

Essex Crossing's 15-Story, 211-Unit Mixed-Use Building Rises At 145 Clinton Street, Lower East Side



145 Clinton Street. Photo by Tectonic

BY: REID WILSON 4:00 PM ON JULY 13, 2016

The 15-story, 211-unit mixed-use building under development at [145 Clinton Street](#), located on the corner of Grand Street on the Lower East Side, is now three stories above street level, as seen in photos shot by [Tectonic](#). The latest building permits indicate the project – which is one piece of the mixed-use mega-development known as [Essex Crossing](#) – will encompass 283,178 square feet. There will be 73,000 square feet of commercial-retail space across the cellar through second floors. Planet Fitness has already pre-leased 22,000 square feet on the second floor, and a food market is expected to take 30,000 square feet on the ground floor.



145 Clinton Street. Park will be located at right. Photo by Tectonic

Beginning on the third floor are the residential units, which will be rental apartments and should average 856 square feet apiece. Half of them, or 105 units, will rent at below-market rates through the housing lottery. Amenities include storage for 116 bikes, laundry facilities, a pet grooming room, and terraces on the third and 12th floors. There will also be a 12,000-square-foot public park immediately to the north of the building. Delancey Street Associates, comprised of L+M Development Partners, Taconic Investment Partners, and BFC Partners, is the developer. Beyer Blinder Belle is behind the design of 145 Clinton, which is expected to be complete in 2017.



145 Clinton Street, rendering by Beyer Blinder Belle