



corcoran sunshine

On The Market



Welcome to 2023



As we usher in 2023, I reflect on the renewed sense of possibility and excitement in the city. The evidence is all around – restaurants, parks, and even the intangible but ever-present bustle have all come roaring back into focus. In an ever-changing real estate market, Corcoran Sunshine continues to be recognized as the top-selling new development firm. We are proud to represent the very best of new development offerings, with classic architecture to modern masterpieces. I warmly invite you to learn more in the following pages and explore the Corcoran Sunshine portfolio for yourself in person.

Kelly Kennedy Hoel

Table Of Contents

RECENT LAUNCHES

NEW INVENTORY

COMING SOON

AMENITY SPOTLIGHT

LUXE NEW SPACES, EXPERTLY DESIGNED

CS WELCOMES SAVILLS

ACROSS THE POND AND AROUND THE WORLD

PORTFOLIO SNAPSHOT

Recent Launches



One High Line

One High Line

Where the High Line meets the Hudson River. Located at 500 West 18th Street in the heart of West Chelsea, One High Line comprises a full city block nestled between the Hudson River and The High Line. Designed by visionary architect Bjarke Ingels Group, this travertine-clad architectural tour de force features two towers fastened by a private landscaped porte-cochere, displaying views of the Hudson River, the Empire State Building, and the magnificent city skyline.

236 unique one-to-five bedroom residences are situated among a 36-story West Tower featuring interiors by Gabellini Sheppard Associates, and a 26-story East Tower with interiors by Gilles et Boissier.

One High Line is also the proud home to the Faena Hotel in its New York flagship. Developed by Witkoff and Access Industries. Residents of One High Line will enjoy amenities including a 75' lap pool and Jacuzzi, spa with steam, sauna, and treatments rooms, fitness center with private training studios, golf simulator, and virtual gaming, children's playroom, private dining, games lounge, as well as premier services provided by the Faena Hotel. On-site Parking and Storage are available for purchase.

One Bedrooms from \$2,220,000, Two Bedrooms from \$3,540,000, Three Bedrooms from \$6,085,000, Four Bedrooms from \$11,065,000.

Recent Launches



450 Washington

450 Washington

Located along Tribeca's historic waterfront and the spectacular Hudson River Park, RELATED has developed a full city block into 450 Washington - a beautiful property with 176 perfectly detailed residences. Where sun, water, and parks meet downtown, 450 Washington features a private landscaped courtyard and fine modern detailing conceived by Roger Ferris + Partners. From Tribeca's historic cobblestone streets, residents arrive at 450 Washington through a gated entryway into an 8,000-square-foot courtyard oasis of lush green space by world-renowned landscape architect Hollander Design.

Leveraging RELATED's expertise in pairing lifestyle programming and best-in-class property management, this highly-serviced property will

include a comprehensive amenity suite, including a 12th-floor roof deck with magical Hudson River sunset views.

Residences range from studios to four bedrooms and feature sustainable, modern finishes offering a timeless palette in every home. Residents will enjoy the views of Tribeca's historic landmarks, tree-lined streets, and the Hudson River from the dramatic oversized windows. Sales began Fall 2022.

Open Plan Studios from \$939,000, One Bedrooms from \$1,240,000, Two Bedrooms from \$2,150,000, Three Bedrooms from \$4,095,000, Four Bedrooms from \$4,795,000.



Claremont Hall

Claremont Hall

Claremont Hall represents the height of enduring artisanship and modern luxury — an instantly iconic residential high-rise nested within the campus of Union Theological Seminary. Rising 41 stories from the distinguished campus of Union Theological Seminary, Claremont Hall is a new landmark that seamlessly connects the academic and cultural tradition of Manhattan's West Side with enlightened contemporary living.

With soaring gothic architecture envisioned by New York's most celebrated architect, Robert A.M. Stern, Claremont Hall combines expansive park, city, and river views, with bright modern condominium residences at a historic location over a century in the making.

RAMSA conceived Claremont Hall as a

celebration of contextual architecture through historical connection. By adopting the Gothic style and old-world materiality of Union Theological Seminary's Brown Memorial Tower (which is one of the city's finest Gothic landmarks) and Riverside Church which was designed by the same architects as Union. It was the tallest church in America when built and Claremont Hall completes a "Trio of Towers," adding to the classic visual character of the neighborhood.

One Bedrooms from \$1,255,000, Two Bedrooms from \$1,850,000, Three Bedrooms from \$2,945,000, Four Bedrooms from \$6,750,000.

New Inventory



The Bryant



The Bryant

The Bryant, the first residential building in New York City designed by the award-winning British architect, David Chipperfield, is one of the most exciting urban residential architectural accomplishments in recent history. Wrapped inside and out in signature terrazzo stone, residences at The Bryant are a study in exacting architecture with custom-designed millwork, floor-to-ceiling windows that open to Juliet balconies, and continuously high ceilings throughout.

Situated on verdant Bryant Park, at the city's

geographic center, and high above the new boutique Park Terrace Hotel, every residence in The Bryant dominates a corner of the tower and owns panoramic skyline or park views. There is no more convenient address in Manhattan: The Bryant is steps from Fifth Avenue shopping, the vibrant Theater and West Side Gallery Districts, Midtown Business District, and minutes from Downtown's thriving restaurant and culture scene. Immediate occupancy available.

Coming Soon



Sutton Tower

Sutton Tower is nestled in New York City's most sophisticated and enduring waterfront enclave — Sutton Place. Located at 430 East 58th Street, Sutton Tower offers 121 corner residence condominiums with never-before-experienced vistas spanning from the East River to the Atlantic Ocean, the New York City skyline, and beyond. Renowned Danish architectural designer Thomas Juul-Hansen's European Limestone tower stands as an elegant refinement of Manhattan's celebrated skyline.

His meticulously executed vision offers timeless materials of the highest quality, embodying the essence of Sutton Place. The Sutton Club features over 22,000 square feet of private indoor amenities spanning four floors showered in natural light and benefiting from ceiling heights up to 15 feet, as well as a

665 square foot outdoor entertaining terrace.

Thomas Juul-Hansen has imagined a sophisticated full suite of luxury amenities capturing an array of interests and experiences including a 50-foot swimming pool, fitness center, movement studio & training studio, game room, sports simulator room, playroom, club lounge, formal & casual dining rooms, chef's catering kitchen, and screening room.

One Bedrooms from \$2,350,000, Two Bedrooms from \$3,250,000, Three Bedrooms from \$4,950,000, Four Bedrooms from \$5,750,000, Full Floor Residences From \$19,250,000.

Coming Soon



Tribeca Green

In a prized collaboration between RELATED and Robert A.M. Stern Architects, Tribeca Green presents a new opportunity to own in Manhattan's most serene waterfront neighborhood. Located at 210 Warren Street, Tribeca Green features 273 freshly renovated residences of impeccable quality matched with LEED gold certification to promote well-being and help residents live sustainably.

RELATED's best-in-class management and thoughtful, extensive amenity package, make Tribeca Green the ideal Downtown residence for those seeking a highly serviced and peaceful lifestyle. Located in an idyllic corner of North Battery Park City, Tribeca Green sits surrounded by Teardrop Park and Nelson Rockefeller Park, the Hudson River,

and the famed Battery Park City Ball Fields.

This urban oasis is New York City's greenest neighborhood and affords easy access to the best Downtown has to offer – neighborhood amenities, excellent schools, exciting shopping, hip restaurants, and bars, as well as prominent Downtown employers. Opening soon with on-site model residences.

Studio to four bedrooms priced from \$700,000.

Amenity Spotlight



Central Park Tower

Central Park Tower proudly features the Central Park Club including the highest ballroom and members-only restaurant ever built in New York, all overseen by lifestyle curator Colin Cowie. The corner sky lounge features a wine cellar and cigar humidor while Central Park Tower owners enjoy menus created by a coterie of Michelin-starred talent including Chefs Alfred Portale, Laurent Tourondel, and Gabriel Kreuther.



130 William

130 William boasts a thoughtful and comprehensive suite of amenities that complements an energetic city lifestyle. A retreat from busy city life, the spa features a collection of pools including an infinity-edge spa pool, thermal pool, cold plunge pool, massage room, dry sauna, and rain shower. Softly lit and glamorous, this space easily lends itself to total relaxation.



Eastlight

Soon to come, the Eastlight's 34th-floor amenity suite offers both indoor and outdoor venues for entertaining or relaxation. A generous outdoor terrace offers multiple seating areas, while the private dining room offers spectacular views and family-style dining. A game room and residents' lounge with billiards create a relaxed vibe. The state-of-the-art fitness center provides a challenging exercise routine, while the adjacent private studio is perfect for stretching, yoga, or meditation.

Internationally CS & Savills



Savills Portfolio (Print)



Savills' London Headquarters

Spotlight on Savills:

A partnership of market dynamics & global reach

As Corcoran Sunshine grows, so does its reach into our own national and international markets. We are thrilled to continue our symbiotic partnership with Savills, a leader in global luxury real estate, to expand our reach into the robust international market, giving us more exposure than ever before.

Wherever our clients are looking to buy, sell, let, rent, or develop, our association with Savills allows us to tap into the very best of their global network. The Savills North America Desk has touchpoints all around the world – 700 offices across the Americas, Europe, Asia Pacific, India, Africa, and the Middle East, and over 132 offices in the UK.

We are also excited about our inclusion in Savills' latest program, Portfolio by Savills. A beautiful and informative print edition coupled with an updated monthly webpage, the Portfolio seamlessly blends

the latest trends, inspirational lifestyle content, and the world's finest properties with its expert insight and analysis. Additionally, anyone who loves the best of luxury property can register for their monthly newsletter, The Edit, to keep up to date.

West Side Manhattan



The Park Loggia

212.698.1561
15w61.com

Immediate Occupancy

Availability:
One Bedrooms from \$2,200,000
Two Bedrooms from \$3,300,000
Three Bedrooms from \$4,450,000
Terraced Residences from \$4,900,000

Your Invitation to Central Park.

Architect: Skidmore, Owings & Merrill
Interiors: Pembroke & Ives



547 West 47th Street

212.353.5009
547west47.com

Immediate Occupancy
Turnkey Options Available

Availability:
Studios from \$765,000
One Bedrooms from \$985,000
Two Bedrooms from \$1,495,000

Imagine one part members club, one part resort, one part luxury fitness and wellness, and one part high-design.

Architect & Interiors: Concrete



Claremont Hall

212.246.2100
claremonthall.com

Occupancy 2023

Availability:
One Bedrooms from \$1,255,000
Two Bedrooms from \$1,850,000
Three Bedrooms from \$2,945,000
Four Bedrooms from \$6,750,000

Experience classic living in Manhattan's smartest enclave.

Architect & Interiors: Robert A.M. Stern Architects



505W43 Charlie West

212.505.0043
505w43.com

Immediate Occupancy

Availability:
Studios from \$749,000
One Bedrooms from \$1,050,000
Two Bedrooms from \$1,495,000
Three Bedrooms from \$1,995,000

Where Hell's Kitchen meets Hudson Yards.

Architect & Interiors: ODA-Architects



The Bryant

212.687.1640
thebryant.nyc

Immediate Occupancy

Availability:
One Bedrooms from \$2,335,000
Two Bedrooms from \$2,895,000
Two+ Bedrooms from \$4,350,000
Three Bedrooms from \$6,940,000
Four Bedrooms from \$9,850,000
Penthouses from \$17,850,000

The first residential building in New York City designed by the award-winning David Chipperfield Architects.

Architect & Interiors: David Chipperfield Architects



212 West 72nd Street

212.721.1200
212west72.com

Immediate Occupancy

Availability:
One Bedrooms from \$1,299,000
Two Bedrooms from \$2,075,000
Three Bedrooms from \$2,700,000
Four Bedrooms from \$5,625,000
Penthouses from \$13,500,000

Sun-Filled Homes with Prewar Views in the Heart of the Upper West Side.

Architect & Interiors: CetraRuddy



Central Park Tower*

212.957.5557
centralparktower.com

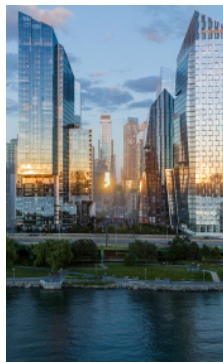
Immediate Occupancy

Availability:
Two Bedrooms from \$6,500,000
Three Bedrooms from \$9,500,000
Four Bedrooms from \$31,150,000
Five Bedrooms from \$63,500,000

*Co-Exclusive with Extell Marketing Group

The Tallest Residential Tower in the World is New York's Top Selling Address.

Architect: Adrian Smith + Gordon Gill Architects
Interiors: Rottet Studio



Waterline Square

212.586.8333
waterlinesquare.com

Immediate Occupancy

Availability:
Two Bedrooms from \$4,100,000
Penthouse Priced at \$27,000,000

20-year 421a Tax Abatement

100,000 SF of amenities featuring indoor tennis court and pool.

Architect: Richard Meier & Partners Architects, Kohn Pedersen Fox Associates
Interiors: Champalimaud Design and Yabu Pushelberg



611 West 56th

212.687.1640
611w56st.com

Immediate Occupancy

Availability:
One Bedrooms from \$995,000
Two Bedrooms from \$1,865,000
Three Bedrooms from \$2,450,000
Full-floor Four Bedrooms from \$6,000,000
Five Bedroom Masonettes from \$6,950,000

A Sculptural Masterpiece by Pritzker Laureate Alvaro Siza.

Architect: Álvaro Siza
Interiors: Gabellini Sheppard



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East Side Manhattan



The Wales

212.842.1855
walesny.com

Immediate Occupancy

Availability:
Two Bedrooms from \$3,585,000
Three Bedrooms from \$6,275,000
Four Bedrooms from \$9,795,000
Penthouse at \$23,000,000

Carnegie Hill's Iconic Landmark. Designed and Re-imagined by Cabinet Alberto Pinto.

Interiors: Cabinet Alberto Pinto



180 East 88th Street

212.288.0188
180e88.com

Immediate Occupancy

Availability:
Lofts from \$1,295,000
Two Bedrooms from \$3,525,000
Three Bedrooms from \$5,225,000
Final Duplex from \$15,000,000
Full-Floors from \$16,000,000

Living in Good Taste: An Upper East Side Original.

Architect & Interiors: DDG



40 East End

212.682.4033
40eastend.com

Immediate Occupancy

Availability:
Three Bedrooms from \$4,735,990
Townhouse at \$9,945,990
Penthouses from \$9,985,990

28 Bespoke Condominiums Designed by Deborah Berke Partners.

Architect & Interiors: Deborah Berke Partners



109 East 79

212.931.0079
109east79.com

Immediate Occupancy

Availability:
Final Two Bedroom at \$5,950,000

Upper East Side Condominium Residences by Steven Harris Architects.

Architect & Interiors: Steven Harris Architects



Eastlight

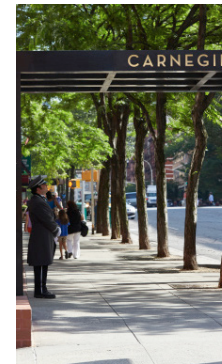
212.464.8501
eastlight.com

Occupancy 2023

Availability:
Studios from \$698,000
One Bedrooms from \$1,280,000
Two Bedrooms from \$2,150,000

Sophistication Outside, Serenity Within.

Architect & Interiors: CetraRuddy



Carnegie Park

212.777.9494
carnegiepark.com

Immediate Occupancy

Availability:
Three to Four-Bedrooms
from \$3,750,000

Five Star Living by Related.

Architect: Related
Interiors: Related with Amenities by Robert A.M. Stern

*Co-Exclusive with Related Sales, LLC



Sutton Tower

212.202.5800
suttontower.com

Early 2023

Availability:
One Bedrooms from \$2,350,000
Two Bedrooms from \$3,250,000
Three Bedrooms from \$4,950,000
Four Bedrooms from \$5,750,000
Full Floor Residences From
\$19,250,000

From a Mythic Pocket of the City, A Tower Rises.

Architect & Interiors: Thomas Juul-Hansen



One United Nations Park

212.685.7200
oneunpark.com

Immediate Occupancy

Availability:
Two Bedrooms from \$2,350,000
Three Bedrooms from \$3,395,000
Duplex from \$3,995,000

Waterfront Smart Home Condominiums.

Architect & Interiors: Richard Meier & Partners Architects



corcoran sunshine

Downtown Manhattan



88&90 Lex

646.822.8100
88and90lex.com

Immediate Occupancy

Availability:
Two Bedrooms from \$2,595,000
Three Bedrooms from \$3,300,000
Four Bedrooms from \$4,995,000
Three Bedrooms Maisonettes from \$2,850,000

Two Styles. One Lifestyle.

Architect & Interiors : Workshop/APD



One High Line

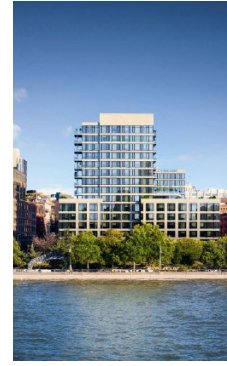
212.518.3212
onehighlineresidences.com

Immediate Occupancy

Availability:
One Bedrooms from \$2,220,000
Two Bedrooms from \$3,540,000
Three Bedrooms from \$6,085,000
Four Bedrooms from \$11,065,000

Where the High Line Meets the Hudson River.

Architect: Bjarke Ingles Group
Interiors: East Tower by Gilles et Boissier and West Tower by Gabellini Sheppard Assoc.



450 Washington

212.570.4500
450washington.com

Immediate Occupancy

Availability:
Open Plan Studios from \$939,000
One Bedrooms from \$1,240,000
Two Bedrooms from \$2,150,000
Three Bedrooms from \$4,095,000
Four Bedrooms from \$4,795,000

Residences By Related On The Tribeca Waterfront.

Architect: SLCE and Roger Ferris + Partners
Interiors: Roger Ferris + Partners and March & White Design



Fifteen Hudson Yards*

212.385.1515
FifteenHudsonYards.com

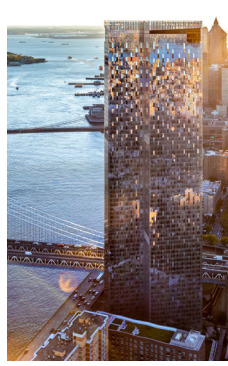
Immediate Occupancy

Availability:
Two Bedrooms from \$6,800,000
Three Bedrooms from \$5,495,000
Four Bedrooms from \$9,975,000
Duplex Penthouse Pricing Available Upon Request

*Co-Exclusive with Related Sales, LLC

Be Inspired by Living 88 Stories Above New York.

Architect & Interiors: Diller Scofidio + Renfro in Collaboration with Rockwell Group



One Manhattan Square*

212.252.1560
onemanhattansquare.com

Immediate Occupancy

Availability:
One Bedrooms from \$1,230,000
Two Bedrooms from \$1,985,000
Three Bedrooms from \$2,790,000
20-Year 421a Tax Abatement

*Co-Exclusive with Extell Marketing Group

Number One Selling Condo in Manhattan in 2022.

Architect: Adamson Associates Architects
Interiors: Meyer Davis Studio Inc.



The Solaire

212.349.1000
thesolaire.com

Immediate Occupancy

Availability:
Alcove Studio from \$715,000
One Bedrooms from \$970,000
Two Bedrooms from \$1,450,000
Three Bedrooms from \$2,475,000

Own on the Waterfront.

Architect: Pelli Clarke Pelli
Interiors: COOKFOX Architects



Greenwich West

212.243.0110
greenwichwest.com

Immediate Occupancy

Availability:
One to Three Bedrooms from \$1,800,000
Terraced Residences from \$2,822,200

Comfortably Chic West Soho Residences by Parisian Design Team.

Architect: Loci Anima Architectures
Interiors: Sébastien Segers Architecte



35 Hudson Yards*

212.385.3535
35HudsonYards.com

Immediate Occupancy

Availability:
Three Bedrooms from \$6,125,000
Four Bedrooms from \$10,750,000
Five Bedrooms from \$16,895,000
Full Floor Penthouse Pricing Upon Request

*Co-Exclusive with Related Sales, LLC

Superlative Residences Atop the Equinox Hotel, Club & Spa.

Architect: David Childs and Skidmore, Owings & Merrill
Interiors: Tony Ingrao of Ingrao Inc.



Flatiron House

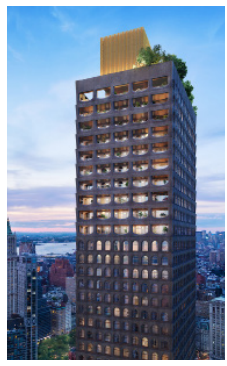
212.221.3923
flatironhousenyc.com

Immediate Occupancy

Availability:
One Bedrooms from \$1,750,000
Two Bedrooms from \$2,995,000
Three Bedrooms from \$4,250,000
Four Bedrooms from \$13,000,000
Townhouse at \$7,200,000
Penthouses from \$10,900,000

Landmark Views in the Heart of the Flatiron District.

Architect & Interiors: COOKFOX Architects



130 William

212.433.3130
130william.com

Immediate Occupancy

Availability:
Two Bedrooms from \$3,575,990
Three Bedrooms from \$3,495,990
Four Bedrooms from \$5,855,990
Loggias and Penthouses from \$6,890,990

A Visionary Perspective on the New York City Skyline. Designed by Sir David Adjaye.

Architect & Interiors: Adjaye Associates



One Essex Crossing

212.995.2022
onessexcrossing.com

Immediate Occupancy

Availability:
One Bedrooms from \$1,495,000
Terrace One Bedrooms from \$2,695,000
Two Bedrooms from \$2,215,000
Terrace Two Bedrooms from \$2,895,000
Three Bedrooms from \$3,295,000
Penthouse available upon request

Where Downtown Life Becomes Downtown Living.

Architect & Interiors: CetraRuddy



25 Park Row

646.933.4625
25parkrow.com

Immediate Occupancy

Availability:
Three Bedrooms from \$4,150,000

Art-Deco Inspired Architecture on City Hall Park.

Architect & Interiors: COOKFOX Architects
Amenities: Studio Mellone

Downtown Manhattan



The Broad Exchange Building

212.706.2000
broadexchangebuilding.com

Immediate Occupancy

Availability:
One Bedrooms from \$875,000
Two Bedrooms from \$1,020,000

Classic New York Living, Within Reach.

Architect & Interiors: Clinton and Russell



Tribeca Green

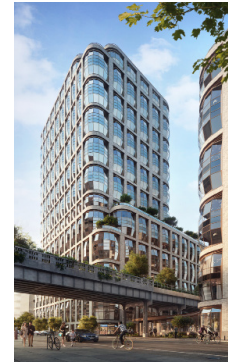
212.862.2100
TribecaGreenNYC.com

Winter 2023

Availability:
Pricing Coming Soon

A Prized Collaboration Between Related and Robert A.M. Stern Architects.

Architect & Interiors: Robert A.M. Stern Architects



Lantern House*

212.796.1515
lanternhouse.com

Immediate Occupancy

Availability:
One Bedrooms from \$2,225,000
Two Bedrooms from \$3,495,000
Three Bedrooms from \$4,750,000
Four Bedrooms from \$6,995,000
Penthouses from \$9,150,000

*Co-Exclusive with Related Sales, LLC

Enlightened Living. Brilliantly Crafted.

Architect: Heatherwick Studio
Interiors: March & White Design

Brooklyn



11 Hoyt

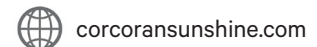
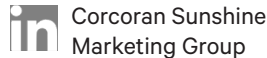
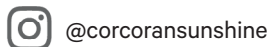
718.858.6408
11hoytbrooklyn.com

Immediate Occupancy

Availability:
Studios from \$795,000
One Bedrooms from \$1,515,000
Two Bedrooms from \$1,725,000
Three Bedrooms from \$1,965,000
Four Bedrooms from \$3,700,000
Penthouses from \$3,900,000

Global Design, rooted in Brooklyn.

Architect: Studio Gang
Interiors: Michaelis Boyd Associates



Follow us on social for our curated collection of the world's most desirable new addresses on the market.

SOME SERVICES AVAILABLE FOR AN ADDITIONAL FEE. THE COMPLETE OFFERING TERMS ARE IN OFFERING PLANS AVAILABLE FROM THE SPONSORS. FILE NOS. CD15-0325, CD16-0313, CD13-0277, CD13-0276, CD16-0304, CD20-0130, CD18-0194, CD19-0069, CD19-0084, CD18-0479, CD14-0292, CD15-0154, CD14-0124, CD18-0040, CD18-0379, CD18-0278, CD-180379, CD18-0154, CD16-0170, CD16-0351, CD18-0061, CD20-0302, CD18-0052, CD19-0342, CD19-0342, CD17-0208, CP19-0060, C19-0004, CD16-0214, CD19-0005, CD18-0132, CD17-0371, CD16-0240, CD15-0185, CD17-0048*.

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR THE ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAIN HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. CORCORAN SUNSHINE MARKETING GROUP REPRESENTS THE SPONSOR IN ALL SALES TRANSACTIONS. NO OFFERING IS MADE WHERE PROHIBITED BY LAW. NO OFFER IS MADE WHERE PROHIBITED BY LAW.



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corcoran sunshine