



LCOR launches leasing at 1515 Surf Ave. - 463-unit 470,000 s/f residential complex

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Brooklyn, NY LCOR, a real estate development and investment firm, has launched leasing at 1515 Surf Ave., a 463-unit waterfront residential complex in the Coney Island neighborhood. The amenitized project is 100% electric and represents the largest geothermal system built in New York City.

With two towers, standing at 26- and 16-stories respectively, 1515 Surf spans 470,000 s/f and features a mix of one- and two-bedroom units, as well as penthouses. The project includes 324 market-rate units and 139 units that are designated affordable. The lottery for these units launched on January 12 and will run through March 20.

All apartment residences feature optimized layouts and oversized windows for natural light. Premium finishes include stainless steel appliances, in-unit washer and dryer, smart-home technology and custom lighting.

Designed by Studio V Architecture, the project also includes 10,600 s/f of ground floor retail space and 30,000 s/f of outdoor amenity space, including a heated pool with views of the ocean and skyline and a 20,000 s/f landscaped private garden. Additional amenities include a fitness center, indoor basketball and handball court, children's playroom, beach lockers, a pet spa, a game room featuring a pool table and vintage arcade games, a variety of tenant lounges and co-working spaces, off-street parking and an attended lobby. The project also features various custom art

installations by prominent local artists.

“Located just steps from the beach and the subway, 1515 Surf offers an ideal and unique living experience,” said Anthony Tortora, senior vice president and principal at LCOR. “With its geothermal system, best-in class design and extensive amenities, 1515 Surf differentiates itself from other residential communities in NYC and represents the future of sustainable living.”

1515 Surf is geared towards the movement on greener and more environmentally conscious development. The project’s geothermal system will provide heating and cooling for the building and heat for its domestic hot water system. The geothermal system will also reduce carbon emissions by over 60% relative to other residential buildings equipped with conventional heating and cooling systems and will result in lower energy bills for its residents. The project will also be Fitwel certified.

1515 Surf is located one block from the Coney Island-Stillwell Ave. subway station with access to the D, F (local and express), N and Q subway lines and is just steps from the beach, Coney Island boardwalk, Luna Park, the New York Aquarium, Maimonides Park (home of the Brooklyn Cyclones) and other neighborhood amenities.

Since its rezoning in 2009, Coney Island has experienced a surge in residential development with well over a thousand new residential units delivering and under construction.

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