



# The Digest

Winter 2025



## A Note From Kelly

As we settle into a new year, Corcoran Sunshine looks back on a year that saw strength and resiliency in the new development market, driven by strong momentum at some of the city's most sought-after new developments. With brisk sales continuing, now is the perfect time to discover your next home. I invite you to explore the pages ahead and visit the exceptional properties in Corcoran Sunshine's distinguished portfolio.

We are proud to represent the finest residential developments across New York City and South Florida. Read on to learn about **Recent Launches** we've brought to market.

Peek into **Warm Gatherings** for a special look at entertainment-ready spaces across our portfolio. Whether you're planning a cozy winter dinner party or your child's dream birthday celebration, our properties are equipped for all of your hosting needs during the coldest part of the year.

Enjoy exploring everything Corcoran Sunshine has to offer, and we hope to see you soon.



*Kelly Kenedy Mack*

**Kelly Kenedy Mack**  
President  
Corcoran Sunshine Marketing Group

## Recent Launches



# Spring + Thompson

Spring + Thompson, located at 83 Thompson Street, presents a rare, sought-after opportunity to immerse oneself within SoHo's vibrant, rich cultural scene while enjoying the advantages of contemporary condominium living. This new building is boutique in scale and houses only seven loft-like residences. Each is characterized by Selldorf Architects' clear and modern sensibility, offering gracious livability and understated elegance.

With its prime corner setting, Spring + Thompson welcomes ample light from all angles. The tree-filled pocket park across the street provides residences with open views, while a chic masonry façade presents a version of SoHo architecture that is fresh—modern luxury hiding in plain sight.

Inspired by its historic surroundings and designed to accommodate modern residential tastes, Spring + Thompson is the next landmark corner in SoHo. Seven extraordinary homes, including an ultra-luxurious duplex penthouse, nest within the building's seven floors, offering private, intimate living enhanced by essential services and amenities.

Limited availability remains.

**Two to four-bedrooms priced from \$4,950,000. Anticipated Occupancy Q2 2025.**

## Recent Launches



# 181 MacDougal

Located one block north of Washington Square Park, this new construction corner building is home to just 16 residences, ranging from oversized one- to three-bedrooms, including a one-of-a-kind penthouse that enjoys panoramic skyline views and features as much outdoor space as it has interior square footage.

The architecture and interiors have been masterfully designed by Morris Adjmi Architects. True to Adjmi's signature style, 181 MacDougal features a richly detailed façade comprised of hand-laid brickwork that fits comfortably into the historic charm for which the Village is known, while the warm interiors are timeless, bright, and modern.

Residents of 181 MacDougal will be supported by a thoughtfully robust building staff team—a novelty for a boutique-scale building—including a full-time doorman, resident manager and porter. Amenities include a stunning lobby with 24/7 doorman, sunny library lounge, a state-of-the-art fitness center designed by The Wright Fit, and private on-site storage available at an additional cost.

**Oversized one to three-bedrooms priced from \$3,225,000. Anticipated Occupancy Q1 2025.**

# Portfolio Snapshot: West Side Manhattan



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## Central Park Tower

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### Private Club Living on Central Park

217 West 57th Street  
212.957.5557  
sales@centralparktower.com

### Immediate Occupancy

**Architect:** Adrian Smith + Gordon Gill Architects  
**Interior:** Rottet Studio

### Availability:

Two-bedrooms from \$8,600,000  
Three-bedrooms from \$12,900,000  
Four-bedrooms from \$29,500,000  
Five-bedrooms from \$59,000,000

\* Exclusive marketing with Extell Marketing Group



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## Claremont Hall

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### Classic Living in Manhattan's Smartest Enclave

100 Claremont Avenue  
929.436.3980  
sales@claremonthall.com

### Immediate Occupancy

**Architect:** Robert A.M. Stern Architects  
**Interior:** Robert A.M. Stern Architects and  
CetraRuddy Architecture

### Availability:

One-bedrooms from \$1,285,000  
Two-bedrooms from \$1,805,000  
Three-bedrooms from \$2,665,000



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## The Bryant

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### Live on Bryant Park

16 West 40th Street  
212.687.1640  
info@thebryantnyc.com

### Immediate Occupancy

**Architect & Interior:** David Chipperfield Architects

### Availability:

Two-bedrooms from \$2,895,000  
Two-bedrooms with Home Office from \$4,650,000  
Three-bedrooms from \$6,940,000  
Four-bedrooms from \$9,850,000  
Duplex penthouses from \$17,850,000

# Portfolio Snapshot: West Side Manhattan



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## The West Residence Club

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### The Most Amenities in Hell's Kitchen

547 West 47th Street  
212.353.5009  
info@547west47.com

### Immediate Occupancy

**Architect & Interior:** Concrete Amsterdam

### Availability:

Studios from \$745,000  
One-bedrooms from \$985,000  
Two-bedrooms from \$1,495,000



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## 505 West 43

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### Where Hell's Kitchen Meets Hudson Yards

505 West 43rd Street  
212.505.0043  
info@505w43.com

### Immediate Occupancy

**Architect:** ODA Architecture  
**Interior:** Lemay\_id

### Availability:

Two-bedrooms from \$1,295,000  
Three-bedrooms from \$2,295,000



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## 720 West End Avenue

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### An Upper West Side Pre-War Landmark Retold with Modern Finesse

720 West End Avenue  
212.914.7720  
hello@720westend.com

### Anticipated Occupancy 2025

**Exterior Architect:** Emery Roth  
**Interior Architect:** Thomas Juul-Hansen

### Availability:

One-bedrooms from \$995,000  
Two-bedrooms from \$2,650,000  
Three-bedrooms from \$2,995,000  
Four-bedrooms from \$5,575,000  
Five-bedrooms from \$10,275,000

# Portfolio Snapshot: East Side Manhattan



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## Archive Lofts

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### Tribeca-Style Living with an East Side Address

305 East 61st Street  
212.333.3305  
hello@archivelofts.com

#### Immediate Occupancy

**Architect:** C3D Architecture  
**Interior:** Forkosh Design Group

#### Availability:

One-bedrooms from \$1,295,000  
Two-bedrooms from \$2,295,000  
Three-bedrooms from \$3,995,000  
Penthouses from \$2,995,000



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## One United Nations Park

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### Effortless Smart Home Waterfront Living

695 1st Avenue  
212.685.7200  
sales@oneunpark.com

#### Immediate Occupancy

**Architect & Interior:** Meier Partners

#### Availability:

Two-bedrooms from \$2,395,000  
Three-bedrooms from \$3,695,000  
Four-bedrooms from \$4,995,000  
Penthouses from \$8,800,000



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## Selene 100 East 53rd

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### Visionary Residences by Pritzker Prize Winning Architect Norman Foster

100 East 53rd Street  
212.486.3979  
info@SeleneNewYork.com

#### Immediate Occupancy

**Architect & Interior:** Foster + Partners

#### Availability:

Studios from \$1,775,000  
One-bedrooms from \$2,273,750  
Two-bedrooms from \$5,995,000  
Three-bedrooms from \$6,950,000  
Loft residences from \$5,995,000  
Duplex residences from \$19,000,000

# Portfolio Snapshot: East Side Manhattan



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## Sutton Tower

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### East Side's Tallest Waterfront Tower

430 East 58th Street  
212.202.5800  
info@suttontower.com

### Immediate Occupancy

**Architect & Interior:** Thomas Juul-Hansen

### Availability:

One-bedrooms from \$1,895,000  
Two-bedrooms from \$3,025,000  
Three-bedrooms from \$3,925,000  
Four-bedrooms from \$4,750,000  
Full-floor residences from \$15,500,000



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## 40 East End Avenue

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### Residences by Deborah Berke in Manhattan's Most Charming Enclave

40 East End Avenue  
212.682.4033  
hello@40eastend.com

### Immediate Occupancy

**Architect & Interior:** TenBerke

### Availability:

Four-bedroom townhouse at \$9,675,990  
Penthouses from \$9,985,990



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## 520 Fifth Avenue

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### The Tallest Residential Tower on Fifth Avenue

520 Fifth Avenue  
212.715.0520  
info@520fifth.com

### Anticipated Occupancy 2025

**Architect:** Kohn Pedersen Fox  
**Interior:** Charles & Co.

### Availability:

Three-bedrooms from \$5,750,000  
Terraced residences from \$6,525,000  
Penthouses from \$11,250,000



# Portfolio Snapshot: Downtown Manhattan



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## Fifteen Hudson Yards

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### Live Where It All Comes Together

15 Hudson Yards  
212.385.1515  
info@livehudsonyards.com

### Immediate Occupancy

**Architect & Interior:** Diller Scofidio + Renfro in collaboration with Rockwell Group

### Availability:

Three-bedrooms from \$6,395,000  
Four-bedrooms from \$8,495,000

\* Exclusive marketing with Related Sales LLC



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## Flatiron House

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### Live Near Madison Square Park with Iconic Landmark Views

39 West 23rd Street  
212.221.3923  
info@flatironhousenyc.com

### Immediate Occupancy

**Architect & Interior:** COOKFOX Architects

### Availability:

Three-bedroom lofts from \$4,495,000  
Townhouse at \$6,750,000  
Tower penthouses from \$10,350,000



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## Linea

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### Your Home in West Chelsea

428 West 19th Street  
212.470.7328  
info@linea-nyc.com

### Anticipated Occupancy Q1 2025

**Architect & Interior:** BKSK Architects

### Availability:

Studios from \$1,295,000  
One-bedrooms from \$1,395,000  
One-plus bedrooms from \$1,875,000  
Two-bedrooms from \$3,100,000  
Three-bedrooms from \$3,545,000  
Townhouses from \$7,150,000  
Penthouse pricing available upon request

# Portfolio Snapshot: Downtown Manhattan



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## One Essex Crossing

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### Where Downtown Life Becomes Downtown Living

202 Broome Street  
212.995.2022  
info@oneessexcrossing.com

#### Immediate Occupancy

**Architect & Interior:** CetraRuddy

#### Availability:

Final one-bedroom at \$1,495,000



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## One High Line

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### Where the High Line Meets the Hudson River

500 West 18th Street  
212.518.3212  
info@onehighlineresidences.com

#### Immediate Occupancy

**Architect:** Bjarke Ingels Group  
**Interior:** Gabellini Sheppard and Gilles et Boissier

#### Availability:

One-bedrooms from \$2,130,000  
Two-bedrooms from \$3,485,000  
Three-bedrooms from \$6,460,000  
Four-bedrooms from \$9,950,000



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## One Manhattan Square

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### Manhattan's Best-Selling Waterfront Condominium

225 Cherry Street  
212.252.1560  
info@onemanhattansquare.com

#### Immediate Occupancy

**Architect:** Adamson Associates Architects  
**Interior:** Meyer Davis Studio Inc.

#### Availability:

One-bedrooms from \$1,230,000  
Two-bedrooms from \$1,895,000  
Three-bedrooms from \$2,970,000

\* Exclusive marketing with Extell Marketing Group

# Portfolio Snapshot: Downtown Manhattan



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## Spring + Thompson

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### Curated Condominiums in the Heart of SoHo

83 Thompson Street  
212.812.2183  
info@springandthompson.com

### Anticipated Occupancy 2025

**Architect & Interior:** Selldorf Architects

### Availability:

Two-bedrooms from \$4,950,000  
Four-bedrooms from \$14,750,000  
Six-bedroom duplex penthouse at \$29,500,000



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## The Solaire

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### Own the Waterfront

20 River Terrace  
212.349.1000  
info@thesolaire.com

### Immediate Occupancy

### Availability:

Alcove studios from \$745,000  
One-bedrooms from \$920,000  
Three-bedrooms from \$2,650,000  
Final four-bedroom at \$5,195,000  
Select investment opportunities from \$616,250



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## Tribeca Green

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

210 Warren Street  
212.862.2100  
info@tribecagreennyc.com

### Immediate Occupancy

**Architect & Interior:** Robert A.M. Stern Architects

### Availability:

Select investment opportunities from \$701,250

# Portfolio Snapshot: Downtown Manhattan



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## 35 Hudson Yards

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### Superlative Residences Atop the Flagship Equinox Hotel

35 Hudson Yards  
212.385.3535  
info@livehudsonyards.com

#### Immediate Occupancy

**Architect:** David Childs/SOM  
**Interior:** Tony Ingrao

#### Availability:

Two-bedrooms from \$4,895,000  
Three-bedrooms from \$5,850,000  
Four-bedrooms from \$8,925,000  
Five-plus bedrooms from \$15,100,000

\* Exclusive marketing with Related Sales LLC



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## 130 William

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### A Visionary Perspective on the New York City Skyline

130 William Street  
212.433.3130  
info@130william.com

#### Immediate Occupancy

**Architect & Interior:** Adjaye Associates

#### Availability:

Final two-bedroom at \$2,695,990  
Three-bedrooms from \$3,135,000  
Four-bedrooms from \$6,445,990



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## 181 MacDougal

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### Classic Greenwich Village, Modern Luxury Condominium

181 MacDougal Street  
212.682.1818  
info@181macdougal.com

#### Immediate Occupancy

**Architect & Interior:** Morris Adjmi Architects

#### Availability:

One-bedrooms from \$3,225,000  
Two-bedrooms from \$3,275,000  
Three-bedroom penthouse pricing available upon request  
Full-floor penthouse pricing available upon request

# Portfolio Snapshot: Downtown Manhattan



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## 222 LES Tower + Lofts

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### **New and Blossoming on the Lower East Side**

222 East Broadway  
212.970.0222  
[www.222les.nyc](http://www.222les.nyc)

### **Immediate Occupancy**

**Architect:** SLCE + S4 Architecture  
**Interior:** Paris Forino

### **Availability:**

One-bedrooms from \$1,095,000  
Two-bedrooms from \$1,955,000  
Three-bedrooms from \$2,875,000  
Four-bedrooms from \$5,495,000



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## 450 Washington

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### **Residences by Related on the Tribeca Waterfront**

450 Washington Street  
212.570.4500  
[info@450washington.com](mailto:info@450washington.com)

### **Immediate Occupancy**

**Architect & Interior:** Roger Ferris + Partners and MAWD

### **Availability:**

Studios from \$950,000  
Three-bedrooms from \$3,995,000  
Four-bedrooms from \$4,095,000

# Portfolio Snapshot: Florida



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## Shorecrest

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### Designed to Perfection

1901 North Flagler Drive  
561.515.0711  
info@shorecrestwpb.com

### Anticipated Occupancy 2028

**Architect:** Roger Ferris + Partners  
**Interior:** Rottet Studio

### Availability:

One-bedrooms from \$1,000,000  
Two-bedrooms from \$1,600,000  
Three-bedrooms from \$2,815,000



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## South Flagler House

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### A Timeless Waterfront Masterpiece in West Palm Beach

1355 South Flagler Drive  
561.867.9580  
info@southflaglerhouse.com

### Anticipated Occupancy 2027

**Architect:** Robert A.M. Stern Architects  
**Interior:** Pembroke & Ives

### Availability:

Two-bedrooms from \$5,740,000  
Three-bedrooms from \$12,650,000  
Four-bedrooms from \$12,900,000  
Five-plus bedrooms from \$23,550,000

## Warm Gatherings



## Sutton Tower

Experience the pinnacle of entertaining at Sutton Tower, the tallest waterfront tower on Manhattan's East Side. With unparalleled city and skyline views, world-class design by Thomas Juul-Hansen, and prime access to New York's most iconic destinations, Sutton Tower is the ultimate address for hosting in style.

Penthouse 80, spanning two full floors and over 9,000 square feet, is the perfect venue for every celebration. This five-bedroom, five-and-a-half-bathroom residence offers breathtaking 360-degree views of the city's landmarks. Guests enter via direct elevator access into a dramatic gallery that leads to a double-height loggia, setting the tone for unforgettable evenings. The extraordinary great room, with soaring 15-foot ceilings, serves as the heart of every celebration. A fireplace and a piano create the perfect setting for cozy evenings and time spent with loved ones, while the adjacent wine room, with space to hold up to 100 cases, adds a touch of sophistication. It's the perfect setting for pre-dinner cocktails — a true wine connoisseur's dream.

The chef's kitchen, featuring a Statuarietto marble island and top-of-the-line Sub-Zero and Wolf appliances, ensures seamless event preparation, connecting effortlessly to the formal dining room. A butler's pantry, secondary bedroom, and powder room on the first floor simplify hosting, while upstairs, four ensuite bedrooms, a media room, and a sitting room provide private retreats for guests. Penthouse 80 offers an extraordinary setting for every event in Manhattan's most exclusive waterfront neighborhood.

**One to four-bedrooms priced from \$1,895,000. Immediate Occupancy.**

## Warm Gatherings



## 720 West End Avenue

720 West End Avenue is an Upper West Side pre-war landmark retold with modern finesse. Originally designed in 1927 by celebrated architect Emery Roth, the building is re-envisioned today as 131 elegant residences by the award-winning designer Thomas Juul-Hansen.

With one of the most expansive amenity offerings on the Upper West Side, 720 West End Avenue is the perfect setting for hosting unforgettable evenings. This blend of pre-war charm and modern elegance offers thoughtfully designed spaces that elevate the art of entertaining. A grand entrance through the restored Renaissance Revival lobby sets the stage for exceptional events, and residents can reserve the private dining room for intimate dinners and memorable occasions.

The adjoining terrace, complete with a catering kitchen, ensures seamless hosting, whether you're planning a cozy cocktail party or an elaborate feast. Surrounded by the timeless charm of West End Avenue and with Hudson River views, this address offers a spectacular backdrop for every event. Experience a neighborhood that beautifully blends the past with the present—an ideal place to gather with friends and family.

**One to five-bedrooms priced from \$995,000. Anticipated Occupancy 2025.**



## Warm Gatherings



## 35 Hudson Yards

35 Hudson Yards, designed by David Childs and Skidmore Owings & Merrill with interiors by Tony Ingrao of Ingrao Design, is the tallest residential building at Hudson Yards, offering 143 exclusive residences with sweeping panoramic views of the Hudson River and the Manhattan skyline.

Residents have access to 22,000 square feet of top-tier amenities designed for unforgettable entertaining. The building's sixth floor is a vibrant social hub, featuring a corner lounge with a billiard table, a screening room with a wet bar, golf simulator, an elegant cocktail lounge and bar, and a cozy library, as well as a private dining room with space for sixteen.

On the building's 24th floor is the show-stopping Grand Dining Room and terrace, perfect for hosting over fifty guests with full catering services, all set against breathtaking Hudson River sunsets. Residents can also enjoy direct elevator access to world-class dining at Electric Lemon and the Equinox Hotel® restaurant and bar by Stephen Starr.

**Two to five-plus bedrooms priced from \$4,895,000. Immediate Occupancy.**

## Warm Gatherings



## Claremont Hall

Situated amid the iconic campus of Union Theological Seminary, Claremont Hall offers a one-of-a-kind setting for both everyday living and entertaining. With one- to three-bedroom homes boasting open views over the Hudson River, spacious layouts, and meticulously crafted design details, Claremont Hall merges modern living with its historic setting and provides an ideal setting for hosting friends and family, whether for an elegant dinner or an extravagant celebration.

Playfully referencing Old World influence and capturing the essence of a fantastical playland, Claremont Hall's Little Castle encourages imagination for its youngest residents and plenty of space to come together for family-friendly gatherings. Framed by dramatic Gothic arched windows that overlook Union Theological Seminary's classic courtyard, the playroom offers earth-toned play sets, playful toys, and a whimsical slide, making it a space that effortlessly blends fun and functionality. Whether hosting events for all ages or creating lasting memories with family, Claremont Hall provides the perfect backdrop for every celebration.

**One to three-bedrooms priced from \$1,285,000. Immediate Occupancy.**

## Warm Gatherings



## The West Residence Club

With the most amenities in Hell's Kitchen, The West Residence Club, located at 547 West 47th Street, offers endless possibilities for entertaining.

Perhaps the most beloved space in the building is a glass-enclosed, greenhouse-style library lounge. Surrounded by evergreen landscaping and warmed by the sun beaming through the glass ceiling, this space is rich with charm from millwork bookcases, a freestanding fireplace, and eclectic furniture in distinct living and dining areas.

The private dining room at 547 West 47th Street—dubbed “Hell’s Kitchen”—features a full chef’s kitchen for residents (or their caterer) to prepare a feast, as well as a dramatic dining table that easily fits 14 guests. The space is also equipped with a kegerator, beverage stations, a large screen, and a terrace for hosting private parties that won’t soon be forgotten.

Additionally, 547 West 47th Street offers two hotel-style guest suites exclusively for residents. These suites provide the perfect balance of proximity and privacy, allowing residents to host family or friends within the building without intruding on their own space—an ideal arrangement for memorable visits.

**Studios to two-bedrooms from \$745,000. Immediate Occupancy.**

## Warm Gatherings



## Selene 100 East 53rd

Selene, located at 100 East 53rd Street, offers graciously scaled residences and sophisticated design by Pritzker Architecture Prize winner Norman Foster, with interiors in collaboration with AD100 recipient William T. Georgis.

The spectacular Duplex Penthouse at Selene is ideal for entertaining, offering an impressive 6,760 square feet of opulent living space. This four-bedroom, four-and-a-half-bathroom residence spans two full floors, featuring floor-to-ceiling windows and soaring 11-foot ceilings, and centers on a private elevator landing that opens to a grand entrance gallery with double-height ceilings and sweeping vistas from the East River to the Atlantic Ocean. A generous corner great room offers stunning views of Central Park, while the southeast-facing formal dining room highlights the Chrysler Building and the Empire State Building – creating a memorable and iconic backdrop for gatherings, any time of year.

The closed chef's kitchen features Gaggenau stainless steel appliances and an Italian Carrara marble countertop and backsplash – a true culinary delight that is perfect for seamless entertaining. The upper-level floor is home to all four-bedrooms, with the triple-exposure primary suite privately located on the southern side, featuring an expansive dressing area and a spa-inspired en suite windowed bathroom.

**Studio to duplex residences priced from \$1,775,000. Immediate Occupancy.**

## Warm Gatherings



## 130 William

Celebrate in unparalleled style at 130 William. Developed by Lightstone, this striking tower redefines Lower Manhattan with its hand-cast concrete facade and stunning panoramic views that stretch from river to river, over Manhattan and beyond—an extraordinary backdrop for entertaining.

Penthouse 65 is the ultimate setting for hosting extraordinary gatherings. Designed by visionary architect David Adjaye, this one-of-a-kind full-floor residence offers nearly 7,000 square feet of living space, enveloped in breathtaking 360-degree views of Manhattan's iconic skyline and rivers. Perfect for seasonal entertaining, the expansive open-air terrace features an outdoor kitchen and gas grill, complemented by two dramatic loggias that seamlessly blend indoor and outdoor spaces for memorable occasions.

Inside, every detail is tailored for refined hosting, from soaring 12-foot ceilings and massive arched windows to sleek, custom finishes. With four bedrooms (convertible to five), five-and-a-half bathrooms, and a vast open-concept living area with a grand fireplace, the penthouse provides the ideal backdrop for everything from intimate dinners on chilly nights to grand celebrations. Penthouse 65 is more than a residence—it's a private urban sanctuary where hosting reaches new heights of sophistication and warmth.

**Two to four-bedrooms priced from \$2,695,990. Immediate Occupancy.**

## Warm Gatherings



## 505 West 43

Located where Hell's Kitchen meets Hudson Yards, 505 West 43 offers unrivaled access to New York City's most vibrant destinations, from Hudson River Park to Midtown and the Theatre District. Designed by ODA New York with interiors by Andres Escobar, this 16-story condominium features spacious, light-filled residences with floor-to-ceiling windows, providing an ideal backdrop for both everyday living and entertaining.

At the heart of 505 West 43's exceptional amenities is the double-height lobby, a welcoming lounge designed for relaxation and connection. Featuring cozy seating, a fireplace, and views of the central planted courtyard, this beautifully designed space is perfect for gathering with family and friends.

Whether hosting a cocktail hour or enjoying a quiet moment by the fire, the lobby offers a warm and inviting atmosphere. With curated reading materials and thoughtful craftsmanship, it provides the perfect setting to unwind or spend time with loved ones, bridging the vibrant energy of the city with the peace of home.

**Two to three-bedrooms priced from \$1,295,000. Immediate Occupancy.**



*corcoran sunshine*



@corcoransunshine



Corcoran Sunshine Marketing Group



[www.corcoransunshine.com](http://www.corcoransunshine.com)

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