



# Creating Value Through Intelligent Partnerships





The image is a horizontal composition. The right half shows a photograph of a city skyline at dusk or dawn, with buildings illuminated by warm interior lights. The left half is a white background with a detailed pencil sketch of the same skyline. A black pen with a silver clip is positioned in the top left corner, with its tip touching the sketch of a building. The text "YOUR VISION. OUR EXPERIENCE." is written in a bold, black, sans-serif font in the upper right quadrant.

**YOUR VISION. OUR EXPERIENCE.™**





## YOUR VISION. OUR EXPERIENCE.

Graham Architectural Products (Graham) has built a reputation on our ability to provide innovative solutions to the most challenging projects. Our motto, YOUR VISION OUR EXPERIENCE represents the partnering approach we take with each and every project. At Graham, we work directly with developers, building owners and architects to develop a deep understanding of the application and the value proposition to produce a unique solution for each individual project.

Our extensive product line and our continuous development of custom fenestration solutions are demonstrated in a number of key projects we have worked on over the years. Graham is also considered to be one of the most knowledgeable manufacturers of historic replication windows, providing key assistance to owners and developers with accurate historic replications, meeting the requirements of various agencies.

Graham is part of the Graham Group which is an alliance of independently owned and operated industrial and investment management businesses that share in the common legacy of entrepreneur Donald C. Graham. The company is one of the group's three legacy businesses, which also includes Graham Engineering and Graham Packaging\*. Today these businesses generate approximately \$3.5 billion in annual revenues and operate in more than 90 locations worldwide. The Graham Group has also spawned several independently-managed investment management businesses, including Graham Capital Company, Graham Partners, Inverness Graham, Striker Partners and Graham Software Development with assets under management approaching \$3 billion.

Today the company is consolidated into two business units: Graham Architectural Products and Graham Curtain Wall Solutions. There are three manufacturing locations each with core product lines. Graham produces architectural grade windows and doors, and a full line of blast-resistant and hurricane-resistant windows and doors. At Graham Curtain Wall Solutions the curtain wall, window wall, storefront and sunshade products are manufactured.

We employ roughly 500 employees and have a nation-wide sales force.

\* Graham Packaging is now 100% owned by Reynolds Group Holdings Ltd.



## WHY GRAHAM

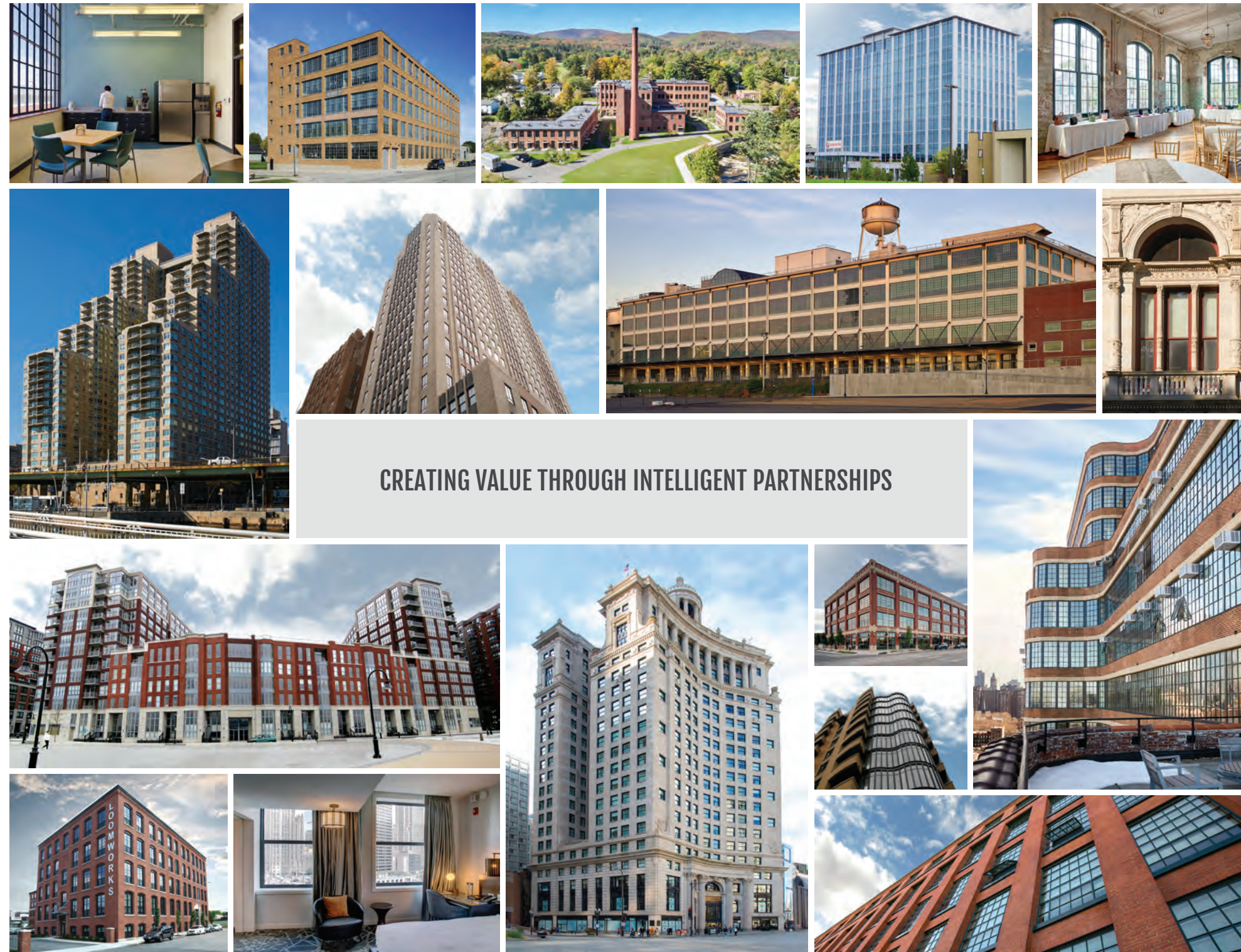
Graham manufactures the most innovative and highest quality products in the fenestration industry. We achieve this by developing customized, performance-based products, and by providing solutions to our customer's fenestration challenges.

- Extensive variety of products
- Providing solutions for building professionals
- Quality custom-designed and engineered systems
- High performance architectural grade products
- Custom drawings for proposals
- Shop drawing and calculations services
- Samples and mock-ups available
- Cost savings

## CORE COMPETENCIES

- Historical preservation and renovations
- New construction and replacement systems
- Government buildings
- Schools and universities
- Blast mitigation, ballistic resistant, & hurricane impact
- Condominiums and apartment buildings
- Office structures and medical buildings
- Energy efficiency
- Acoustic

The information contained herein is accurate and reliable as of the date of publication.



## CREATING VALUE THROUGH INTELLIGENT PARTNERSHIPS





## Rodin Square

Philadelphia, PA

### Owner

Dalian Development, LLC

### Use

Mixed Use

### Project Summary

This mixed use development features a residential component with 293 mid to high-end apartments, a retail portion totaling 85,000 square feet, and over a hundred thousand square feet of exterior facade, nearly all of which is covered by Graham's W2700 Window Wall System.





## One Water Sreet

Philadelphia, PA

### Owner

PMC Property Group

### Use

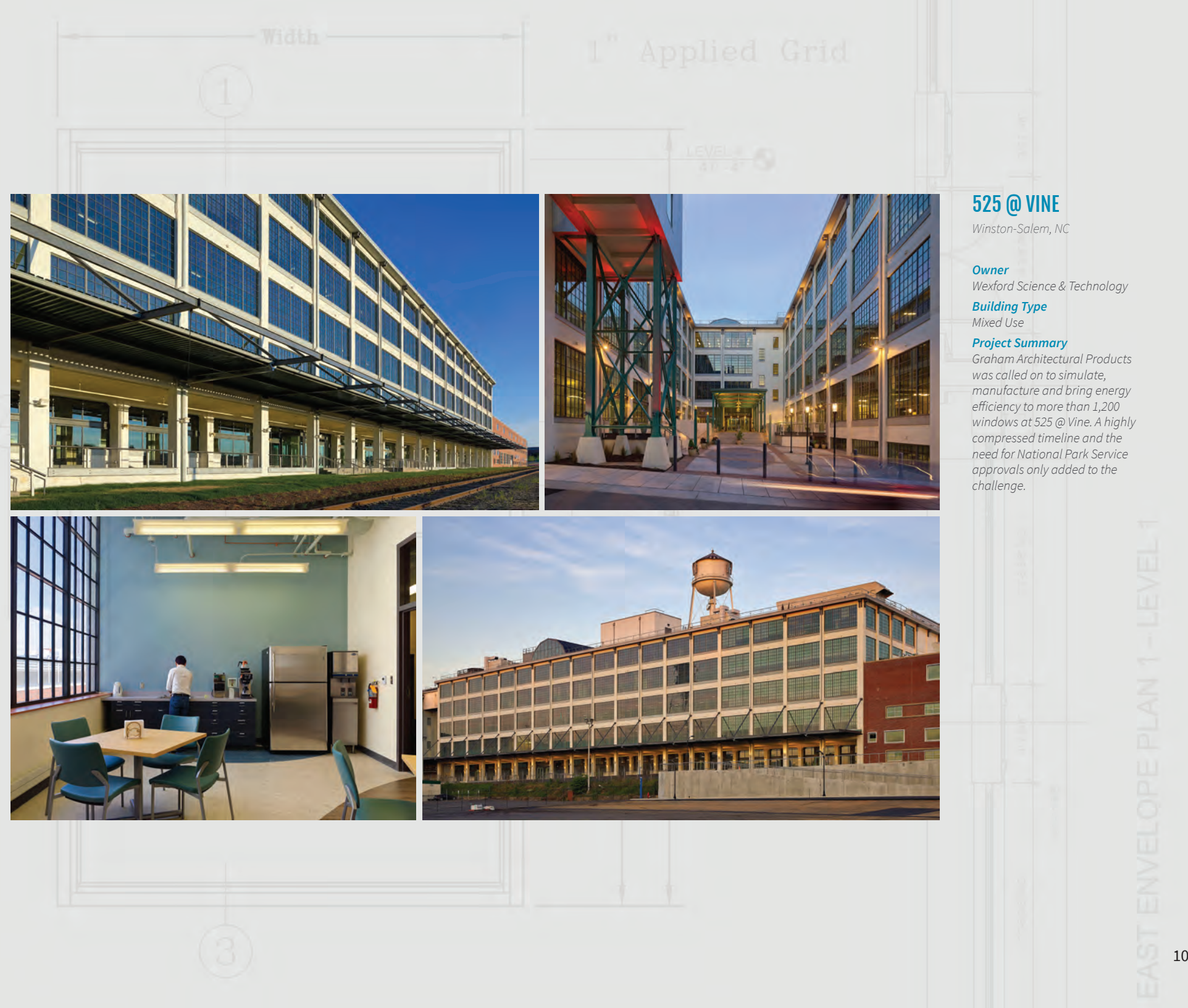
Residential

### Project Summary

A Luxury residence in the historic Old City neighborhood of Philadelphia, situated along the picturesque Delaware River.

The building utilized a prefabricated panel system. Graham provided the windows and window wall products that make up this unique facade.





## 525 @ VINE

Winston-Salem, NC

### Owner

Wexford Science & Technology

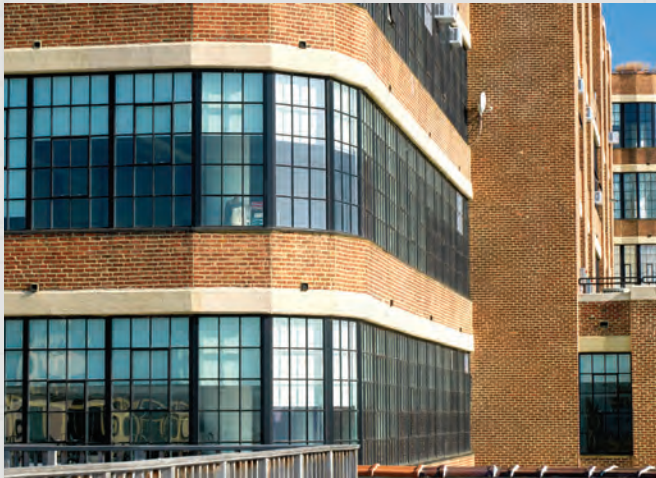
### Building Type

Mixed Use

### Project Summary

Graham Architectural Products was called on to simulate, manufacture and bring energy efficiency to more than 1,200 windows at 525 @ Vine. A highly compressed timeline and the need for National Park Service approvals only added to the challenge.





## STARRETT-LEHIGH

New York, NY

### Owner

RXR Realty

### Use

Office

### Project Summary

The Starrett-Lehigh Building, which stretches a full Manhattan city block and is larger than the Empire State Building, was named a New York City landmark in 1986.

Unique architecture, very large window openings, and the need for exact replication to satisfy New York State Parks, Recreation and Historic Preservation added to the complexity of this iconic historic building.







## 21c Museum Hotel

Oklahoma City, OK

### Owner

21c Museum Hotels

### Use

Hotel

### Project Summary

Built in 1916 and listed on the National Register of Historic Places, the 21c Museum Hotels' redevelopment of downtown Oklahoma City's historic Fred Jones building was originally designed by the famed architect Albert Kahn, it was built for Henry Ford as an assembly plant.

This 135-room, full-service hotel features 14,000 square feet of contemporary art exhibition space with a mix of permanent and rotating art displays and a full service restaurant, Mary Eddy's on the ground floor.





## 1900 Arch St.

Philadelphia, PA

### Owner

PMC Property Group

### Use

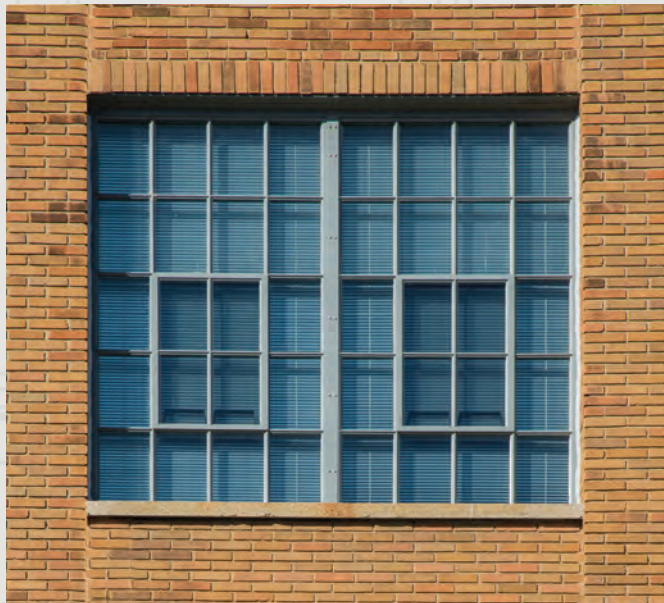
Residential

### Project Summary

To optimize constructability on this project, the architect incorporated a modular structural wall system.

This required Graham to develop a unitized receptor and window combination which installed into a series of pre-manufactured EFIS wall panels. These units were then shipped to the construction site, raised by crane, and mechanically anchored to the building's substructure.





## Artist Lofts

Manitowoc, WI

### Owner

Impact Seven, Inc.

### Use

Residential

### Project Summary

The developers working towards transforming a former Mirro Aluminum plant were seeking tax credits. Windows were the building's dominant architectural feature -- which is where Graham Architectural Products came in.

In the end, Artist Lofts was granted over \$3 million in historic tax credits and is now listed in the National and Wisconsin Registers of Historic Places.







## Cable Mills

Williamstown, MA

### Owner

Mitchell Properties, LLC

### Use

Residential

### Project Summary

It was a challenge to replicate, while updating, the historic windows that once graced this 140-plus year old mill.

The dramatic renovation comfortably accommodated 61 luxury apartments... while earning the National Park Service's approval. Awarded Biggest Impact Rural/Suburban by Preservation Massachusetts.





## Eleven25 at Pabst

Milwaukee, WI

### Owner

Blue Ribbon Management, LLC

### Use

Mixed Use & Student Housing

### Project Summary

In order to meet historic preservation office demands, Graham had to replicate not only the original wood hung windows, but the original steel hung windows as well. No less than six custom dies were developed to replicate features like wood and steel profiled muntins – both exterior and interior – and horizontal mullions to stack the transom windows over the hung windows.







## LondonHouse Chicago

Chicago, IL

### Owner

Oxford Capital Group, LLC

### Use

Hotel

### Project Summary

Once the London Guarantee & Accident Building built in 1923, the original windows were replaced with Graham's historic double hung windows. In addition to National Park Service approval, ADA compliant projected windows were also installed side-by-side to the double hungs and they look the same.





## Alden Park Manor

Philadelphia, PA

### Owner

L3C Capital Partners, LLC

### Use

Residential

### Project Summary

Built in 1926 in the Jacobean Revival style, this apartment complex consists of three sets of towers: The Manor, Kenilworth, and the Cambridge building. It is listed on the National Register of Historic Places and was once the home of actress Grace Kelly.





## Cigar Factory

Charleston, SC

### Owner

Federal Capital Partners And  
Roi-Tan Investments, LLC

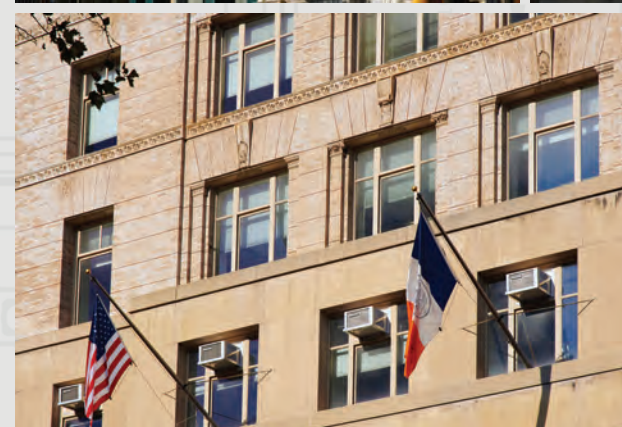
### Use

Mixed Use

### Project Summary

The Cigar Factory windows required National Park Service approval and had to meet hurricane impact requirements, making Graham Architectural Products the perfect fit for bringing the old factory to life.





## 253-256 Broadway

New York, NY

### Owner

City of NYC/Private Entity

### Use

Office

### Project Summary

Restoring two of New York's pioneering "skyscrapers" provided distinct obstacles, but they shared a need for approval from the Landmarks Preservation Conservancy.

253 Broadway, originally the Home Life Insurance Building, was recognized with the Lucy G. Moses Preservation award for outstanding efforts.





## 425 Massachusetts

Washington, DC

### Owner

Equity Residential

### Use

Residential

### Project Summary

425 Massachusetts Avenue has 370 residential units that incorporate the use of bays, upper floor setbacks and deep balconies.

Obvious challenges were the contoured curved elevations and street to roof all glass facades. Graham provided both window wall and punched opening products to make this building stand out in this downtown DC community.



Maxwell Place  
on the Hudson

Hoboken, NJ

**Owner**  
Toll Brothers, Inc.  
**Use**  
Residential

**Project Summary**  
Graham provided the hung windows and unitized receptor for this sprawling condominium complex, built on the site of the original Maxwell House coffee plant.







## Conservatory at Hammock Beach

*Palm Coast, FL*

### Owner

*Salamander Hotels & Resorts*

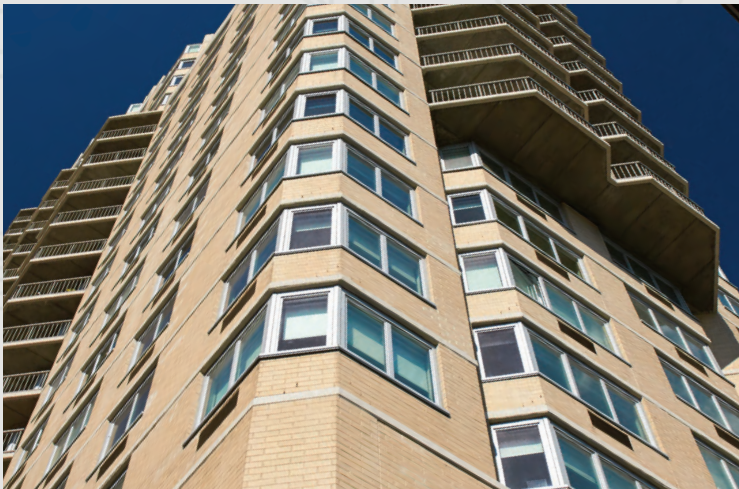
### Use

*Hospitality*

### Project Summary

*Graham provided hurricane resistant windows and doors that allowed plenty of light into this exclusive club house. Large palladium style windows adorn this stylish structure.*





# Rivergate/View 34

New York, NY

## Owner

UDR, Inc.

## Use

Residential

## Project Summary

Transforming the Rivergate apartment building into View 34, a new destination for upscale living in NYC, created some significant hurdles. Graham Architectural Products delivered on that mission.

With activity from the nearby NYU Med Center, construction, traffic, and the FDR helipad, residents truly praise Graham's noise-reduction engineering, among many other distinguishing characteristics.





## 1616 Walnut Street

Philadelphia, PA

### Owner

Federal Capital Partners;  
Alterra Property Group;  
Bozzuto Management Co.;  
Cross Properties

### Use

Residential

### Project Summary

Built in 1929, 1616 Walnut Street was one of Philadelphia's premier office buildings and one of the city's most stunning examples of Art Deco architecture.

For Graham Architectural Products, the rehabilitation challenge involved replicating existing steel windows with a thermally efficient aluminum product that would meet the exacting standards of the National Park Service.







## Firestone Triangle Building

Akron, OH

### Owner

Akron Phoenix Development Co.

### Use

Office Space

### Project Summary

After sitting vacant for nearly a decade, this building was renovated into a modern workspace. Graham Architectural Products stepped in and convinced the historic preservation firm working on the project that a thermally efficient aluminum window was a viable solution for simulating the original steel windows.





## The Lofts at Loomworks

Worcester, MA

### Owner

The Community Builders, Inc.

### Use

Residential

### Project Summary

This 94 unit residential space underwent a \$27 million renovation from an abandoned historic mill which once housed textile machinery maker Crompton and Knowles Loom Works.





## United Center East Addition

Chicago, IL

### Owner

Chicago Bulls/Blackhawks

### Use

Office

### Project Summary

This addition to the United Center is a 6-story, 190,000 square ft. facility housing the offices of the Chicago Bulls, Blackhawks, United Center staff, and a new team store.





AJ Gallagher building before and during renovation

# AJ Gallagher HQ

Rolling Meadows, IL

## Owner

Arthur J. Gallagher & Co.

## Use

Administration

## Project Summary

Graham Architectural Products Curtain Wall division played a key role in the revival of this 10-story structure from its original 1976 character. Today, the building is barely recognizable.







## Green Lane Building

Union, NJ

### Owner

Kean University

### Use

Classroom, office, & retail

### Project Summary

Kean University wanted something dramatic and iconic to greet those approaching its Union, NJ, campus from the west. The result is impressive. In fact, the project went so well, it won an AIA Newark and Suburban Architects Gold award.







# Baha-Mar

Nassau, Bahamas

## Owner

Baha Mar Resorts Ltd.

## Use

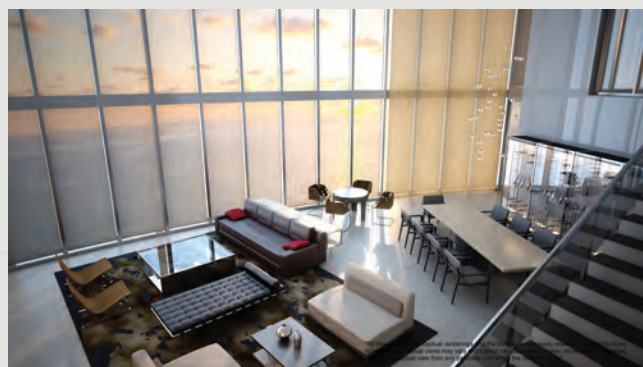
Resort

## Project Summary

The Baha Mar project is situated on 1,000 acres, including over ½ mile of beachfront, on the island of New Providence in the Bahamas.

Baha Mar features sliding glass doors, window wall, and steel and casement systems. Building oversized material for the largest casino in the Caribbean was definitely an exceptional challenge, mainly with limited installation resources and challenging installation conditions.





## Porsche Design Tower

Sunny Isles Beach, FL

### Owner

Dezer Development

### Use

Residential

### Project Summary

The Porsche Design tower is currently the tallest building in Sunny Isle Beach, standing 641 feet tall.

One of the most unique features is the highly publicized robotic parking garage that enables residents to have their cars parked right inside their unit.

57 stories and cylindrical in shape, the tower offers spectacular views of the ocean through floor to ceiling hurricane-resistant window wall.

