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BROKERS WEEKLY

NEW DEVELOPMENT

• THE LIONS GROUP

Apts. available at LIC rental tower

Leasing has launched at One LIC, a rental tower that adds 110 homes to Long Island City. Queens-based brokerage Modern Spaces is exclusively handling marketing and leasing for the building, 42-10 27th Street, where rents



for studio-to-three-bedroom units range from \$3,060 to \$5,475/month.

In Q2 2019, luxury rents in LIC rose by approx. 16 percent from Q1 2019, according to Modern Spaces' Q2 2019 Market Report, suggesting interest in the neighbor-

hood regardless of Amazon's pullout.

One LIC boasts 10,000+ s/f of amenity spaces, including a landscaped roof deck with BBQ pits and a fully-equipped fitness center. In addition to its amenities, the building, designed by Raymond Chan, is steps from Queensboro Plaza and Queens Plaza stations. Pet-friendly and nearly every residence (ranging 470 to 1,000 s/f) boasts an in-unit washer/dryer and a private terrace.

• BUILDING AND LAND TECHNOLOGY

Stamford waterfront apts. now open

Allure, developed by Building and Land Technology (BLT), is now open and welcoming tours.

Allure's 435 rental apartments, respond to local market demand for larger units. Allure features 37 three-bedroom units averaging 1,518 s/f, as well as two four-bedroom Penthouse super-units averaging 4,655 s/f. The balance of the units are a mix of studios (seven units averaging 635 s/f), one-

bedrooms (210 units averaging 831 s/f), two-bedrooms (170 units averaging 1,177 s/f), and townhouses (nine units averaging 1,664 s/f). Studios are \$2545, one-bedrooms \$2,400-3,350 and two-bedrooms \$3,300-5,990. Other units aren't available yet.



The waterfront setting within Harbor Point, Stamford offers abundant public spaces, 200+ events and recreation year-round, and restaurants and retail stores. Boaters can take advantage of Harbor Point's five marinas, Hinckley Yacht Yard's full-service boatyard, and the complimentary

summer Water Taxi which provides easy access between Harbor Point and the Harbor Landing complex across the West Branch of the harbor. Water-based activities are complemented by a full array of land-based recreation and fitness options overlooking Long Island Sound. The Harbor Point trolley runs to the Stamford Train Station and Downtown Stamford.

• CIM GROUP, LIWRK

Sales launch at DUMBO condo

Sales have officially launched at Front & York, a mixed-use development in Brooklyn's DUMBO neighborhood. Front & York will bring one to four-bedroom condominiums and 150,000 s/f of amenity spaces to the community in two 21-story towers. Pricing starts at around \$950,000 with initial occupancy slated for mid-2021.

Designed by renowned architect Morris Adjmi, a hand-laid brick façade complements DUMBO's Belgian-block streets, historic warehouse architecture and contemporary lifestyle, while the base of the building showcases signature arches inspired by the spandrels of the nearby Manhattan Bridge.

Homes boast ceilings stretching to 10 feet, white oak floors and Nest thermostats, and radiant-heated floors adorn the luxurious spaces.



Additionally, one of the city's largest private parks, a space designed by Michael Van Valkenburg Associates, will be located within

the development. Residents of Front & York will also enjoy a private rooftop pool deck with an outdoor pool, cabanas and lounge areas. Additional amenities include lifestyle and leisure spaces such as private wine rooms, co-working lounges, private chef's kitchens with private dining rooms, teen lounges, children's playrooms and much more. Another rarity in Brooklyn, Front & York has been designed with grand porte cocheres to complement the building's robust private parking.

Life Time, the athletic and wellness center, will occupy 77,000 s/f of space at the development. The development is located across the street from the York Street F train subway stop — just one stop from Manhattan.

• ELAD GROUP

UWS condo tower now 90% sold

Elad Group's One West End is now 90 percent sold. The 42-story sculptural glass residential tower is the tallest condominium within the rising new neighborhood of Riverside Center. Located at the corner of 59th Street and West End Avenue, One West End is comprised of 246 one-to-five bedroom residences as well as Penthouse and duplexes. The building's exterior architecture is designed by world-

renowned Pelli Clarke Pelli, interiors designed by hospitality visionary Jeffery Beers who also partnered with Scavolini to create custom, kitchens and landscaping by Mathews Nielsen Landscape Architects, One West End boasts a roster of distinguished leaders in architecture and design.

Remaining tower residences are priced from \$5,495,000 to \$19,500,000 and range in size from three to five-bedrooms. The final tower duplex home, 29B, has a double-height living room and a 3,000 s/f setback terrace.

One West End is home to over 35,000 s/f of indoor and outdoor amenities including a 75-foot swimming pool within a double-height cantilevered atrium, billiards and game rooms, a private dining room with chef's demonstration kitchen, a children's playground overlooking the garden terrace, a private fitness center and spa treatment rooms, as well as a 12,000 s/f terrace featuring cabanas, green spaces and areas for grilling and outdoor entertaining.



• RMS COMPANIES

Yonkers waterfront building now open

Stratus on Hudson, RMS Companies' luxury multi-family rental development located on the waterfront in Yonkers, has just opened. RMS Companies, a Connecticut based real estate development company, celebrated the launching of the 74-unit rental building in North Yonkers at 1077 Warburton Avenue by invited the commercial real estate community



to a recent rooftop event.

Prior to RMS's recent luxury mid-rise rental building, 1077 Warburton was a stalled development site, creating an eyesore in the neighborhood for over a decade.

Stratus on Hudson transformed this unique cliffside location adjacent to the Greystone Metro North train station with tenants who are coming from Manhattan and other boroughs to escape the hectic lifestyle and high costs.

Rentals start at \$2,500 for one-bedroom apartments and increase to \$4,850 for premium two-bedroom, corner units offering panoramic views of New York City.