



Douglaston Dev.'s 3Eleven reaches 50% leased in less than a year

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Manhattan, NY Douglaston Development said that 3Eleven, a 938-unit, 60-story, highly amenitized, mixed-income residential property, has leased over 50% of available inventory. Located at 311

Eleventh Ave. in West Chelsea, the property is situated at the convergence of the city's West Chelsea, Hudson Yards and Hudson River Park districts. Leasing efforts launched less than a year ago in August of 2022.

"We are especially proud of 3Eleven given the countless hurdles we were able to navigate as the project was brought to fruition in the midst of the pandemic's most challenging moments," said Steven Charno, president of Douglaston Development. "We are thrilled to see that New Yorkers and those moving to Manhattan are sharing the same love and sentiment that we have for the building."

3Eleven is comprised of 938 residences (703 market-rate and 235 affordable), a mix of studios, one-bedroom and two-bedroom units, with 60,000 s/f of indoor and outdoor resident amenity spaces as well as an additional 15,000 s/f of ground floor retail space.

"We are thrilled with the public's enthusiastic response to 3Eleven's offerings, and to have played the role of leasing and welcoming over half of our residents to their new homes," said Ryan O'Connor, chief executive officer of Clinton Management. "3Eleven's thoughtful interior design, one-of-a-kind amenity offerings, and premium location have attracted New Yorkers and international residents alike to call it home."

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 and conference rooms, a 6,000 s/f fitness center inclusive of training 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 unique 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.

3Eleven is located in the heart of the West Chelsea neighborhood of Manhattan, providing close access to iconic New York City locations including The High Line, Hudson Yards and the Hudson River Greenway as well as a variety of restaurant, art gallery and shopping offerings. The building is accessible via public transportation using the 7-subway line at 34th St. – Hudson Yards, as well as multiple bus routes.

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