



CGS Developers to complete 177-unit condo. - The PowerHouse

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The PowerHouse, former home to the Pennsylvania Rail Road's century-old power station originally built in the early 1900s, will be New York City's first-ever power station to luxury condominium conversion. The PowerHouse, which recently launched sales with a waiting list of more than 2,000 people, will also feature New York's first Aqua Grotto, a water-oriented social space for residents that will include a large whirlpool with a waterfall, massage services and full-service spa.

Designed by architect Karl Fischer with interiors by Andres Escobar, The PowerHouse will overlook the East River in burgeoning Long Island City. The building will boast 177 loft-inspired residences with 80 distinct layouts for studio, one, two, and three-bedroom homes. Residences range in size from approximately 600 s/f to over 1,700 s/f. Expected occupancy is scheduled for July 2008.

"The PowerHouse offers landmark luxury at an unbeatable price point," said Melina Starr, director of sales & marketing for Prudential Douglas Elliman, the exclusive sales and marketing agent for The PowerHouse. "The building has received an overwhelming initial response, which speaks to how seamlessly it blends the history of Long Island City with its evolution into a burgeoning residential neighborhood."

Located along the East River at 50-09 Second St., The PowerHouse is situated one block from the waterfront and one subway stop from Manhattan on the 7 line. Residents will be steps from Gantry Plaza State Park, Water Taxi beach and MoMA's P.S. 1.

Prudential Douglas Elliman is the exclusive marketing and sales agent for The PowerHouse.

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