



## **Douglaston Development launches leasing at 3Eleven: 938 residences**

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Rendering courtesy of Douglaston Development

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Manhattan, NY Douglaston Development launched leasing at 3Eleven, a 60-story, 938-unit, mixed-income residential property with over 60,000 s/f of indoor and outdoor amenity offerings located at 311 Eleventh Ave. in the West Chelsea neighborhood.

Situated on a corner in West Chelsea adjacent to both Hudson Yards and Hudson River Park, 3Eleven is comprised of 938 residences ranging in size from studio to two-bedroom apartments, including 703 market-rate and 235 affordable units with an additional 15,000 s/f of retail space.

“We’re excited to launch leasing efforts at 3Eleven as our vision for the transformative project is nearly complete,” said Jeffrey Levine, founder and chairman of Douglaston Development. “Following our success with The Ohm located just across the street from the property, we’re grateful to be expanding our footprint in West Chelsea and look forward to welcoming future residents to their new home at 3Eleven in the fall.”

3Eleven’s residence offerings include in-unit washers and dryers, wide-plank white oak flooring, stainless steel kitchen appliances, custom lighting fixtures, Caesarstone waterfall countertops and solar shades for every window. In addition, the building offers residents over 60,000 s/f of indoor and outdoor amenity spaces that include a variety of resident lounges, co-working spaces, a fully equipped gym with accompanying fitness studios, an outdoor pool, multiple roof decks, a children’s playroom, music studios, indoor and outdoor dog runs, an on-site parking garage and resident bike storage capabilities. The lobby and amenity spaces feature a collection of contemporary works from emerging local artists through a partnership with Uprise Art, a contemporary art gallery that provides tailored art experiences to fit the aesthetic of a space where one lives and works. Additionally, through an on-site partnership with full-service pet care company, Throw Me A Bone, residents will

have access to veterinary, grooming, pet walking and pet boarding services right at home.

“Creating 3Eleven has been a true labor of love, from inception years ago to its fruition today. We overcame countless challenges along the way, including initial site rezoning and even a global pandemic, but each milestone reached exemplifies the grit and triumph of our team,” said Steven Charno, president of Douglaston Development. “We are fortunate to have worked alongside extraordinary partners, including the Ares Management Real Estate team and architect FXCollaborative to bring this project to life.”

“Ares is proud to be a part of the dynamic team that brought 3Eleven to life,” said Andrew Holm, partner and co-head of U.S. investments in Ares Real Estate. “We are looking forward to continuing to invest in high-growth submarkets across the country and excited to continue to partner with high-quality sponsors like Douglaston Development.”

Move-ins will commence at 3Eleven in the fall.

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