



Ginsburg Dev. Cos. celebrate opening of 1 Martine at City Square

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White Plains, NY City and County officials joined with Ginsburg Development Cos. (GDC) to celebrate the transformation of a former office tower into 1 Martine at City Square, a new luxury rental with loft-style apartments and amenities including a private park and art gallery.

Called 1 Martine at City Square, the building has 188 apartments featuring 11-ft. concrete ceilings, large windows, track lighting and exposed ductwork that give the apartments an urban vibe. It is the first major office building in Westchester to be converted into luxury rental apartments. 1 Martine at City Square represents a private investment of \$43.7 million.

Each apartment features wide plank LVT flooring in living room and bedrooms; SoHo-inspired kitchens featuring custom cabinetry, quartz countertops and stainless-steel appliances; designer bathrooms with porcelain tiles, custom vanities and large mirrors; bedroom ceiling fans; washer & dryer and extra-large walk-in closets. Many of the apartments include bedroom cabinetry, gallery track lighting and modern chandeliers. The 1-bedroom/1 bath apartments and the 2-bedroom/2 bath apartments range in size from 425 to 1,170 s/f.

One of the most unique features of 1 Martine at City Square is the City Square Central Park, a private one-acre space on the roof deck of the parking garage that connects all buildings and features fountains, waterfalls, walking paths, putting greens and outdoor dining at City Square Café all on a beautifully landscaped space.

Amenities at 1 Martine at City Square include an art-inspired lobby with 24/7 concierge service and package acceptance; Club Lounge with roof deck for hosting building events and available for private parties; fitness center; ground floor art gallery with resident discounts; cinema screening room; conference room; pet wash and indoor garage parking with available electric charging stations.

1 Martine at City Square also boasts a 20,000 s/f art gallery on the ground floor open to the public offering original paintings and reproductions, sculptures and home decor for residents to personalize their apartments with exclusive resident discounts.

Located downtown, 1 Martine at City Square is close to the Metro-North Station which is a

38-minute commute to Grand Central Station. It is also a short walk to more than dozen fine restaurants and shopping.

City Square is an art-inspired reinvention by Martin Ginsburg of a full square city block surrounding the private City Square Central Park. It is the new live-work-play destination at the gateway to downtown White Plains.

"1 Martine at City Square is not only Westchester's most exciting luxury rental, it's also a transformational development that is setting a trend for rental housing in this region. With more and more people working from home, empty office buildings may become new residential apartments," said Martin Ginsburg, founder of Ginsburg Development Companies. "Nothing about 1 Martine is cookie cutter or ordinary. Our apartment layouts are truly unique, and our art-inspired amenities create a Soho vibe that is quite unexpected in Westchester County," he added.

"We are thrilled to welcome 1 Martine at City Square to its premiere location in the heart of downtown White Plains," said Westchester County executive George Latimer. "This luxury living community offers dozens of desirable amenities and a vibe that is unique to Westchester County, along with the convenience of a 38-minute commute to New York City. Congratulations to Ginsburg Development Companies on the successful conversion of empty office space into an exciting new rental opportunity."

"Congratulations to Ginsburg Development Companies on the creation of this exceptional and forward-thinking living space. 1 Martine at City Square aligns with our vision for the White Plains Transit District and its unique vibe and proximity to transit is sure to make it very desirable," said White Plains mayor Tom Roach.

The lobby at 1 Martine at City Square features murals by Raymond Saa? whose works have been exhibited nationally and internationally. Saa?, who is a graduate of Parsons School of Design, works with collage, drawing and painting mediums. "I am delighted to have my work exhibited in this exciting new residence in the heart of downtown White Plains," Saa? said, "I commend Martin Ginsburg and ArtsWestchester for their commitment to public art."

Last year, GDC in partnership with ArtsWestchester unveiled the work of nine artists from the greater Westchester area as part of GDC's investment in its art collection for 50 Main Street. The unveiling was part of a Grand Opening of the first phase of GDC's reinvention of the 50 Main Street office building which includes a new mezzanine amenity level. A key feature of the new common space is a contemporary art collection curated by ArtsWestchester that features numerous Hudson Valley artists. A newly designed and expanded lobby at 50 Main Street is nearing completion.

Plans are underway to install a monumental sculpture by an international artist under the arches of the 15-story 50 Main St. office tower. The modern sculpture will measure nearly 18 feet in height and be made of polished stainless steel.