



Alloy begins leasing for all-electric 441-unit apartment skyscraper

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Brooklyn, NY Alloy Development (Alloy) has launched leasing for 395 newly constructed apartments at 505 State St., the all-electric skyscraper. The 44-story tower located at the intersection of State St. and Flatbush Ave. is part of the first phase of the Alloy Block, a mixed-use development designed by Alloy that will comprise five old and new buildings and provide residential, office, and retail space, as well as the city's first two public schools designed to meet Passive House standards. Leasing for 505 State St. is being led by Nancy Packes Inc.

Serving as a model for green living, 505 State St. replaces all functions typically run by natural gas

with electricity. All kitchens, for example, are equipped with induction cooktops and each unit has a heat-pump dryer. Base-building systems, like hot water heating and HVAC, are also entirely electric, eliminating carbon emissions from homes and across the building. Eliminating gas usage and building more efficient apartments improves air quality for residents, and helps reduce the effects of climate change.

The building's 441 apartments, 45 of which are income restricted, set the standard for high quality design. Each of the new apartments includes exposed nine- to 12-foot concrete ceilings and columns, oak wood flooring and energy efficient operable windows revealing views and natural light. The custom-designed Italian kitchens include fully integrated cabinetry with built-in pantries, Silestone countertops with tile backsplashes, wall ovens and a concealed re-circulating hood. The kitchens also feature fully integrated refrigerators and dishwashers as well as a concealed microwave.

Once complete, the Alloy Block will be home to roughly 850 residences, including 200 permanently affordable apartments, 100,000 s/f of class A office space, 50,000 s/f of retail space and two Passive House public schools.

Residents will have access to a full suite of premier amenities, such as a 24-hour attended lobby with a coffee shop, a community concierge, a mail and package room, a bike storage room, in-building laundry, a pet wash and a Bodega operated by TULU. The building also offers a 3,000 s/f gym, a yoga studio, grow room, playspace for children, reservable lounge, screening room and a workspace. The 42nd floor of the building includes a rooftop pool, terrace space and reservable cabanas with grills. Residents will also be able to reserve the sky lounge, kitchen and terrace space for entertaining.

Alloy recently issued a Request for Proposals to work with a firm on enrolling 505 State St. in community solar projects that will secure a 100% local renewable energy supply for the building. Alloy is the first developer to pursue such a program following a rule issuance by the New York City Department of Buildings around Local Law 97 confirming developers can comply with the law through off-site solar programs.

505 State St. is leading the way for energy-efficient transit-oriented development, with more than 500 bike parking spaces and no parking for cars. Located adjacent to Atlantic Terminal, the city's second-largest transit hub, the Alloy Block is next to the Cultural District and Barclays Center and bounded by Flatbush Ave., Schermerhorn Street, Third Avenue, and State Street. It was approved through the City's Uniform Land Use Review Procedure in September 2018.

Along with 30,000 s/f of retail space, 505 State St. is next door to two schools designed by Architecture Research Office – the new Khalil Gibran International Academy and a new public elementary school, PS 456. Developed in collaboration with the NYC Educational Construction Fund, each school will meet the energy efficiency and indoor quality standards that qualify for Passive House certification – the first two public schools to do so in the city.

“As the first all-electric skyscraper in New York City, 505 State St. is a transformative development which represents the future of sustainable living,” said Alloy CEO Jared Della Valle. “Residents will not only be able to enjoy beautifully designed apartments with sweeping views of the city skyline, but will also critically benefit from the health, environmental and cost benefits that come with reducing your carbon footprint. We look forward to welcoming residents as we usher in a new era for green development in the heart of Downtown Brooklyn.”

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