



## **Modern Spaces reaches 100% sales milestone for The Bindery, a Long Island City condominium property**

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Long Island City's condominium The Bindery has reached the 100% sales milestone, much to the acclaim of real estate and brokerage company Modern Spaces, the exclusive sales and marketing team. It is also one of the first residential properties in Long Island City that sold for over \$1,000 per s/f with one of the homes selling for \$1,166 per s/f after coming onto the market in April. The 20-unit residential building, which is named after the area's rich bookbinding history, is located at 47-34 11th St.

"The tremendous pace at which the Bindery homes were sold speaks volumes of the continued demand of luxury living in the area," said Eric Benaim, CEO and president of Modern Spaces. "Everything from the name to the design of the building hit a note with buyers and we couldn't be more pleased to have brought this project to completion in less than a year."

Developed by NY Lions Group and Craig Axelrod, The Bindery offers owners seven floors of studios, one and two-bedrooms homes ranging from 494 to 971 s/f with prices starting at \$450,000. Modern Spaces not only handled the sales and marketing of The Bindery, but were also instrumental in designing the interiors of the building, which features wood flooring with a reclaimed effect throughout and exposed brick walls. Inspired by the historical book binding factories in the area, residents will enter the building through a library instead of a lobby.

"The success of The Bindery is owed to its personality - residents today are looking for more character in their homes and have really connected with the building's homage to the neighborhood's bookbinding history," said Jennifer Dorfmann, the managing director of sales for Modern Spaces. The sell-out of the Bindery speaks to Long Island City's continued transformation into a cultural hotspot."

The Bindery luxury condominiums showcase high-end finishes and detailed designs with "Antique Copper" engineered Oak wood Terra Legno flooring throughout and exposed brick walls. Residences will feature gourmet kitchens with Bertazzoni gas range ovens, Liebherr refrigerators and Bosch dishwashers. Kitchen countertops will be made of gray CaesarStone and the luxurious bathrooms will include either White Glass or Italian Carrera vanity tops. Many units also have their own private balconies or terraces and garden.

Amenities include a beautifully landscaped rooftop, cutting-edge fitness center and virtual doorman. Residents at The Bindery have convenient access to the E, M, 7 and G subway lines, and are just three minutes from Midtown Manhattan and five minutes from Grand Central Station.

Long Island City has it all. From the neighborhood centerpiece, 12-acre Gantry Plaza State Park with breathtaking views of Manhattan to cultured museums such as the Sculpture Center and MoMa PS1, there is plenty to enjoy in the area. Eclectic restaurants, shopping and greengrocers further signal Long Island City's evolution into a neighborhood rooted in art and creativity.

