



## **Tishman Speyer launches sales at 11 Hoyt, a 57-story residential tower**

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Brooklyn, NY Developer Tishman Speyer has launched sales at 11 Hoyt, its new 57-story, 770,000 s/f residential tower, which features 480 condo residences and 55,000 s/f of indoor and outdoor amenity space. The project includes a 27,000 s/f private park above street level, as well as a motor court and porte-cochere.

Designed by architecture and urban design firm, Studio Gang Architects, under the direction of MacArthur Fellow, Jeanne Gang, the building's scalloped concrete and glass façade was influenced by the bay windows of brownstone Brooklyn, with the undulating facade creating interior "bay window" spaces in a majority of the residences. The bay windows allow for additional living space that can be utilized in a variety of ways, including window seats, display spaces, and storage niches.

The project features interiors designed by London-based firm Michaelis Boyd Associates, notable for their work associated with the SoHo House clubs in Los Angeles, Berlin and the UK. For the 11 Hoyt residences, the firm created two distinct interior finish palettes: "Classic," featuring fresh, light tones, colors and materials, and "Heritage," which references the borough's past through a rich combination of darker hues, tactile finishes, and hand-wrought appeal.

Ten ft. ceilings and eight ft. square windows frame views in every direction – including western views of the downtown Manhattan Skyline, Statue of Liberty, and New York Harbor; southern and eastern views over the tree-lined streets of brownstone Brooklyn and the Verrazano-Narrows Bridge; and northern views toward midtown Manhattan.

"From the world-class design and extraordinary, unique amenity offering to the vast, elevated private park, 11 Hoyt raises the bar in the Downtown Brooklyn residential marketplace," said Erik Rose, managing director for Tishman Speyer. "We are incredibly proud to be launching sales for this unmatched residential product and we know it presents a tremendous opportunity for discerning buyers."

Each residence features smart-home enabled door locks and thermostats, 7-inch wide plank white oak floors and in-residence washers and dryers. Kitchens include custom Michaelis Boyd-designed cabinetry, a Bosch appliance package, Italian stone countertops, garbage disposal and fully vented range hood. Bathrooms feature marble floors and tub surrounds, glazed crackled ceramic wall tiles, custom Michaelis Boyd-designed vanities and radiant heat flooring (in master bathrooms).

A major highlight of the project is its nearly 27,000 s/f private park, an amenity unlike anything else in borough, which was designed by AD100 recipient, Hollander Design. The park was designed to reflect how the landscape would naturally develop in the region, and features a mix of active and quiet spaces – including lawns for both tranquil and athletic activities; a sun deck with adjoining hot tub; a fitness deck; interactive children’s play area; BBQ pods; a meandering forest walk; and gathering spaces with integrated seating.

Alongside the park, residents can access the Park Club, an extensive amenity program that includes a 75-ft. indoor saltwater pool, as well as a fitness center designed by The Wright Fit. This private fitness club includes designated spaces for weight and cardio training, as well as a yoga and group fitness studio, squash court, massage treatment and relaxation rooms, and men’s and women’s locker rooms with saunas and steam showers. The remainder of the second floor is dedicated to a co-working space and salon lounge, imaginative children’s playroom with whimsical hanging pods and dramatic playscape, a game room, and a mess-friendly maker’s studio.

A separate amenity floor, the Sky Club perched on 11 Hoyt’s 32nd floor, includes entertainment and leisure focused amenities centered on an expansive sky lounge that includes a private dining area with demonstration and catering kitchens, fireplace, billiards table, library and panoramic views in all directions; a cinema and performance space; a virtual gaming room with a golf simulator; a sound-insulated music studio; cozy study area; and intimate card room and cocktail lounge.

Additional amenities flank 11 Hoyt’s double height lobby - including a chic coffee lounge with lush leather banquette seating, a pet spa, an outdoor dog run, and the property’s distinctive motor court and porte-cochere entryway. The building will also include below grade attended parking and resident storage. 11 Hoyt is located within a 5-minute walk to the 2, 3, A, C, F, G, R, B, Q, 4 and 5 trains offering convenient access to Manhattan and beyond.

11 Hoyt offers a variety of residences and is one of the only luxury residential developments in Downtown Brooklyn that features over 190 different floorplans to choose from, offering a rare opportunity for residents to own a one-of-a-kind home along with a host of luxury amenities and services at their fingertips.

Corcoran Sunshine Marketing Group is managing all sales and marketing efforts for 11 Hoyt.

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