



450 Warren Announces Sales Milestone

Corcoran New Development, along with Brooklyn-based developer TANKHOUSE, recently announced that 450 Warren has sold over 80% of its units in six months. Closings and move-ins in the Gowanus, Brooklyn luxury condominium building are projected to take place in one month.

The development also celebrates the launch of its three penthouses, a collection of three unique 3-bedroom homes with significant outdoor space and four exposures each, creating the feeling of a freestanding private home.

Launched in September 2021, 450 Warren is an 18-residence condominium and the first New York condominium designed by world-renowned architecture firm SO – IL.

Two inaugural tenants have also signed five-year leases in the 4,000 square feet of ground-floor retail space at the building. GBA (Guilty By Association), an art incubator, will be occupying around 1,500 square feet at the Southwest corner of the building, while MTHD by Oscar, a boutique fitness club, will be occupying 2,500 square feet in the Northwest corner. Both are preparing to open their doors this summer.

Behzad Amiri of Corcoran, who is exclusively handling sales and marketing for the building, remarked, "450 Warren has been an incredible success story in the booming Brooklyn residential market, with ample outdoor space and stunningly unique architecture. 450 Warren also brings exciting new retail tenants that are a perfect fit for this wellness and art-focused community."

SO – IL's design exemplifies the very best in indoor/outdoor living. As residents enter the building, they experience a dramatic and spiraling open courtyard and sculptural stairway that rises five stories through the central atrium, and light streams into the open hallways through the gently curved wire mesh. All residents have, at minimum, two private outdoor spaces in their homes, along with at least three exposures and oversized windows.

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450 Warren provides residents access to multiple community green spaces, a yoga, and meditation area, a dog wash station, and a flexible co-working lounge with additional courtyard tables and seating. Onsite parking is available for purchase with provisions for electric chargers and bicycle storage in the garage with access to both Bond Street and the central courtyard.

"We have been thrilled with the response to 450 Warren," said Sam Alison-Mayne and Sebastian Mendez, partners at TANKHOUSE. "The design of the building has always been about fostering a dynamic shared community, and our future residents truly embraced our vision. We also welcome GBA and MTHD by Oscar, who have been an important part of this thriving neighborhood, to join 450 Warren in its retail spaces."

Located in Gowanus, two blocks from the Bergen Street F and G trains, 450 Warren exists at the nexus of all the restaurants and bars, shopping, cultural institutions, parks, and waterfront access that Brooklyn has to offer.