



Developing Brooklyn: 144 Vanderbilt

August 27, 2024 - Spotlights

Brooklyn, NY Designed by the award-winning architecture firm SO-IL, 144 Vanderbilt is a creative reimagining of Brooklyn living. Prominently located at the corner of Vanderbilt and Myrtle Ave., the eight-story building features 26 designed two- to four-bedroom condominium residences across 21 distinct floor plans, as well as retail space at the ground level. The building's inventive composition, reminiscent of a historic village, embraces playful architecture and design, where components are stacked at varying heights, angles, and setbacks. Each residence stands out due to these subtle shifts, and large windows frame views of Brooklyn, Fort Greene Park, Manhattan, the East River and beyond. Semi-outdoor corridors offer framed views along Myrtle and Vanderbilt Ave., while terraces and breezeways facilitate natural ventilation and maintain a continuous connection to the surrounding neighborhood.

Tankhouse and SO-IL's unconventional design not only captivates with its innovative appearance but also facilitates unique floor plans, abundant natural light, lush greenery and landscaping, and an amenity package that enhances the community experience. 144 Vanderbilt offers over 11,000 s/f of private amenity space for only 26 residences.

Shared and private outdoor spaces, each distinct in size and function, respect and complement the Fort Greene neighborhood and foster collective activities and resident interaction, while indoor amenities nestled between gardens include a coworking and residents' lounge, fitness center, children's playroom, game room and studio.

Project Team

Architect SO-IL

Architect of Record Kane Architecture

Developer Tankhouse

General Contractor KSK LLC Construction Group

Plumbing & Sprinklers Best Mechanical Plumbing

MEP Design Engineer ABS Engineering

Legal Counsel Smith Gambrell Russell

Lighting Design O-N-P

Structural Engineer Silman

Financing Bank Hapoalim

Mechanical Contractor NuWay Air Conditioning and Heating

Electrical Contractor SKF

Landscape Design Julia Watson; Marie Salembier

Project Info

Project Title 144 Vanderbilt

Project Location 144 Vanderbilt Avenue

Property Type ...Multi-Housing, Retail

Project Type New

Total Square Footage 89,847 s/f

Year Started 2024

Estimated Completion Date Early 2025

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540