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Download high-resolution renderings of The Essex at:

<https://www.dropbox.com/sh/73x60uq6d5mi5lw/AADf3Hxxzb8fiKMcweCRs1oXa?dl=0&m=>

(credit: We Are Visuals/QuallsBenson)

Delancey Street Associates Launches Leasing at The Essex in the Heart of Essex Crossing

26-story building on Manhattan's Lower East Side features sweeping views and amenities unmatched at any development in the city



New York, NY (January 3, 2019) – Delancey Street Associates (DSA), a joint venture of L+M Development Partners, BFC Partners, Taconic Investment Partners, the Prusik Group and the Goldman Sachs Urban Investment Group, today officially launched leasing for 98 residences at The Essex, the tallest building of the nine-site Essex Crossing Development in the heart of Manhattan's historic Lower East Side. The 26-story Essex stands at the bustling crossroads of Essex and Delancey streets and houses a dynamic array of amenities unmatched at any development in New York City, including an adjacent entrance to the F/M/J/Z subway lines, a 14-screen Regal Cinemas, the new home of the historic Essex Street Market and phase one of The Market Line, an expansive, bazaar-like marketplace spanning 700 feet along Broome Street. Douglas Elliman New Development Marketing is exclusively handling leasing for The Essex from an onsite leasing office, which opened this week. The official project

website also launched today at theessexnyc.com. More than a quarter of the residences have already pre-leased due to high demand, and move-ins began in December.

"Essex Crossing is well on its way to being one of New York City's most exciting places to live, and residents of The Essex will truly be right at the heart of the action," **said Isaac Henderson, Project Manager at Delancey Street Associates and a Director at L+M Development Partners.** "While The Essex's unimpeded skyline views already make it a unique product in the neighborhood, its amenities – including the new Essex Street Market and The Market Line, the 14-screen Regal Essex Crossing and four subway lines – truly set it apart from other projects on the market across the city. That our units are already a quarter pre-leased speaks volumes about the building's appeal."

The coveted residences at The Essex range from studios to three-bedroom, starting at \$4,295. Residents of The Essex, located at 125 Delancey Street, will enjoy dramatic and largely unimpeded views of the Williamsburg Bridge, Lower and upper Manhattan, along with a full suite of amenities exclusive to residents, including a 26th-floor rooftop terrace with a striking architectural façade, attended lobby concierge, a social lounge with billiards, TV and seating, a library lounge, a private meeting room, children's playroom and a fitness center supplied with Peloton bikes and top-of-the-line workout equipment. Additionally, The Essex features a 6th-floor garden terrace with hammocks, grills, dining areas, and a quarter-acre urban farm, with produce grown there available for building residents.

"The overwhelmingly positive response we have received at The Essex speaks to the demand for rentals of this caliber," **said JR Sena, Senior Marketing Director at Douglas Elliman New Development Marketing.** "Spectacular amenities, unprecedented views from this LES location, striking architecture and residences thoughtfully designed to capture it all, define its remarkable presence in the marketplace. The Essex further solidifies Essex Crossing as the newest and most dynamic destination in New York City."

The elegantly designed building lobby includes natural woods and stones, and each unit features an elevated level of design and modern conveniences, including engineered oak wood flooring and double pane windows with heights of up to 11 feet. Kitchens include European stainless-steel appliances and quartz countertops, and bathrooms feature Grohe fixtures. Finally, each unit includes with a Bosch washer and dryer. The Essex was designed by Handel Architects.

As for the amenities located just downstairs from the residential tower, Regal Cinemas is expected to open this winter and the urban farm is expected to open this spring. The building's most unique amenity, the new Essex Street Market and first phase of the Market Line located at its base, are expected to open this spring. The first phase of the Market Line will open with an eclectic mix of more than 100 locally-sourced vendors.

With roughly 90 percent of Essex Crossing now open or under construction and 90 percent of its financing secured, the 1.9 million square foot project coming to life with its first residents, with many more to come in 2019. Seven of its nine sites are now open or under construction.

In addition to The Essex, sales have surpassed 75 percent at 242 Broome, a 55-unit luxury condominium building that welcomed its first residents earlier this year. Designed by SHoP Architects, 242 Broome Essex Crossing will also house the new home of the International Center of Photography and The Gutter bowling alley, both of which are expected to open this year. And at the Rollins, both the largest Trader Joe's on the eastern seaboard and a Target are open in the building, its 211 residences (including 107 market-rate units) are nearly fully occupied, and an adjacent public park designed by world-renowned landscape architects West 8 is expected to open this spring. All of these amenities and attractions are located within a five-minute walk for residents of The Essex. And of course, the The Essex is surrounded by the restaurants, bars, galleries and shopping of the broader Lower East Side, recently named both the most livable and best neighborhood for nightlife in New York City by *The New Yorker*.

Essex Crossing comprises 1.9 million square feet of residential, commercial, and community space. The nine sites on six acres had sat mostly vacant since 1967 and represent one of the most significant urban renewal developments in the history of New York City. The overall project, which will be more than 90 percent open by 2021, will include 1,079 units of housing along with 350,000 square feet of the first Class A office space on the Lower East Side. The full project is expected to be finished by 2024.

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