



## **Lendlease, LMXD and Daiwa House initiate sales at Claremont Hall**

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Manhattan, NY Lendlease with LMXD, an affiliate of L+M Development Partners, and Daiwa House Texas Inc., have commenced closings at Claremont Hall in Morningside Heights.

Situated within the campus of Union Theological Seminary (UTS), the 41-story, mixed-use condominium building was designed by architecture firm Robert A.M. Stern Architects (RAMSA) with amenities and lobby arrival designed in partnership with CetraRuddy.

Located at 100 Claremont Ave., Claremont Hall presents 165 condominiums for sale ranging from one to four bedrooms.

Claremont Hall provides 54,000 s/f of modern classrooms, academic offices and faculty-designated apartments. The new building is targeting the U.S. Green Building Council standards for LEED Gold Certification. RAMSA designed Claremont Hall in collaboration with UTS to integrate with the broader campus and surrounding neighborhood.

“We are incredibly proud to see closings commence at Claremont Hall, marking a pivotal moment in our commitment to preserving the rich history of the UTS campus while creating a vibrant, modern community in the heart of Morningside Heights,” said Monique Henley, executive general manager, East Coast Development at Lendlease. “Claremont Hall stands as a testament to Lendlease’s vision of creating world-class homes that reflect the essence of their neighborhoods.”

“After years of close collaboration with UTS and the Morningside Heights community, it is thrilling to be joining with our partners at Lendlease and Daiwa to open what we hope to be one of the most elegant and welcoming buildings on the West Side,” said David Dishy, CEO of LMXD. “Claremont Hall has been meticulously designed and constructed to both complement UTS’s classic campus and to offer the best possible living experience for all our homeowners now and in the future.”

“Daiwa House is proud to mark the commencement of condominium closings at Claremont Hall,” said Gregory Taketa, executive vice president of Daiwa House. “Our decision to invest in this project was rooted in our belief in its potential to foster community in an unparalleled space, and today, we see that potential being realized. The thoughtfully designed building represents the evolution of the Morningside Heights neighborhood, keeping its deep historical roots at center of mind.”

The residences river and park views, high ceilings, oversized windows and European white oak flooring. The open kitchens are appointed with a Bosch appliance package, custom RAMSA-designed Italian cabinetry with a choice of a classic Bianco or modern Grigio finish, Calacatta Laza quartz countertops and chrome fixtures and hardware. Select homes include private outdoor terraces or loggias overlooking the city and the Hudson River.

The suite of amenities and the lobby arrival merge Old World influences with a fresh sensibility. The curated mix of amenities include a walnut-paneled library, grand dining room, children’s playroom, a creative maker’s room, resident lounge with a terrace, fitness center, onsite parking and a stunning indoor pool – the former refectory for seminary students and faculty. The pool includes Gothic ceilings and original chandeliers and ceiling beams that provide a serene retreat for residents year-round. The refectory space will additionally be available to residents for private events.

“Between its impressive amenities, unparalleled views, academic setting, and world-class design, Claremont Hall is truly a once-in-a-generation opportunity for buyers,” said Danika Dorsey, senior sales director at Corcoran Sunshine Marketing Group. “The building’s architecture, interiors, and views speak for themselves, and it’s a pleasure to see how strongly the property resonates with a wide variety of buyers who are looking for a distinctive lifestyle in one of the city’s most historic and celebrated neighborhoods.”

The plans to develop Claremont Hall resulted in a partnership between the development team and the Morningside Heights Community Coalition (MHCC), a leading neighborhood advocacy and community development organization based in Northern Manhattan, to establish the Morningside Heights Community Fund (MHCF). To date, \$425,000 in grants have been distributed to 29 local organizations through the MHCF, which consists of funds deposited by Lendlease, LMXD and Daiwa House Inc., under a joint community investment agreement with UTS, as well as a donation from the Jewish Theological Seminary (JTS).

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