

450 WARREN

450 Warren Street
Brooklyn, NY 11217

BUILDING

450 Warren proposes a new way of living in New York City by asking the question: *How do we want to inhabit the city today?* By rediscovering essential qualities – light, air, spaciousness, outdoor space, and privacy – within a boutique setting of just 18 condominium residences. The design simultaneously offers the feeling of a private home within a dynamic community, woven together by lushly planted green spaces and courtyards.

Thoughtfully designed by SO-IL, a Brooklyn-based architecture firm with a high pedigree of design recognition in commissions ranging from museums to private homes, and developed by TANKHOUSE, a Brooklyn-based development firm with over 30 years of collective experience in architecture, urban planning, development and construction. 450 Warren bridges the gap of public to private space by eroding the dense urban block and creating shared areas for communing with neighbors. These special residences all have at least three exposures, making homes that are bright, open, and finished with clean elevated materials that are a joy to touch and experience. Every home offers meaningful private outdoor space and a plethora of oversized windows, maximizing the living experience for every time and season.

LOCATION

450 Warren is located at the intersection of Boerum Hill and Gowanus, Brooklyn, at the nexus of restaurants and bars, shopping, cultural institutions, parks, and waterfront access in the thriving and creative borough.

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SUSTAINABLE ELEMENTS

A SIGNATURE OF TANKHOUSE, THE DEVELOPER

- Designed to adhere to Zone Green, an initiative aimed to reduce New York City's carbon emissions by 30 percent by 2030
- Extensive greenery in the courtyards and atrium naturally purify the air
- Common area gardens are irrigated by rainwater for passive irrigation designed by MetroPolder
- Multiple orientations and operable windows allow for cross-ventilation in all homes, significantly reducing the need for air conditioning
- Insulated oversized windows and glass doors by Reynaers for thermal and weather sealing designed for low energy and increases daylighting, reducing the need for electric lighting
- Induction cooktops to reduce overall use of gas service to the building
- High performance building envelope
- Owner benefits include energy conservation, system reliability, and enhanced resident comfort

ENTRY SEQUENCE AND LOBBY

- Entry from Warren Street through an intimate courtyard with a covered loggia with café tables
- Virtual doorman system
- Pavers line the courtyard and continue into the elevator lobby
- Indoor elevator lobby enclosed in curved floor-to-ceiling glass, with mailboxes and access to a package room
- 10'10" ceilings in lobby
- Planted entry courtyard
- Sculptural stairway leads to the central atrium that dramatically rises five stories

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AMENITIES

- Courtyard gardens
- Boutique gym
- Yoga/meditation area
- Flexible coworking lounge with additional courtyard tables and seating
- Bicycle storage in garage with access to both Bond Street and the atrium
- Dog wash with 48" walk in tub
- Onsite parking available for purchase with provisions for electric chargers

COURTYARD GARDENS

- Central atrium begins on the first floor and opens to the sky
- Two elevated courtyards on the second floor, one shared and one private
- Shared courtyard features a vertical plant trellis
- Landscape design informed by plant species native to the Gowanus Greenway selected in partnership with the Gowanus Canal Conservancy including grown trees
- Grass, gravel, and grating pathways for a dynamic terrain
- Integrated soft lighting for safety and comfort all day and night and additional tree canopy and landscape lighting
- Passive irrigation by MetroPolder

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WALKWAYS

- Covered outdoor walkways in place of traditional windowless hallways
- Walls of open, gently curved wire mesh allow light, landscape, and fresh air to permeate
- Integrated soft lighting for safety and comfort
- Open sightlines from walkways and landings provide views to both courtyards and neighborhood beyond
- Integrated ice and snow melt in walkway floors

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KEY RESIDENCE FEATURES

- Open exposures on at least three sides of every residence
- Entry to each residence through a private outdoor foyer – a covered and semi-enclosed space with a built-in bench and integrated entry mat serving as a functional transition between outside and in
- Double leaf entry doors with 4'-4" openings for moving in furniture and artwork
- Entry door sconce by Rich Brilliant Willing
- White oak engineered 5" strip flooring
- Ceiling heights of approximately 9'-10" in living areas and bedrooms with finished-face concrete to maximize ceiling heights with 8'-0" ceilings in bathrooms
- Finished-face concrete ceilings in living areas and bedrooms to maximize ceiling heights
- Oversized windows and glass doors by Reynaers with insulated low-iron glazing for maximum transparency
- Swing doors with fixed picture windows open onto outdoor living rooms, and those opening onto living rooms have screens
- Fluted glazing for secondary and bathroom windows to maintain privacy while allowing light
- Most windows are tilt-turn operable to encourage natural ventilation
- Frameless flush interior doors
- Pre-installed lighting for dining area and kitchen island by Lucifer
- VRF heating and cooling systems; most with two zones and penthouses with three zones
- Stackable washer/dryers by Bosch
- Walk in and secondary closets in primary bedrooms with rod and shelf delivery in all closets

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PRIVATE OUTDOOR SPACES

- Significant private outdoor space in every residence including covered outdoor living rooms, balconies, and terraces, with a minimum of two spaces per home
- Outdoor living rooms have drainage, outlets, and hose bibs with finished concrete floors
- Penthouse outdoor space embellishments include electric grills and finished concrete pavers

KITCHENS

- Open kitchens, all windowed, and many with direct access to outdoor space and a large operable window over the counter
- Rosa Portuguese marble countertops and white Corian backsplashes with oversized islands
- White oak veneer cabinetry to match flooring
- Undermount sink by Krause with Grohe faucet and InSinkErator disposal
- Integrated 30" refrigerators by Bosch Benchmark, (36" in three bedrooms and penthouses)
- Induction cooktops by Bosch Benchmark (30", and 36" in three bedrooms and penthouses)
- Downdraft ventilation
- Wall ovens by Bosch Benchmark (30")
- Integrated dishwashers by Bosch
- Wall mounted task lighting by Lucifer

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PRIMARY BATHROOMS

- Curved ceilings and clerestory windows with textured glass in most master bathrooms with invisible bathroom exhaust integrated into window detail
- White porcelain 2' x 2' wall tile
- White porcelain 1' x 2' floor tile
- Adjustable radiant heating
- Cipollino marble or Dreaming Green marble slab countertops
- Double-wall stainless steel undermount sinks and Watermark plumbing fixtures
- Custom extra-deep medicine cabinets with glass shelving and power inside
- Satin chrome rain showerheads, hand showers, and thermostatic mixers
- Showers with storage alcoves and linear drains concealed below
- Freestanding soaker tubs in matte white finish with fixtures by Watermark
- Wall mount toilets by CeraStyle
- Wall sconce by Rich Brilliant Willing

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SECONDARY BATHROOMS

- White porcelain 2' x 2' wall tile
- White porcelain 1' x 2' floor tile
- Custom extra-deep medicine cabinets with glass shelving and power inside
- Satin chrome rain showerheads, hand showers, thermostatic mixers, and grab bars by Watermark
- Double-wall stainless steel undermount sinks and Watermark plumbing fixtures
- Quartz countertops
- Hydrosystems tubs with fixtures by Watermark
- Wall mount toilets by CeraStyle
- Wall sconce by Rich Brilliant Willing

POWDER ROOMS

- One wall of mirror
- White oak engineered 5" strip flooring
- Stone corner vanity
- Wall sconce by Rich Brilliant Willing
- Cipollino marble or Dreaming Green marble slab countertops

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TEAM

Developer: TANKHOUSE

Design Lead: SO-IL

Architect of Record: Kane Architecture and Urban Design

Landscape Design: Gowanus Canal Conservancy and Brooklyn Grange

Structural Engineering: Silman

Lighting Design: Lighting Workshop

MEP Design: ABS Engineering

Exclusive Marketing and Sales Agent: Corcoran New Development

Public Relations: Optimist Consulting

CONTACT

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