



Delancey Street Assocs. partners with Blueground at Essex Crossing

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Manhattan, NY Delancey Street Associates, a joint venture of Taconic Partners, L+M Development Partners, BFC Partners, the Prusik Group, and the Urban Investment Group within Goldman Sachs Asset Management, has partnered with Blueground, one of the world's largest operators of furnished, flexible apartments for stays of 30 days or longer. Blueground's flexible units will be available at Essex Crossing, beginning with The Artisan at 180 Broome St.

"Blueground's flexible living solution is highly sought-after worldwide and a great value-add for Essex Crossing's portfolio of rental buildings and the mixed-use development as a whole," said Andrew Schwartz, senior vice president, residential asset management, at Taconic Partners. "The development draws its vibrancy from the Lower East Side, as well as its diversity of uses and its varied tenant mix. By adding yet another way for residents and guests to use space within the development, we are reinventing and enhancing Essex Crossing's live-work-play environment."

Bluegroundflexible rentals join a robust mix of commercial, retail, cultural and entertainment components that make up Essex Crossing, the 1.9 million s/f master-planned transformational development on the Lower East Side. These include an NYU Langone Health multispecialty outpatient facility, an urban rooftop farm, Essex Market, Trader Joe's, Target, The International Center of Photography, Regal Cinemas, and The Gutter bowling alley.

Designed by Handel Architects with interiors by Fabienne Benmoha, The Artisan at Essex Crossing, where the first Bluegroundunits will be located, is a 26-story residential property. Unit amenities include stainless steel appliances, featuring Bertazzoni cooktops and ovens, Blomberg dishwashers, and in-unit Bosch washers and dryers. BothBlueground and long-term renter residents have direct access to Broome St. Gardens, a 9,000 s/f landscaped atrium, as well as the building's amenities, such as landscaped terraces, a sky deck, a fitness center, a lounge and game room, conference room, and children's playroom. Custom artwork by Logan Hicks and Aaron De La Cruz is displayed throughout the building.

The Essex at 125 Delancey St. is a 26-story residential rental, and the tallest component of the Essex Crossing development. Designed by Handel Architects, the building includes 98 rental units as well as the 14-screen Regal Cinemas. Residential amenities include a rooftop terrace, a residents' lounge and game room, meeting rooms, a library, a children's playroom, and a fitness center. A sixth-floor garden terrace with hammocks, grills, and dining areas, as well as an urban farm by Project EATS, a not-for-profit, founded in 2009 by artist and activist Linda Goode Bryant to

address food scarcity through art as a catalyst for social change.

The Rollins at 145 Clinton St., is a 16-story, 211-unit tower, where half of units are set aside as affordable to low, moderate, and middle-income individuals and households. The building's site includes a 15,000 s/f park, a mural spanning its western façade, as well as the aforementioned Trader Joe's and Target.

One Essex Crossing, Essex Crossing's the 14-story condominium tower at 202 Broome St. designed by CetraRuddy, is 95% sold.

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