



## Cappelli Organization celebrates grand opening of 3THIRTY3

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From left: deputy city manager/corporation counsel Kathleen Gill; city manager Chuck Strome; council member Albert Tarantino; mayor Noam Bramson; Cappelli Organization CEO Louis R. Cappelli; Cappelli director of architecture and design Kathleen Hennessy; buildings commissioner Paul Vacca; council member Ivar Hyden; development commissioner Adam Salgado and economic development/IDA manager Lisa Davis

New Rochelle, NY City and county officials joined with Cappelli Organization on October 20 to celebrate the grand opening of 3THIRTY3, a 28-story tower featuring 285 luxury apartments with amenities plus indoor and outdoor recreational spaces.

Located at 333 Huguenot St. in the downtown area, 3THIRTY3 is setting a new standard for luxury living. The glass tower features apartments offering white quartz countertops, energy-efficient stainless-steel appliances and vinyl plank flooring. Each apartment has walk-in closets with built-in shelving and floor-to-ceiling windows with panoramic views of Long Island Sound and New York City.

Apartments are equipped with smart home systems, keyless entry; multiple zone heating and air conditioning; full-sized stacked washer & dryer with built-in linen shelving and run-quiet dishwasher.

3THIRTY3 amenities include 24/7 concierge service with package room and dry-cleaning pickup/delivery; co-working spaces; exclusive resident access to two on-site Teslas; over 240 on-site parking spaces with electric car charging stations, and on-demand access to home products via TULU.

With a focus on wellness, residents at 3THIRTY3 have access to a cardio and weight training health club featuring a Pilates, yoga, and aerobics studio. There is also an exclusive full spectrum infrared sauna and an all-season indoor/outdoor swimming pool.

For entertaining there is a multimedia lounge; Full-Swing Golf Multi-Sport Simulator with brew bar; mixology lounge; professional chef's event kitchen; outdoor terrace with fire pit; grilling area, and pizza oven. There is even a pet spa with grooming station.

3THIRTY3 is located three blocks from the Metro-North/Amtrak train station which offers an easy 30-minute commute to Grand Central Terminal. Within walking distance from 3THIRTY3 are bars, restaurants, coffee shops, and entertainment venues. 3THIRTY3 includes ground-level retail space.

The market's response to 3THIRTY3 has been remarkable. Since the start of leasing a few months ago, more than 50% of the apartments are leased and 120 new residents have already moved in.

"We are thrilled by the tremendous response we've received to this exciting and extraordinary new building. With 3THIRTY3 we are taking New Rochelle's luxury rental market to a whole new level with world class amenities," said Louis Cappelli, CEO of the Cappelli Organization. "We are particularly pleased to be part of the remarkable renaissance underway in downtown New Rochelle," he said.

"Louis Cappelli was among the key pioneers whose vision and confidence helped bring about the positive transformation of downtown New Rochelle. Now, at 3THIRTY3, he takes our downtown to a new level, with design and amenities that establish the highest standards for our community and that reflect our aspirations for sustainable growth. The opening of 3THIRTY3 is yet another example of New Rochelle's forward momentum, as we evolve into the best city in the region to live, work, and grow," said mayor Noam Bramson.

3THIRTY3 is one of two 28-story towers that comprise the 435,000 s/f Centre at Huguenot complex. A second 28-story building with 249 apartments and ground-level retail space is under construction directly across the street with an expected completion date of November 2023. The two-building complex is being developed by Cappelli Organization in partnership with The Related Companies. Cappelli affiliate LRC Construction is building both projects.

Also in New Rochelle, LRC Construction recently completed One Clinton Park for RXR Realty located at 26 South Division Street which features 352 apartments in a 28-story tower with ground-level retail space. Construction is currently underway on 2 Clinton Park, also for RXR Realty,

a 28story tower with 390 apartments and ground floor retail space. Another Cappelli project will soon start construction at 247 North Avenue, a 28story tower with 300 apartments in partnership with LCOR Incorporated.

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