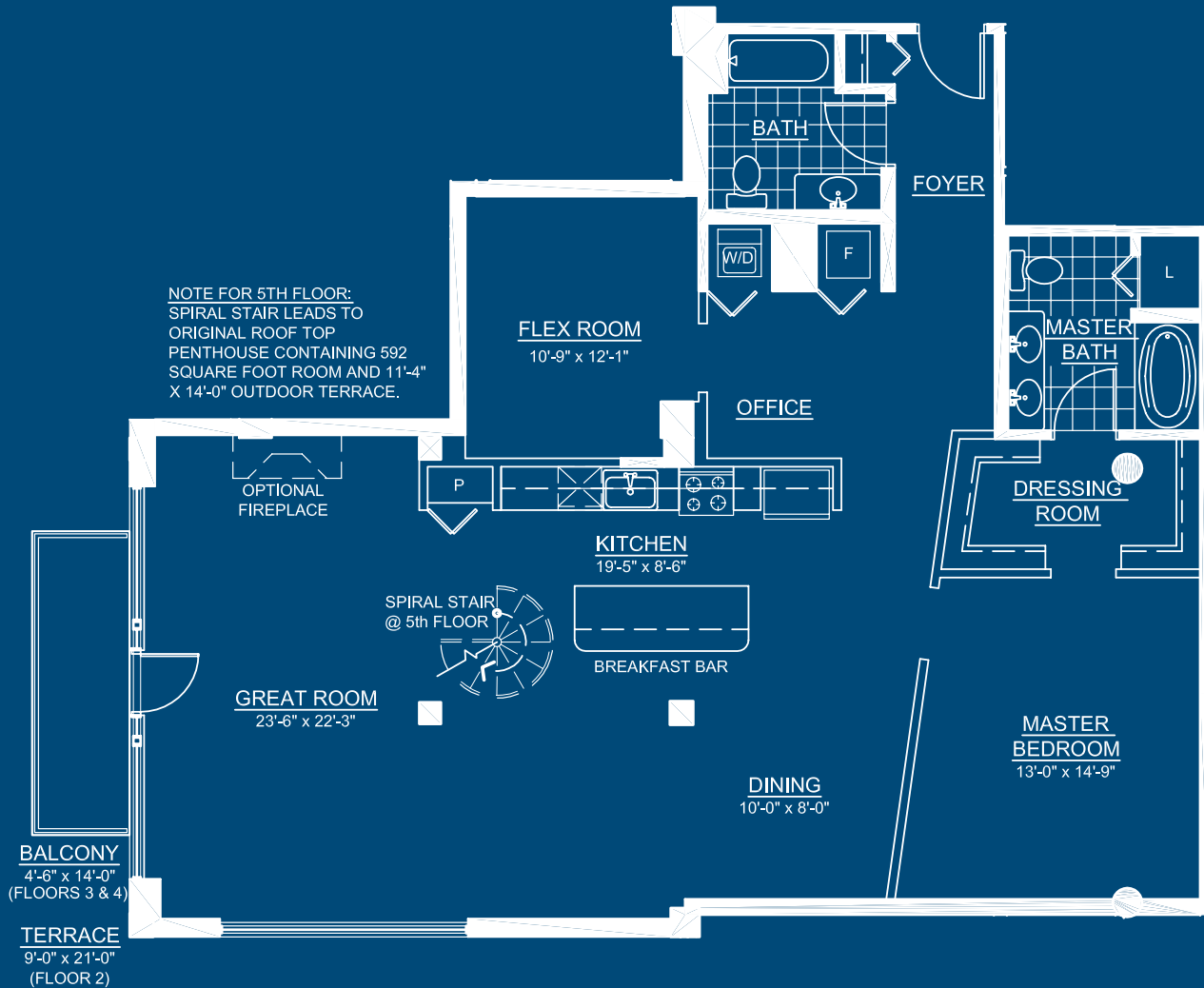
DEXTER

2 bedroom 2 bath

1775 sq ft
with terrace, floor 2

1649 sq ft
with balcony, floors 3 & 4

2337 sq ft
with penthouse & terrace

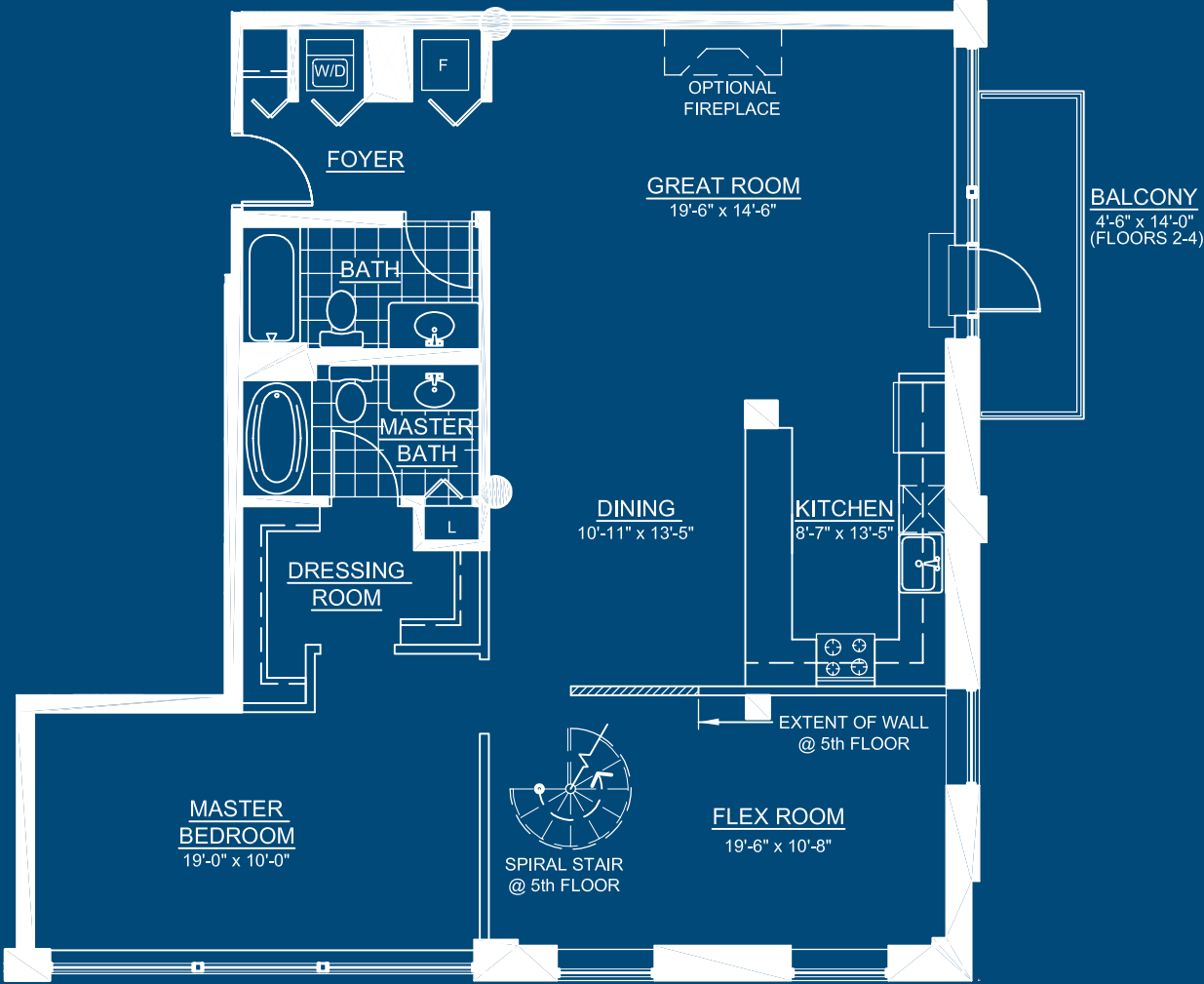


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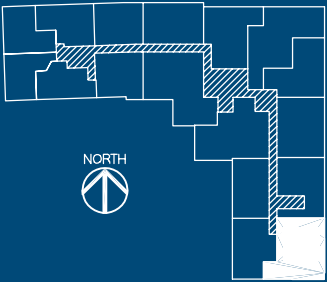
ELLSWORTH

2 bedroom 2 bath

1469 sq ft
with balcony
2091 sq ft
with penthouse & terrace



NOTE FOR 5TH FLOOR:
SPIRAL STAIR LEADS TO ROOF
TOP PENTHOUSE CONTAINING 531
SQUARE FOOT ROOM AND 11'-0" X
14'-0" OUTDOOR TERRACE.



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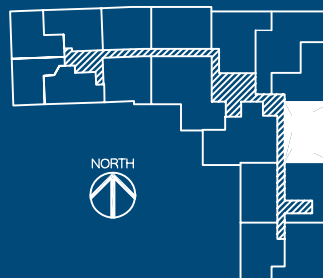
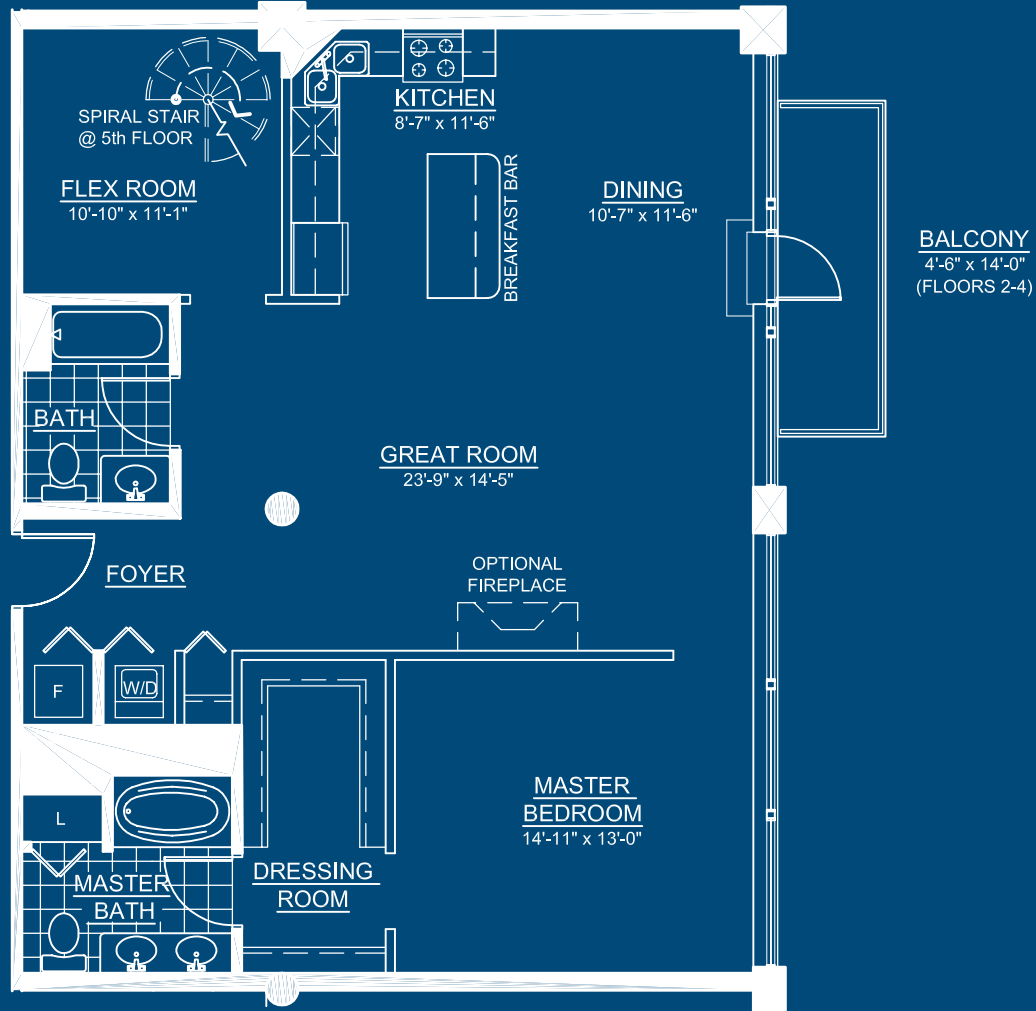
FRANKLIN

2 bedroom 2 bath

1343 sq ft
with balcony

1691 sq ft
with penthouse & terrace

NOTE FOR 5TH FLOOR:
SPIRAL STAIR LEADS TO ROOF
TOP PENTHOUSE CONTAINING 251
SQUARE FOOT ROOM AND 8'-0" X
20'-0" OUTDOOR TERRACE.



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GEDDES

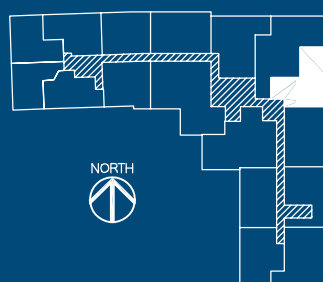
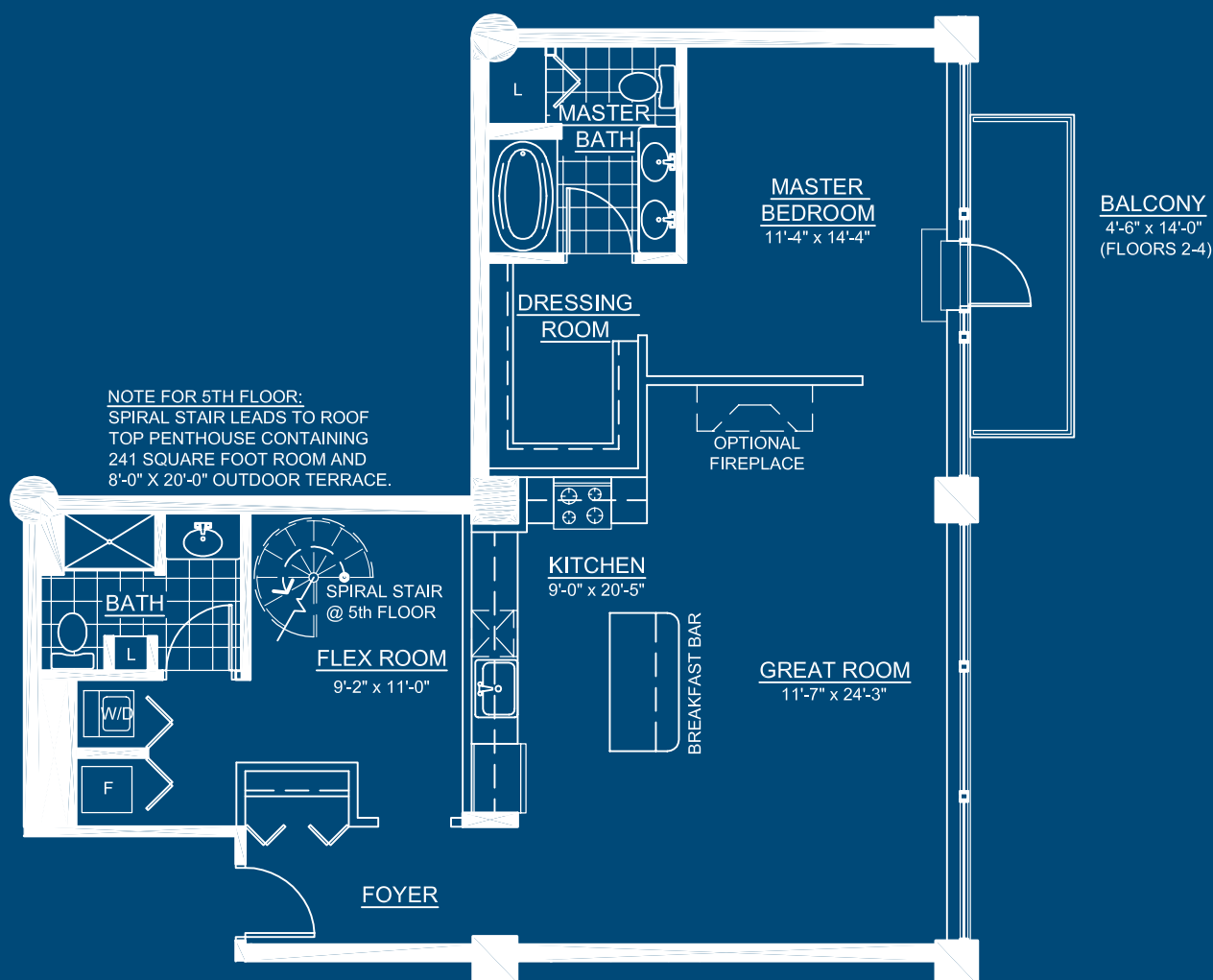
2 bedroom 2 bath

1242 sq ft

with balcony

1580 sq ft

with penthouse & terrace



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HAMILTON

1 bedroom 1 bath

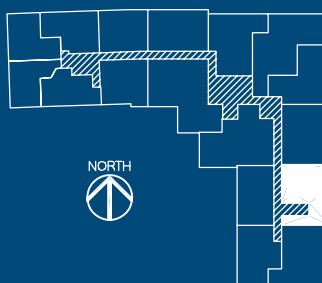
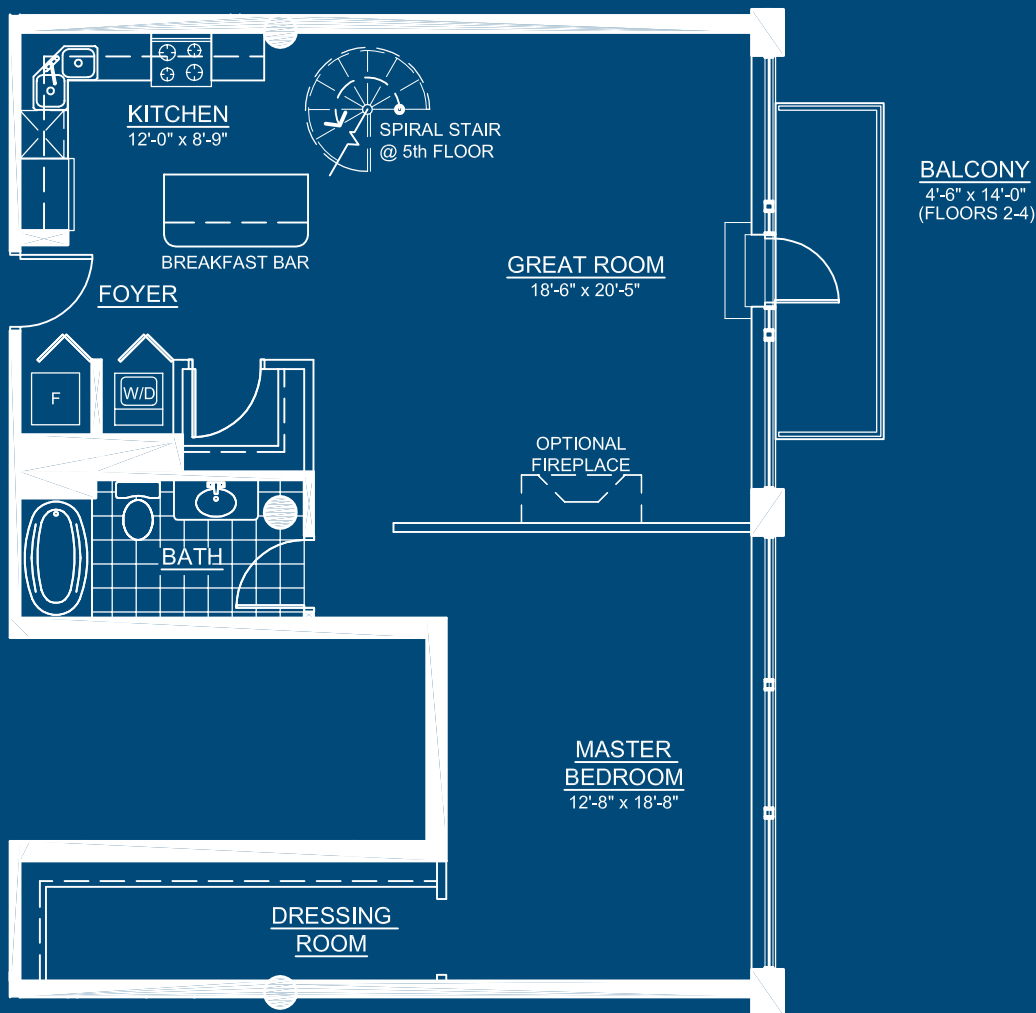
1199 sq ft

with balcony

1542 sq ft

with penthouse & terrace

NOTE FOR 5TH FLOOR:
SPIRAL STAIR LEADS TO ROOF
TOP PENTHOUSE CONTAINING
246 SQUARE FOOT ROOM AND
8'-0" X 20'-0" OUTDOOR TERRACE.



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INGALLS

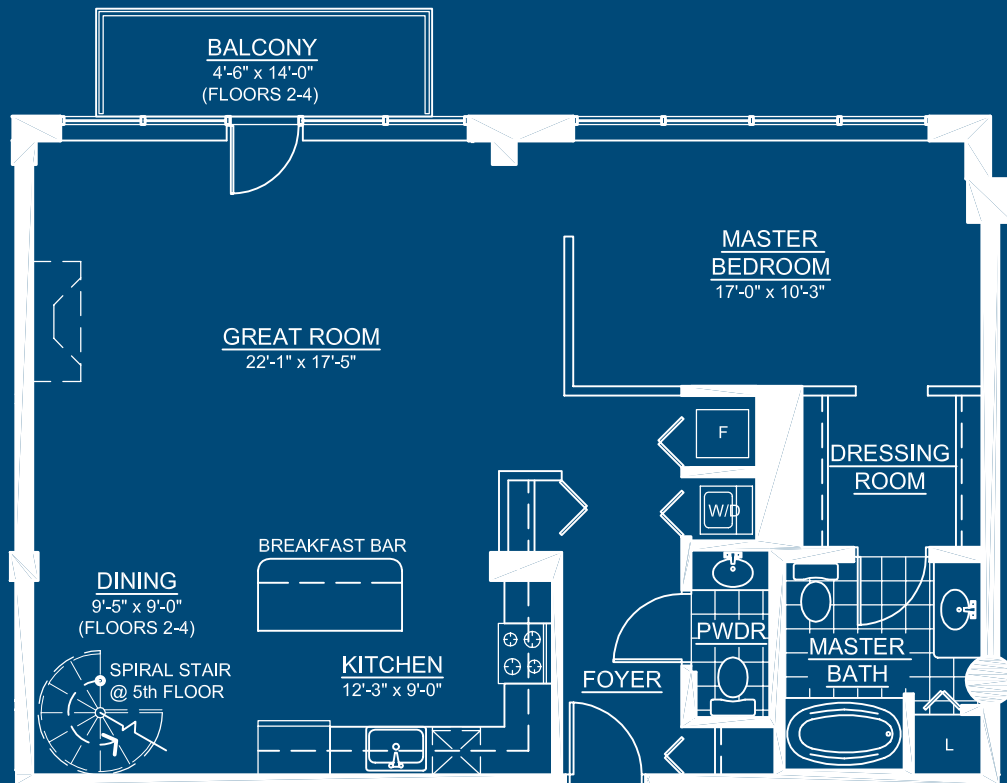
1 bedroom 1.5 bath

1183 sq ft

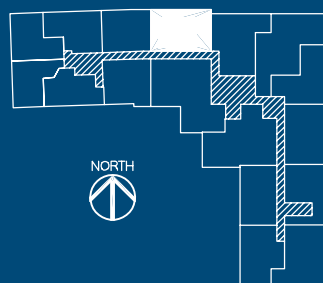
with balcony

1520 sq ft

with penthouse & terrace



NOTE FOR 5TH FLOOR:
SPIRAL STAIR LEADS TO
ROOF TOP PENTHOUSE
CONTAINING 240 SQUARE
FOOT ROOM AND 8'-0" X 20'-0"
OUTDOOR TERRACE.



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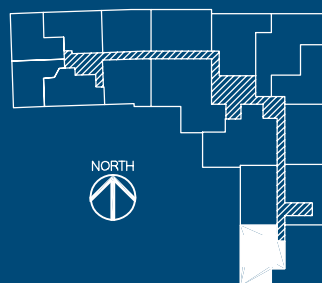
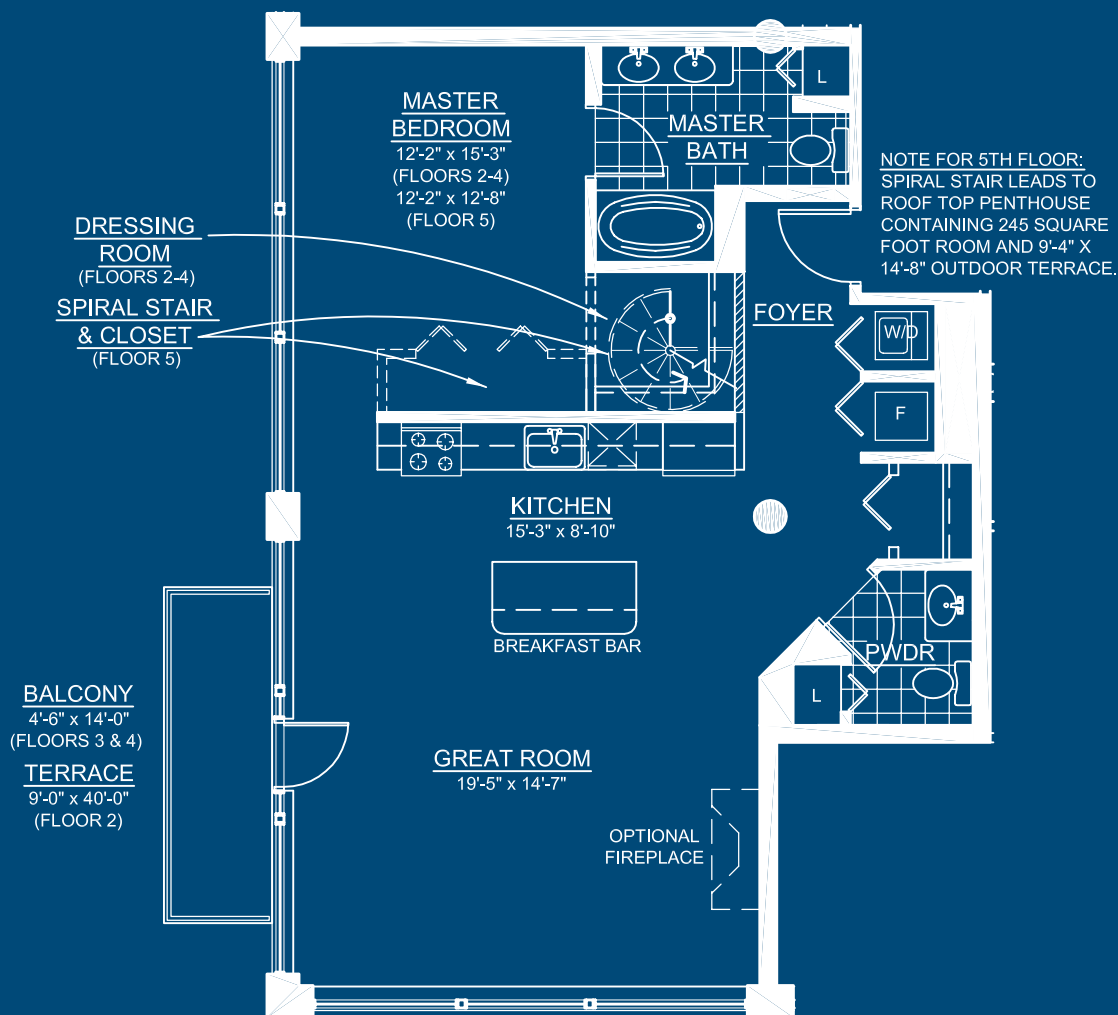
JEFFERSON

1 bedroom 1.5 bath

1404 sq ft
with terrace, floor 2

1107 sq ft
with balcony, floors 3 & 4

1426 sq ft
with penthouse & terrace



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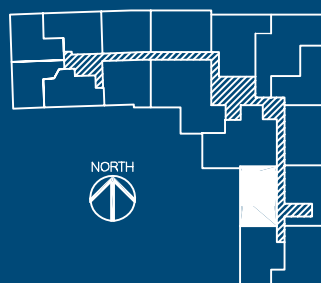
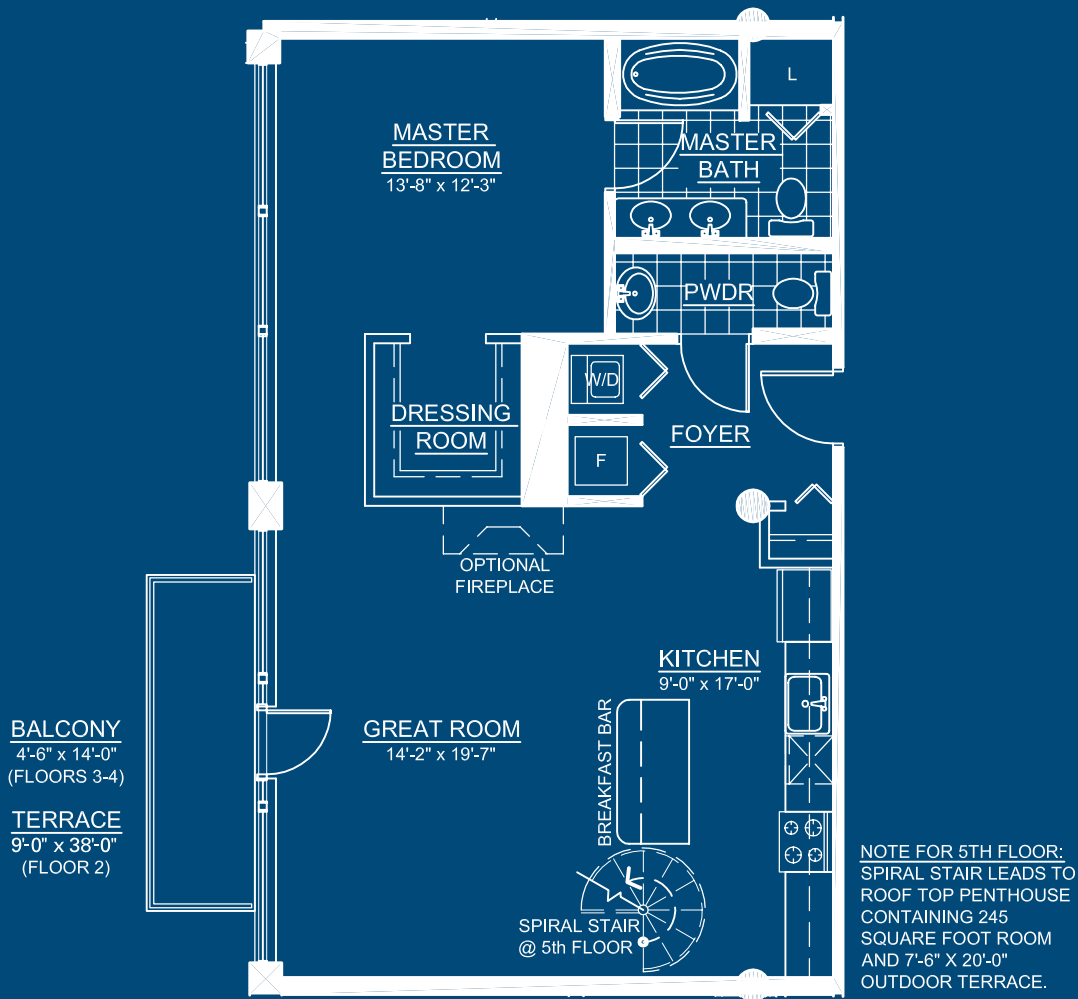
KINGSLEY

1 bedroom 1.5 bath

1320 sq ft
with terrace, floor 2

1039 sq ft
with balcony, floors 3 & 4

1371 sq ft
with penthouse & terrace



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LINCOLN

1 bedroom 1.5 bath

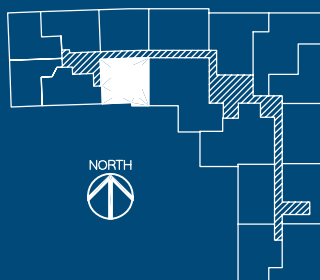
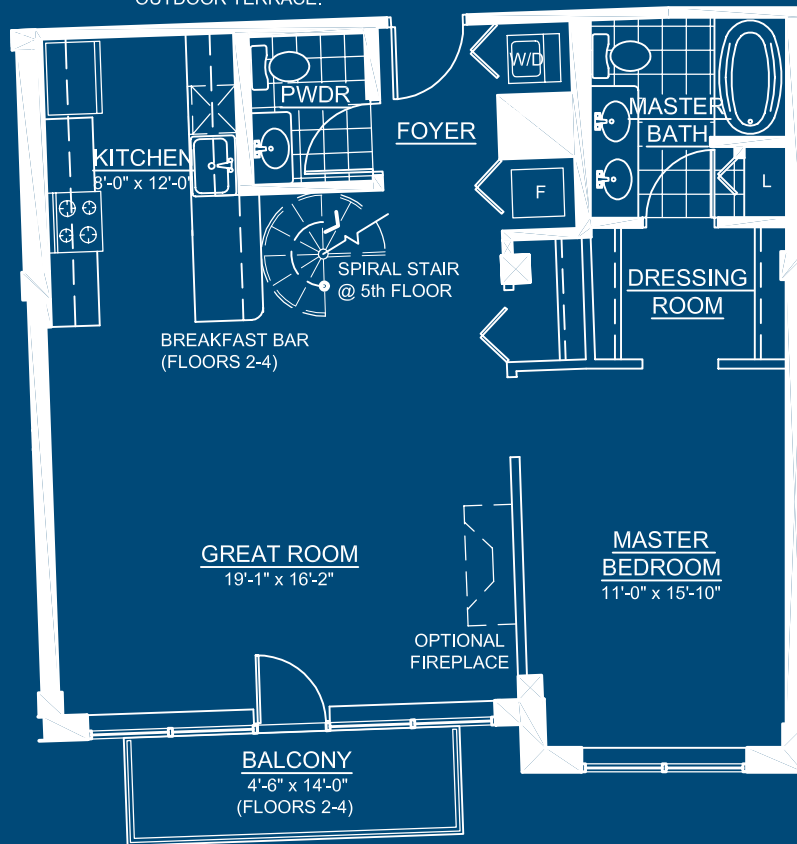
1028 sq ft

with balcony

1367 sq ft

with penthouse & terrace

NOTE FOR 5TH FLOOR:
SPIRAL STAIR LEADS TO
ROOF TOP PENTHOUSE
CONTAINING 242 SQUARE
FOOT ROOM AND 8'-0" X 20'-0"
OUTDOOR TERRACE.



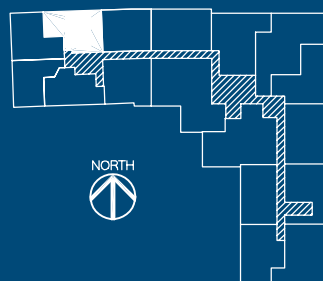
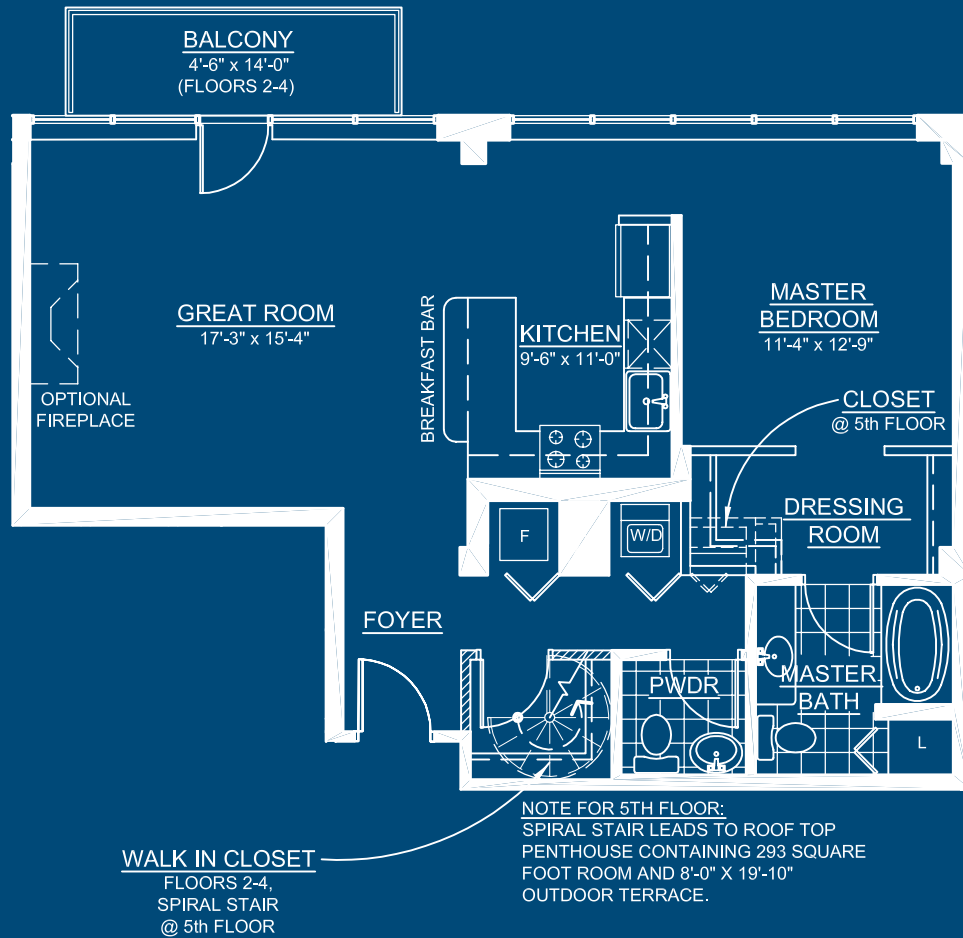
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MADISON

1 bedroom 1.5 bath

1004 sq ft
with balcony

1393 sq ft
with penthouse & terrace



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NORRIS

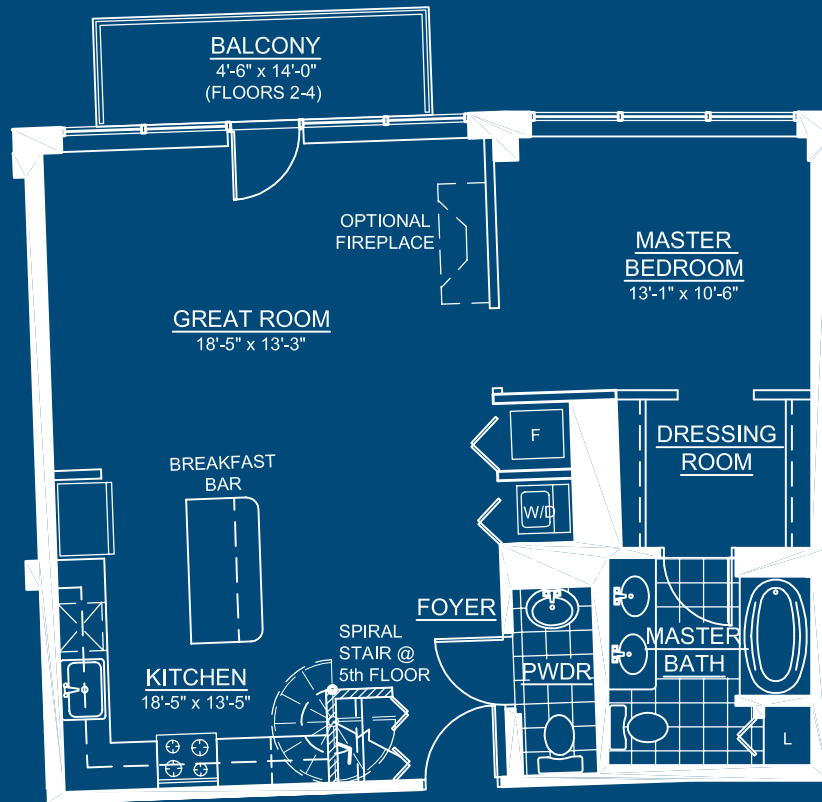
1 bedroom 1.5 bath

969 sq ft

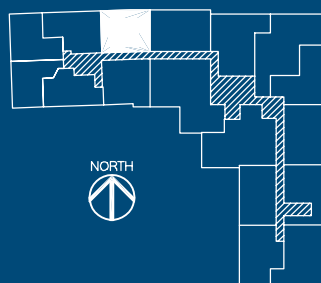
with balcony

1308 sq ft

with penthouse & terrace



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FOOT ROOM AND 8'-0" X 20'-0"
OUTDOOR TERRACE.

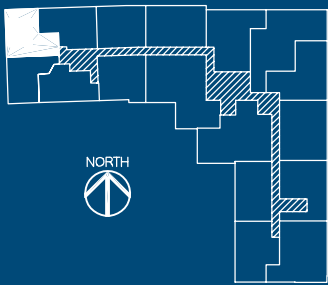
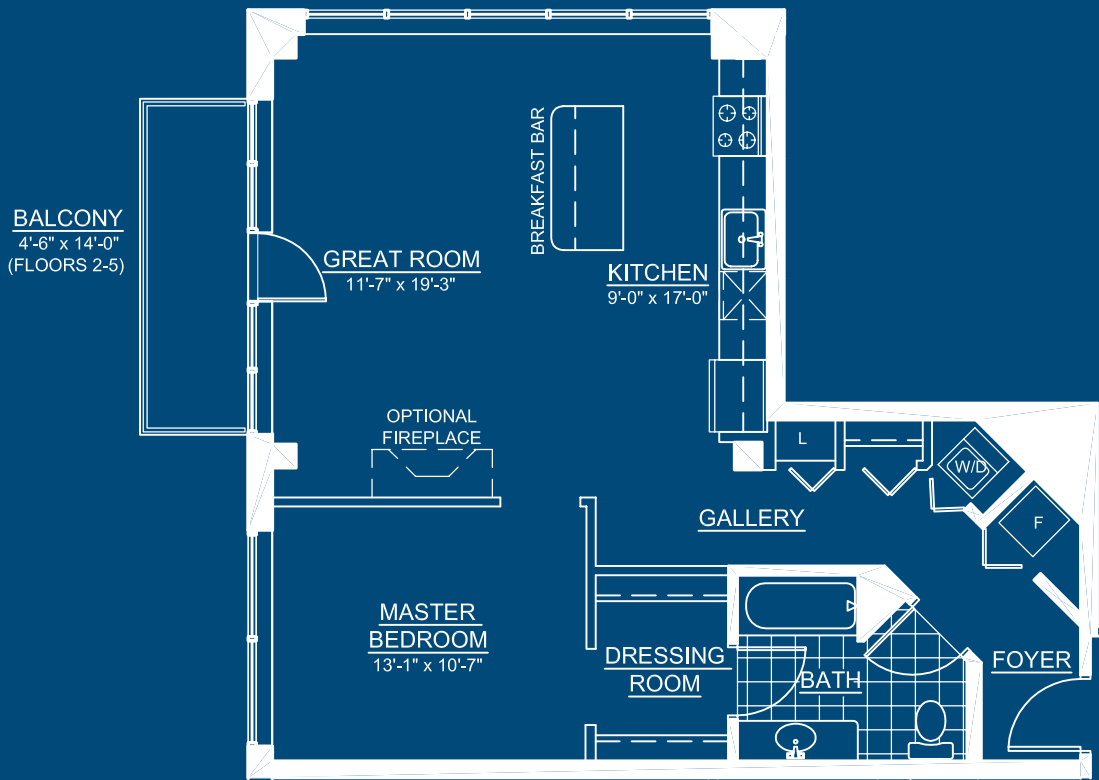


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OAKLAND

1 bedroom 1 bath

953 sq ft
with balcony



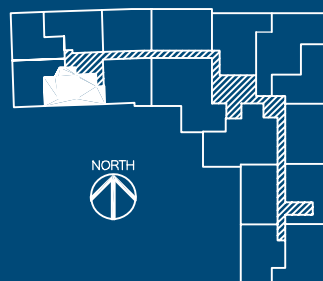
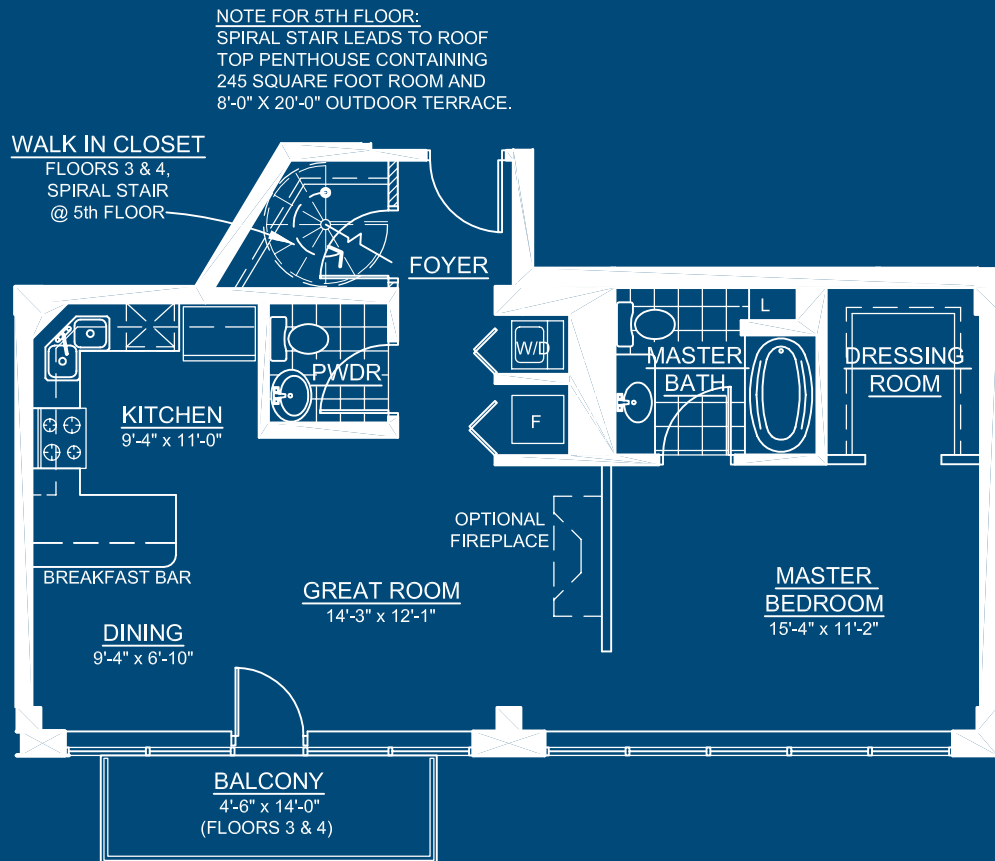
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PACKARD

1 bedroom 1.5 bath

929 sq ft
with balcony, floors 3 & 4

1271 sq ft
with penthouse & terrace

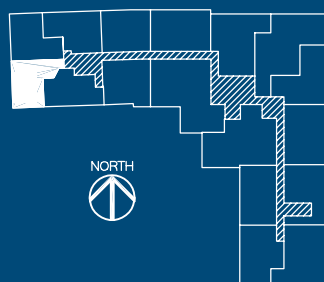
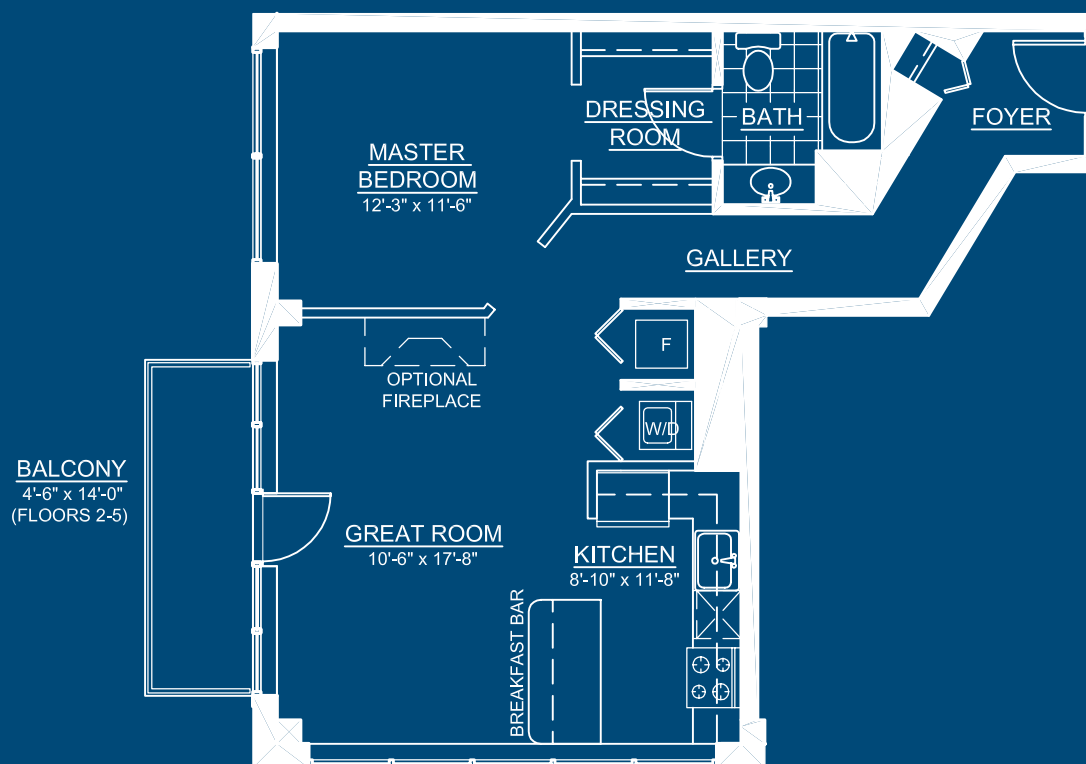


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QUINCY

1 bedroom 1 bath

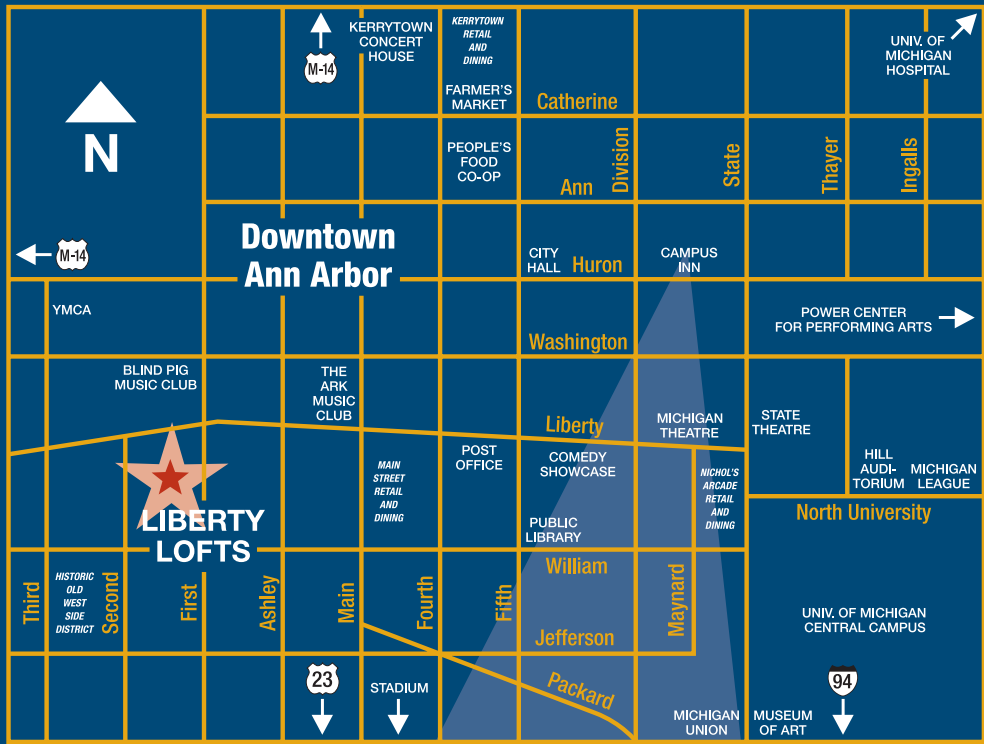
844 sq ft
with balcony



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It's All Happening Here

Whether you want to kick it up a notch or just kick back, Liberty Lofts is the ultimate metropolitan address. Plus, commuting is a breeze in every direction with easy access to I-94, Route 23, and M-14. At Liberty Lofts, you can have it all.



INFO CENTER
305 W. Liberty Street
(just west of 1st Street)
Ann Arbor, MI 48103
Ample parking available

CONDOS
1st & William Streets
Move-in during 2006

734.996.LOFT (5638)
LibertyLoftsAnnArbor.com

