

Jason Halpern's JMH Development to launch new South of Fifth project

Three Hundred Collins will have 19 condos, priced at \$1.2M to \$9M

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A rendering of Three Hundred Collins and developer Jason Halpern

JMH Development, the New York firm founded by Jason Halpern, is about to announce its second project in South Florida, *The Real Deal* has learned.

Three Hundred Collins, a 19-residence luxury condominium building in the South of Fifth neighborhood of Miami Beach, will begin launching sales in early March, Halpern told *TRD*.

The five-story property, at 300 Collins Avenue, is being designed by Thomas Juul-Hansen, marking his first project in Miami. In New York, the famed designer-architect has designed the interiors of One57, and is currently the architect on 11 Beach Street in Tribeca, as well as 505 West 19th Street.

Plans for Three Hundred Collins call for units on floors two through five, with a lobby and amenity area on the first floor, and parking behind the building. Charles Benson is the local architect for the project, Halpern said.

One- to- four-bedroom units, including four two-story “duplex” condos and three penthouses, will be priced at \$1.2 million to \$9 million. Units will range from 1,000 square feet to 3,700 square feet. Most of the condos will average \$1,500 per square foot, while penthouses on the fifth floor will average \$2,200 per square foot, Halpern said. ONE Sotheby’s International Realty will be the exclusive sales and marketing agents for the project.

Additional features include expansive terraces, and the four two-story units will have 1,500-square-foot rear yards. All units are designed to be “column free,” and some will have soaring, 18-foot ceilings, Halpern said. The condos will also have wide-plank white oak wooden floors, marble bathrooms and kitchens custom-designed by Juul-Hansen.

“We believe we were really thoughtful with design,” Halpern said. “It’s not another typical Miami condo development.”

Amenities will include a fitness center, rooftop deck with cabanas and a 75-foot pool. The lobby will have a front desk with concierge.

JMH paid \$13 million for the site. The firm expects to begin construction toward the end of this year, with expected delivery in mid-2017, Halpern said.

After founding JMH Development in 2000, Halpern primarily focused on development projects in New York, before he turned his attention to South Florida. He was among the pioneers in Williamsburg, developing 184 Kent Avenue, a 337-unit rental building that was completed in 2010.

In South Florida, his first development is the Aloft South Beach, a Starwood property. The 235-room hotel, with a Stephen Starr restaurant, is expected to open about May 1, Halpern said.

Already, a third project is in the works. JMH has recently purchased 2901 Indian Creek Boulevard. Plans for a 30,000-square-foot residential development will go before the city of Miami Beach in April, Halpern said.

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