



Cape Advisors launches sales at Astoria West

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Photo credit: Travis Marks

Queens, NY Cape Advisors, the New York-based real estate development and investment firm, officially launched leasing for its new, ground-up rental property, Astoria West. Situated alongside the East River waterfront's Cove Beach, the amenity-driven development comprises three buildings with an inner courtyard garden and 534 thoughtfully-designed residences. Astoria West's contemporary homes are anchored by flexible layouts designed to cater to today's modern renter, as well as an unprecedented collection of amenities, which span over 40,000 s/f and comprise one of the most comprehensive lifestyle packages in the city. Connected seamlessly to Manhattan via a four-minute ferry ride, the development is reshaping the Astoria waterfront which has yet to see a new residential development of this scale and caliber.

“Astoria West signifies our first development in Queens and the site itself could not have presented a more ideal opportunity for our entry into this thriving market,” said Craig Wood, CEO of Cape Advisors. “Astoria possesses some of the last remaining waterfront land available for residential development in the city and boasts expansive parks as well as a booming creative community anchored by one of the most popular and diverse food and restaurant scenes. We saw tremendous opportunity here to introduce a larger scale development that aptly reflects the amenitized lifestyle so many New Yorkers crave and that will redefine the living experience in the neighborhood.”

Located at 30-77 Vernon Blvd., just steps from the East River waterfront and adjacent to Astoria’s thriving arts district, Astoria West’s elevated design is the brainchild of celebrated architecture and design firm Fogarty Finger. The residences range from studios to two-bedrooms. In addition to a variety of layouts, homes are bathed in natural sunlight and feature expansive bedrooms, ample storage space and soaring nine-foot ceilings. Astoria West’s ideal waterfront location affords incredible views from the property, which offer a multitude of unique perspectives including the East River; Robert F. Kennedy Triboro and Hell Gate Bridges; quaint row houses synonymous with Astoria’s tree-lined streets and the Manhattan and Long Island City skylines.

Additional residence highlights include wide, plank-style flooring; oversize custom windows; central heating and cooling; and coveted Blomberg in-home stackable washers and dryers. Designed with the home entertainer in mind, the kitchens have been outfitted with custom walnut cabinetry, blush concrete quartz countertops accented by a beige ceramic tile backsplash and Grohe polished chrome fixtures. Those looking to hone their culinary skills will enjoy top-of-the-line appliances, which include a Blomberg stainless steel electric range, ventilation hood and refrigerator. Spa-inspired bathrooms feature deep soaking bathtubs; custom medicine cabinets and vanities; Grè Bianco ceramic tiled flooring; and polished chrome Grohe fixtures. Select homes feature various types of outdoor space from garden terraces to patios and roof decks.

“We are very excited to celebrate this latest milestone and officially kick-start leasing efforts,” added David Kronman President and Principal at Cape Advisors. “This is going to be a game-changing project for Astoria, and we are confident that Astoria West will resonate with renters today as well as further elevate the residential offering in one of Queens’ most beloved neighborhoods.”

30% of the residences at Astoria West offer affordable housing for middle-income New Yorkers.

A cornerstone of the development, Astoria West’s expansive amenity package signifies one of the largest of its kind in the city. While Astoria has become a hotbed of development in recent years, it historically has lacked the amenity-driven residential buildings now synonymous with Manhattan and Brooklyn. The property’s robust collection of communal experiences and spaces are introducing a new dynamic to the area, as well as addressing the current demand for a residential offering of this caliber.

Set to the backdrop of the Manhattan and Long Island City skylines, the property’s expansive rooftop features a private resident pool club, lounge area and waterfront deck with BBQ grills and cabanas. A landscaped private inner courtyard and gardens further illustrate the teams’ commitment

to integrating shared outdoor space for residents to enjoy. A spacious coworking lounge complete with private work rooms and outdoor space will accommodate the growing remote workforce. The game room, media, billiard and karaoke rooms provide multiple opportunities to connect with friends and fellow residents, while a state-of-the-art fitness center with movement studio and golf simulator enable fitness aficionados to work up a cleansing sweat. The building's youngest residents will also enjoy an on-site children's playroom.

Astoria West also features an attended lobby; pet spa; bicycle storage; and shuttle service for residents taking the N and W trains. The on-site Riverfront Cafe & Bar ensures residents have the opportunity to start each day properly caffeinated, while the building's accompanying indoor parking garage provides 276 parking spaces - the utmost convenience for vehicle-owning New Yorkers.

Astoria is an in-demand area for people who like the access to Manhattan with the nearby ferry and appreciate the space and value that comes with being just outside of the city. The neighborhood is a destination for locals and tourists alike with its thriving arts district and access to Socrates Sculpture Park, The Noguchi Museum, and the Welling Court Mural Project. Conveniently situated in close proximity to these cultural hubs, Astoria West is also just a three-minute walk to the Manhattan ferry, making for an easy and beautiful commute to Midtown in under 25 minutes. Astoria West is also just a short walk away from the N and W subway lines, providing a seamless connection between Astoria and Queens Plaza or Astoria and 59th Street & Lexington Ave in Midtown East in as little as 8 -10 minutes with direct access to the 7, E, M, R, 4, 5, and 6 trains. Nearby Astoria Park offers nearly 60 acres of lush greenspace, waterfront access and a community pool, and there are a multitude of other parks and lush greenspaces within walking distance of Astoria West including Rainy Park and Socrates Sculpture Park. At night, bustling bars spill onto lively streets like 30th Avenue, where food lovers can enjoy Michelin-rated restaurants and NYC's best Greek cuisine.

"For years residents have been consistently looking outside of Manhattan and Brooklyn to take advantage of more space, better value and an authentic NYC neighborhood. Astoria in particular has garnered significant attention in recent years for these exact reasons as well as its proximity to Manhattan via the Ferry and N and W subway lines while offering incredible parks, nightlife and culture," said David J. Maundrell III, Executive Vice President at Corcoran New Development. "Astoria West, with its thoughtful layouts and amenity-driven lifestyle experience, directly addresses the desire for an amenity-rich lifestyle experience, providing the needed point of resonance for those on the hunt for New Developments just outside the city. New York City is starved for a new development of this quality, and we're looking forward to bringing this exceptional project to market."

Corcoran New Development is the exclusive marketing and leasing agent for Astoria West.

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