Tocci Building Companies

HOUSING EXPERIENCE

Tocci Building Companies
660 Main Street
Woburn, MA 01801

c o o l  c a l m  constructed
Tocci’s extensive residential portfolio reflects our keen understanding of the commercial residential market. Successful projects strike a balance; they craft a welcoming living environment for residences while maximizing financial return for the developer. Tocci’s approach leverages Building Information Modeling to reduce material waste, eliminates costly coordination issues, and improve quality—all of which decrease costs and increase profit.

Tocci partners with developers, design teams, and trade contractors to deliver multi-unit residences using a range of frameworks, including design-build, CM at risk with preconstruction, integrated project delivery, and turnkey.
Park87 is comprised of 54 factory-built rental units, built on a restricted budget on a fast-track pace. Individual module construction, including rough systems, and interior finishes complete, were accomplished in a Maine modular building factory. Through integrated utilization of a Building Information Model, Tocci and the rest of team planned, optimized and coordinated the logistics of erecting 76 modular units on a tight, urban site in only 5 days.
Capital Cove offers 96 student residences, along with 2 levels of parking and ground level retail. Tocci managed design-build subcontractors for mechanical systems and leveraged a panelized wood structure over the 2-level steel and concrete platform garage. Tocci delivered the 157,500 square-foot project using Construction Management delivery.
DOBSON MILLS
Philadelphia, PA | 284 units | 4 stories | 425,000 sf

Dobson Mills, designed to mirror the 19th century Philadelphia row house, is 284 units of luxury rental in East Falls. 425,000 sf of wood framed living units are housed in eight 4-story interconnected buildings surrounding a steel framed garage. The high level of finish is seen in copper roof details, elongated bay windows, and the Hardiplank, brick and cultured stone exterior. Community amenities include an outdoor pool, fitness center, business center, tenant gathering rooms and 7,000 sf of streetside retail space.
OAK RIDGE VILLAGE | MAPLEWOOD RESERVE
North Andover, MA | 269 units | 3 stories (2 buildings) | 430,000 sf
Tocci employed Design-Build to deliver two 7-storey buildings. Grandview Apartments, a newly constructed condominium community in Lowell, MA, is outfitted with exceptional apartment features such as hardwood floors, granite countertops, gas fireplaces and oversized balconies. Grandview boasts spectacular views of the Merrimack River, and is nestled in the natural beauty of the riverfront parks and walking trails.
Harmon Cove, also known as Osprey Cove, is located in Secaucus, New Jersey with fantastic views of the Meadowlands and New York City. The building consists of 116 residential units with a fitness area, lounge, bicycle storage and onsite leasing office. Tocci delivered model units and common spaces two months before the contract completion date. Consequently, the leasing team began leasing during the finish and punch list portions of the project. Harmon Cove’s desirable location combined with early leasing led to the building being 50% leased as the last units were delivered to the owners.
120 PLEASANT STREET
Watertown, MA | 44 units | 4 stories | 62,000 sf

120 Pleasant Street’s 44 units provide residents with access to public transportation, Watertown Square, the Charles River, and walking trails. Tocci worked hand-in-hand with state and local agencies on brownfield remediation and conservation precautions.
CYPRESS LOFTS
Brookline, MA | 29 units | 6 stories | 71,400 sf

The 6-story, 71,400 square-foot urban residences include ground level retail, below grade parking, sustainable materials, and high-end unit finishes.
ABBOT MILLS
Westford, MA | 131 units | 4 stories | 209,000 sf

Abbot Mill is an exquisitely restored and renovated historic mill building located in Westford, MA. Set on a professionally landscaped 7 acres. The community contains 131 loft-style apartments, each with their own distinctive features, character and layout.
GASLIGHT COMMONS
South Orange, NJ | 200 units | 4 stories (2 Buildings) | 275 sf

200 rental units within a Smart Growth Community of NJ
Monarch Lofts is a 360,000 square-foot historic building along the south bank of the Merrimack River. Once the longest building in the world, it now holds 200 units of luxury apartments. Architect Finegold Alexander and Associates, Inc. leveraged existing materials to create unique and dramatic living spaces. The highly sustainable project also features 14 separate geothermal wells, each 1500 feet deep, which provide temperature controls for the overall building.
MUZZEY CONDOMINIUMS
Lexington, MA | 120 units | 3 stories | 175,000 sf

In 1984 Tocci transformed this beautiful building from its dated and well-used purpose as one of Mas-
achusetts (and the US’s) finest public educational buildings into unique and welcoming condominium
housing. Details that were lost due to years of neglect were brought back to life. Modern touches, such
as skylights to bring natural light into interior atrium spaces, were incorporated with revitalized antique
elements to provide a special living space which continues to be a coveted residential environment.
NORTHWOOD AT SUDBURY
Sudbury, MA | 64 units | 5 stories (2 buildings) | 68,900 sf
POWDER MILL SQUARE
Andover, MA | 120 units | 4 stories | 293,658 sf (3 buildings)

Contemporary living community created from converting an historic mill building into loft style apartments while also constructing two new wood frame three story buildings for additional residences.
ROOSEVELT CENTER
Westbury, NY | 396 units | 3 stories | 555,350 sf
In 2006 the former nursing home at the corner of Russell Street and Mass Ave near Porter Square was transformed into 24 luxury condos. The reworking of the roof line and addition of large expanses of glass have given many of the newly designed units great views and dramatic interiors.
SHAW’S LANDING
New London, CT | 79 units | 4 stories (2 buildings) | 131,355 sf

High ceilings and generous windows that flood each room with sun and natural light. A balcony from which to enjoy the seaside air. Open kitchens with granite counters, gas ranges, microwaves, quiet and energy-efficient refrigerators and dishwashers, roomy shaker-style maple cabinets, and pantry closet. Walk-in closets and generous storage throughout. Hardwood floors in dining and living rooms. Spacious bathrooms with soaker tubs and double sinks in the master bath.
Korman: Ave Union
Union, NJ | 227 units | 4 stories | 409,000 sf

Togar Suites, Ave provides transit oriented luxury corporate housing. Tocci constructed 227 units in a wood frame podium over a single level of steel framed parking garage. The highlight of the housing complex is the courtyard, which includes water features, a lounge deck and pool, and lush landscaping.
VILLAGE BEAR HILL
Waltham, MA | 324 townhouse units | 3 stories | 392,000 sf

Village Bear Hill exemplifies luxury living. The Waltham apartments are perfectly situated on 62 wooded hillside acres, overlooking the rolling countryside and spectacular estates of neighboring Weston. The location is equally as perfect, less than a mile from Route 128, with commuter rail and MBTA bus lines nearby, providing easy access to downtown Boston.