



TANKHOUSE launches sales at 450 Warren: 18 condominium units

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Rendering by Darcstudio

Brooklyn, NY 450 Warren, an 18-residence condominium between Bond and Nevins Sts. in Gowanus, has officially launched sales. Developed by Brooklyn-based TANKHOUSE, 450 Warren is the first New York condominium designed by architecture firm SO – IL.

“From the overarching vision to the smallest detail, we have carefully considered every aspect at 450 Warren to positively affect how we want to live in New York City today,” said Sam Alison-Mayne and Sebastian Mendez, partners at development firm TANKHOUSE. “As developers with an architecture background, as well as Brooklyn residents, we are committed to exploring forward-thinking architecture and development in our home borough.”

The architecture at 450 Warren simultaneously offers the feeling of a private home and a shared community, connecting residents to their neighbors as well as the surrounding neighborhood. From within the dramatic, spiraling open courtyard and sculptural stairway that rises five stories in the central atrium, every level through the lobby to the rooftop is connected. In place of traditional windowless hallways, the building uniquely weaves covered outdoor paths with walls of gently curved wire mesh to allow light, landscape, and fresh air to permeate the open hallways. In this design, residents have the choice to traverse walkways and bridges that surround the center courtyard, creating open sightlines to both public courtyards and the neighborhood beyond. In contrast, the residences at 450 Warren are exceedingly private, each offering meaningful outdoor spaces with a minimum of two private areas per home, focusing on floor plans that exemplify indoor/outdoor living.

“450 Warren truly embodies a new way of city living, especially as many have reconsidered how they want to inhabit their homes over the past year,” said Florian Idenburg, partner and co-founder at architecture firm SO – IL.

“With residences and common spaces filled with light from every angle, including from above and below, the barrier between indoor and outdoor living is blurred in an architecturally significant way.”

The ethos of 450 Warren is immediately observed upon entry from Warren St. through an intimate planted garden with views of the sky looking upward through the center courtyard. The indoor elevator lobby is enclosed in curved floor-to-ceiling glass, with mailboxes and access to a package room.

Residents will enter their homes through private outdoor foyers – covered and semi-enclosed spaces with built-in benches and integrated entry mats serving as a functional transition between outside and in. All residences at 450 Warren have at least three exposures with oversized windows, creating homes that are bright and open, maximizing the living experience for every time of day and season. All residences offer multiple private outdoor spaces, including covered outdoor living rooms, balconies and terraces. Penthouse outdoor space embellishments include electric grills and finished concrete pavers.

Residences at 450 Warren include open, windowed kitchens, many with direct access to outdoor space, featuring white oak cabinetry, stone countertops and custom oversized islands, with a Bosch appliance package. Primary bathrooms feature curved ceilings and clerestory windows with textured glass above the showers, white porcelain wall and floor tiles, custom marble slab countertops, freestanding soaker tubs, and adjustable radiant heating. All residences feature engineered white oak flooring, finished-face concrete ceilings of nearly ten feet to maximize ceiling heights, and oversized picture windows and glass doors by Reynaers that lead to private outdoor spaces. All homes feature significant closet space, including walk-ins in every residence and Bosch washer/dryers.

450 Warren will include three planted courtyard gardens with smart irrigation systems from Netherlands-based MetroPolder; the first time this environmentally-friendly system has been used in a condominium in the United States. The shared courtyard features a vertical plant trellis and landscape design informed by plant species native to the Gowanus Greenway, including grown trees selected in partnership with the Gowanus Canal Conservancy.

Residents will have access to a boutique gym, a yoga and meditation area, a dog wash station, and a flexible coworking lounge with additional courtyard tables and seating. Onsite parking is available for purchase with provisions for electric chargers and bicycle storage in the garage with access to both Bond St. and the center courtyard. 450 Warren will also include multiple retail spaces totaling over 4,000 s/f on the ground floor.

“With residences featuring significant outdoor space, beautiful finishes, and a unique design that perfectly encapsulates this moment in time, we have seen incredible interest already from buyers who want to live, work, and play in Brooklyn,” said Behzad Amiri of The Corcoran Group.

The materiality of 450 Warren is like nothing ever seen in New York City construction. 50,000 green-hued terrazzo-ground custom concrete blocks manufactured in Turkey form the façade, which are lifted into place individually by the masonry experts at the building. Stainless steel mesh from Germany will envelop the walkways and bridges throughout the center courtyard, where all exterior

passages will have radiant heating.

Located in Gowanus, two blocks from the Bergen St. F and G trains, 450 Warren exists at the nexus of all the restaurants and bars, shopping, cultural institutions, parks, and waterfront access that Brooklyn has to offer.

Amiri is exclusively handling the sales and marketing for 450 Warren with Corcoran New Development.

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