



Bluejay Management to launch leasing for 341EPW

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According to Bluejay Management, leasing will launch in early July for 341EPW a new 8-story, 63-unit rental development with a retail component located at 341 Eastern Parkway in Crown Heights, Brooklyn. aptsandlofts.com, one of NYC's leading privately owned full-service real estate brokerages, has been retained as the exclusive leasing and marketing agent for the building, situated at the corner of two of Brooklyn's most prominent thoroughfares, Eastern Parkway and Franklin Avenue.

"341EPW provided us with the opportunity to develop a high-quality property that brings added value to this vibrant neighborhood in Crown Heights," said Marc Jacobowitz of Bluejay Management. "Our goal behind 341EPW was to focus on returning the sense of grandeur on this thoroughfare with classic architecture that offers a nod to the timeless limestone and brick facades along Eastern Parkway, but with a modern interior design."

Located on the southeast corner of Franklin Avenue, the building is steps from the 2, 3, 4 and 5 subway lines and a short walk from Prospect Park. Designed by the Meshberg Group, 341EPW features a white brick façade accented with precast stone to enhance the presence of the lobby entrance as well as stone arches and decorative cornices on the prominent corner that anchors the building.

"341EPW is located in one the most exciting areas of Brooklyn offering a mix of history on Eastern Parkway and an explosion of trend setting retail on Franklin Avenue," said David Maundrell, founder and president of aptsandlofts.com. "For the past year, the interest in 341EPW has been simply staggering. That's what you get when you combine contextual architecture with direct access to Manhattan via four subway lines at your front door."

This modern building includes a mix of studio, one- and two-bedroom homes; select units include a private terrace. These contemporary, yet sophisticated homes, have timeless character and feature spacious layouts with clean lines, white oak floors, and washers/dryers.

Pricing for homes begin at \$2,200 for a studio, \$2,700 for a one-bedroom and \$3,400 for a two-bedroom apartment. Additionally, Penthouse duplexes begin at \$3,800.

Kitchens feature a traditional design with jet black polished Caesarstone countertops, gray glazed backsplash, grey and white custom cabinets with a mix of modern and traditional styles, stainless steel appliances and an Elkay sink with Grohe fixtures. Bathrooms are stylish and functional with contemporary features including dark grey porcelain floors, Caesarstone counters, white Kohler sinks with Grohe fixtures and deep soaking tubs.

341EPW features an array of amenities for residents including a lobby lounge, fitness center and a landscaped roof deck with BBQ and seating areas. Along with the building's retail component, 341 Eastern Parkway includes a pedestrian sidewalk plaza with seating. Additional amenities include a part-time doorman, on-site super and parking.

Crown Heights is continuing to evolve into a must-live neighborhood. Home to a number of landmarks such as the Brooklyn Botanic Garden, Brooklyn Museum and Brooklyn Children's Museum, as well as the Brooklyn Public Library, Crown Heights is rich in culture and history. Franklin Avenue, the neighborhood's focal point for shopping and entertainment, is home to a number of restaurants, caf  s, bars and boutiques.

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