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Sales launch at 450 Warren Street, introducing a new Brooklyn paradigm for indoor-outdoor living

By CityRealty Staff
Impressions: 157,392

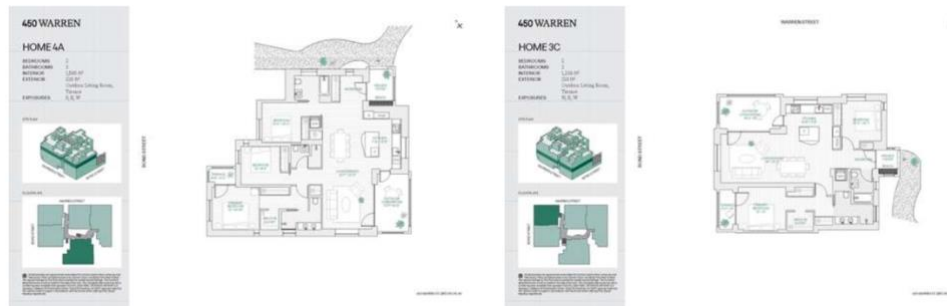


After months of being cooped up inside for long stretches of time, buyers and builders alike are experiencing a new appreciation for indoor/outdoor living. However, none have taken it to nearly the level of [450 Warren Street](#): Not only do all 18 condo units come with private outdoor space, but from entering the lobby to arriving at their apartments, residents enjoy abundant greenery and are never enclosed inside four walls. Brooklyn-based developer [Tankhouse](#) is at the helm of the project, which has just launched sales.

Two-bedrooms start at [\\$1.7 million](#), and a three-bedroom is on the market for [\\$2.37 million](#). There is a minimum of two private outdoor spaces per home, and penthouse outdoor space will include electric grills and finished concrete pavers.



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“With residences and common spaces filled with light from every angle, including above and below, the barrier between indoor and outdoor living is blurred in an architecturally significant way” - Florian Idenburg, Partner and Co-Founder, SO - IL

Future New York



All renderings of 450 Warren Street via Darstudio for TANKHOUSE and SO-IL
From **Future New York** Sales launch at 450 Warren Street, introducing a new Brooklyn paradigm for indoor-outdoor living

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By **CityRealty Staff** Thursday, August 12, 2021

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450 WARREN

HOME 3C

BEDROOMS	2
BATHROOMS	2
INTERIOR	1,208 SF
EXTERIOR	200 SF
FEATURES	Outdoor Living Room, Terrace N, E, W

3D PLAN

FLOOR PLAN

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WARREN STREET

BOARD STREET

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On the streetscape, 450 Warren Street’s design by **SO - IL** is distinguished by 50,000 green terrazzo-ground custom concrete blocks made in Turkey and lifted in place by the building’s

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masonry experts. Entry to the building is through an open-air court, and the building is centered on an atrium with 40' trees that opens up to the sky.

In addition to the central atrium, two open-air courtyards feature landscape design informed by plant species native to the Gowanus Greenway and nurtured by [MetroPolder](#), a Netherlands-based smart irrigation system making its debut in a United States condominium. Open-air walkways enveloped in stainless steel mesh are designed to connect to the landscape and create a sense of community; however, overhead coverings and radiant heating have been incorporated to protect residents from ice and snow.



Residents will enter their homes through semi-enclosed private outdoor foyers with built-in benches and integrated entry mats, much like the front porch on suburban homes. All units feature at least three exposures, oversized windows and glass doors, finished-face concrete ceilings in the living room and bedrooms, VRF heating and cooling systems, and in-unit stackable Bosch washer/dryers. Many kitchens open directly to outdoor space, and all come with windows, Rosa Portuguese marble countertops and white Corian backsplashes, oversized islands, white oak veneer cabinetry, and integrated Bosch appliances.

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In addition to the gardens and atrium, amenities include a package room, boutique gym, yoga and meditation area, dog wash station, and coworking lounge with courtyard tables and seating. Enclosed on-site parking is available for purchase with the option to fit spots with an electric charger, and 450 Warren Street also offers bike storage.

450 Warren Street is located at the nexus of Boerum Hill and Gowanus, allowing for easy access to the best dining, shopping, and recreation in both neighborhoods. The Bergen Street F and G subway stop is two blocks away.



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<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/sales-launch-450-warren-street-introducing-new-brooklyn-paradigm-indoor-outdoor-living/52161>