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## **Nortco Development tops out Eleven Hancock condominium project; design by Issac & Stern, interiors by Lemay + Escobar**

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Manhattan, NY Nortco Development has topped out at Eleven Hancock in Harlem. In addition, Nortco has launched a website for the project and revealed new renderings providing potential buyers a first look at the ground up condominium located at 11 Hancock Place near Morningside Park, south of 125th St.

Designed by Issac & Stern Architects with interiors by Lemay + Escobar, Eleven Hancock incorporates a cantilevered design highlighted by a façade of alternating horizontal zinc- and rust-colored bands. Oversized industrial-inspired windows will showcase the building's exposed diagonal beams encased in finished concrete—a unique design feature for select residences.

Scheduled for completion in Spring 2020, the 12-story, 130,000 s/f building will comprise 71 studio, one-, two-, three- and four-bedroom residences; nearly 50% of homes at Eleven Hancock will feature outdoor space. The residential portion of the building—which starts on the third floor—rests above a 30,000 s/f retail space spread across three floors with 14-ft. ceiling heights on the ground floor.

Halstead Property Development Marketing's Krantz + Krantz Group is the exclusive marketing and sales firm for the project.

Eleven Hancock will feature a number of amenities and features including a fitness center complete with Peloton bikes, treadmills and free-weights; a resident's lounge; children's playroom; pet spa; package room and storage spaces. Residents will be able to use two outdoor spaces—both offering

views of Harlem and Manhattan—with outdoor kitchens with BBQ stations, seating and dining areas and private cabanas.

Later this month, Eleven Hancock Place will open a sales and marketing center nearby at 2300 Frederick Douglass Blvd., where interested buyers will be able to preview floorplans, a 3D neighborhood map, sample finishes and a built-out model kitchen and bathroom.

“Nortco has conceived a full-service building that evokes a downtown experience in prime South Harlem. Eleven Hancock’s sleek design, generous floorplans and incredible amenity package is an exciting offering with attractive pricing,” said Jeff Krantz, managing director of Halstead’s Krantz + Krantz Group. “There is a lot of pent up demand for newly built product in the area. Eleven Hancock is a stand-out option for buyers seeking a gleaming new building located just one stop to midtown on the express train. It is close to many of Harlem’s best restaurants, shopping and entertainment—the location is incredible.”

Eleven Hancock Pl. is located between Morningside Ave. and 124th St. in Harlem’s music, art and culinary scene, and two blocks from the Apollo Theater. Residents of Eleven Hancock will be close to Morningside Park, St. Nicholas Park and Central Park, providing outdoor access to some of the city’s best green spaces and outdoor activities.

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