



Client: iUnit
Site Area: 22,075 S.F. / 0.33 acre
Density: 40 units - 120 DUA
Completion: July 2016
Construction est.: \$40M
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Modular Micro Units with Integrated Smart Wireless Technology

Eliot Flats, previously named iUnit @ Highland Park, places 40 micro-dwelling units on a .33 acre parking lot in Denver's rapidly revitalizing lower Highland's neighborhood. The 22,075 square foot building has micro unit sizes of 390 sf to 460 sf and includes 40 enclosed bike parking spaces and 23 covered car parking spaces. A roof top deck functions as the gathering place of the iUnit residents when not engaging the vibrant Lower Highlands neighborhood.

Modular construction is a key feature of iUnit. 30 modules seamlessly fit together on top of a concrete parking podium to complete the 3 story structure. The interiors are completely fitted out with many built in's that integrate the latest technology for a wireless smart unit that controls all dwelling unit systems.

Design Features

- Modular construction
- Roof top deck
- 34 kW roof top PV system
- Wireless technology throughout
- Compact urban infill