



## **Nortco Development launches sales at Eleven Hancock condominium; Designed by Issac & Stern and Lemay + Escobar**

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Eleven Hancock in Harlem - Manhattan, NY

Manhattan, NY According to Nortco Development, sales have commenced at Eleven Hancock in Harlem, a ground-up condominium located at 11 Hancock Place south of 125th St. near Morningside Park.

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

Sales at Eleven Hancock Place will be led by Halstead Development Marketing from a sales gallery where interested buyers will be able to tour the neighborhood via an interactive 3D map of Harlem, view floorplans on large screen TVs via an interactive sales tool, and view a built-out model kitchen and bathroom. The sales office is located at 2298 Frederick Douglass Blvd. and is a first for new construction condominiums in Harlem.

Scheduled for completion in mid-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 Place will feature private outdoor space.

Lemay + Escobar designed the residences at Eleven Hancock which will feature 7" wide European white oak flooring throughout, industrial-inspired floor-to-ceiling windows, high-performance multi-zone heating and cooling systems, separate in-unit Miele washers and dryers, USB charging outlets and prewired cable, data and telephone connections. Some units will also boast private rooftop cabanas with preinstalled BBQs and sinks.

Italian-crafted kitchens by Cesar feature Noce Moro and Pearl Gray Cesar cabinetry, Kohler matte black faucets and Calacatta quartz countertops and backsplashes. Miele refrigerators, gas cooktops and ovens are complimented by 15" Summit wine fridges and undermounted Kohler sinks.

## Interior space at Eleven Hancock in Harlem - Manhattan, NY

Bathrooms at Eleven Hancock feature Chevron stone floors with large format Calacatta tiled walls; Kohler sinks, hardware and soaking tubs; Toto toilets; handcrafted fine velvet-finished vanities by Cesar with Pure White Caesarstone countertops and medicine cabinets with integrated USB outlets. Secondary bathrooms feature mosaic natural stone flooring with a mixed honed, polished and sandblasted finish and Bianco Dolomite stone wall tiles; Kohler sinks, hardware and soaking tubs; handcrafted fine velvet-finished vanities by Cesar with Pure White Caesarstone countertops; Toto toilets; and medicine cabinets with integrated outlets.

Eleven Hancock will feature a number of thoughtfully designed 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 enjoy two expansive outdoor spaces—the roof deck offers sweeping views of Harlem and Manhattan while the garden terrace offers residents a landscaped retreat—both spaces feature outdoor kitchens with BBQ stations, seating and dining areas.

“Nortco has conceived a full-service building that evokes a downtown experience in prime South Harlem. Eleven Hancock's contemporary design, generous floorplans and incredible amenity package is an exciting offering with attractive pricing,” said Jeff Krantz, managing director of Halstead Development Marketing'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 Place is located between Morningside Avenue and St. Nicholas Ave at 124th Street in the center of Harlem's bustling music, art and culinary scene, and sits just two blocks from the legendary Apollo Theater. Residents of Eleven Hancock will also enjoy close proximity to Morningside Park, St. Nicholas Park and Central Park, providing outdoor enthusiasts access to some of the city's best green spaces and outdoor activities.

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