



SEVEN HARRISON TRIBECA



158 MERCER STREET PENTHOUSE

## NEW YORK: CENTER OF THE INNOVATION ECONOMY?

Technology has become a key driving force and growth sector for the New York economy. A city that was once almost entirely reliant on the financial sector for high paying jobs is seeing tech catch up and play a significant role in revenue generation for New York. Our company, URBAN COMPASS, a real estate brokerage driven by intelligent, innovative and effective technology is a perfect example of this phenomena having added over 100 jobs in a year, and signed on almost 30,000sf of office space. Many ask what is the 'tech magic' at the company: My answer is thing about UBER. There have been limo services in New York for decades. There have been cell phones, computers, reservation desks, etc. Then along comes UBER and streamlines and simplifies the entire process through technology, a perfect example of technology revolutionizing an existing industry. Similar effects can and will happen in real estate.

New York City is catching up to Silicon Valley as a **TECH CENTER**, boosting the city's economy. Over the past decade Tech firms directly generated almost 300,000 jobs. Tech is a growing sector in New York as it continues to develop as **AN INNOVATION ECONOMY**. New York has some areas and buildings that provide relatively affordable office rents for startups. Silicon Valley is feeling the heat and some firms believe they should have a presence here. The New York tech ecosystem is larger than that of San Francisco and fell only 56,000 jobs short of Silicon Valley.

The "tech ecosystem," (jobs that are produced by technology or use technology) has become a major component. Tech now rivals the city's other major employment sectors — health care, retail, legal and finance. Between 2003 to 2013, the New York City tech ecosystem added 45,000 jobs, growing faster than both total New York City employment and total US employment. The New York City tech ecosystem grew from 246,000 jobs, to 291,000, an increase of 18%, (Employment increased by 12% overall in New York City and 4% nationally), generating 541,000 out of the city's some 4.27 million jobs...about 12.6%. The tech sector has become essential to the city's economy for meaningful middle-class salary — **earning an average of \$40 an hour or 49% more than the average hourly rate. Tech may just save the middle class!** The tech sector is also paying for more of the city's basic services, generating over \$5.6 billion in annual tax revenues, or about **12.3% of the city's 2013 tax revenue.**

I am certainly not a tech geek, and my personal tech abilities are somewhat limited. One thing I am certain of: the future of real estate lies in technology and any professional in real estate needs to embrace this change quickly to stay abreast in a rapidly changing world.

LS



120 ELEVENTH AVE PENTHOUSE

WEST CHELSEA



This remarkable duplex penthouse fronting the Hudson River Park boasts 1,900sf of exceptionally landscaped terraces unlike any other. The soaring double-height living room sets the tone for this incomparable 3 bedroom condominium home. Not to be missed! **\$10M**  
(NEW! Featured on cover)

450 WEST 25<sup>th</sup> STREET

WEST CHELSEA



Located in the heart of West Chelsea, across the street from AVENUES SCHOOL, this magnificent, contemporary townhouse designed by Wayne Turret delivers lofty rooms of grand proportions, 4-5 Bedrooms with a South facing garden. Turn Key & ready for immediate occupancy. **BRAND NEW TOWNHOUSE \$9.985M**

471 WASHINGTON STREET

TRIBECA



This immaculate, full-floor apartment boasts superb protected views towards the Hudson River. Massive entertaining spaces with a sleek, open, expertly equipped kitchen and three large bedroom suites make this a unique find. **FOURTH BEDROOM POSSIBLE. \$6.5M**

18 WEST 11<sup>th</sup> STREET - NEW

GREENWICH VILLAGE



Perfectly perched on the most desirable of all Central Greenwich Village "Gold Coast" blocks, this remarkable 22ft wide townhouse nestled amongst a row of seven elegant, brick, Greek Revival townhouses, is delivered with full, detailed Landmarks-approved plans to create a spectacular contemporary showpiece with around 6,500sf of living space. **PRIME GOLD COAST GREENWICH VILLAGE \$13.5M**



200 ELEVENTH AVENUE, PH1

WEST CHELSEA



This extraordinary duplex penthouse located in the heart of West Chelsea boasts exhilarating protected park and Hudson River views from walls of floor-to-ceiling glass. An impressive entertaining floor features two loggia terraces, a large eat-in kitchen and a study/third bedroom. An En Suite Sky Garage houses a car that is transported from the street up to the apartment via a car elevator. On the lower level is a gracious Master Suite with a private study, two large walk-in closets and a dramatically modern bathroom. There is a second bedroom suite on this floor with equally impressive views towards Midtown and the Empire State Building. This is truly a one-of-a-kind property that offers a level of sophistication and privacy that's simply impossible to replicate anywhere. Co-exclusive with Nestseekers.

**OFFERED AT: \$20M**

CONTACT LEONARD STEINBERG AT: (917)385-0565

62 COOPER SQUARE

GREENWICH VILLAGE



This superb, authentic loft located moments from Astor Place is flooded with light through ten over-sized windows. The fully renovated 2 bedroom, 2 bathroom and study area loft-apartment is afforded beautiful views overlooking enchanting Cooper Square.

**REDUCED! \$5.5M**

456 WEST 19th STREET

WEST CHELSEA



Located in the landmark structure by architect Cary Tamarkin this 1920's-artists-studio-inspired brick and steel windowed building is both contextual and modern offering all the attributes of the neighboring brand new buildings without the wait.

**\$5.25M**

For more information on any of these properties, or to schedule appointments, please call: (646)780-7594

200 ELEVENTH AVE

CHELSEA



This meticulously renovated, rarely available, furnished 3 bedroom, 3.5 bathroom duplex with superb, protected Hudson River views, in a building unlike any other features a private En Suite Sky Garage attached to the apartment, a convenience and luxury par none.

**REDUCED! \$9M**

456 WEST 19<sup>th</sup> STREET

CHELSEA



Perfectly positioned in the heart of the West Chelsea Arts District, yet moments from The Meatpacking District, the Highline and Hudson River Parks, this chic, 2 Bedroom + Study, 2 Bath loft-like duplex is virtually brand new, perched in the distinctive Cary Tamarkin-designed brick and steel windowed building that is both contextual and modern.

**\$3.5M**

155 FRANKLIN STREET

TRIBECA



With fully approved plans in place, this is an incredible opportunity to build out your dream New York loft in prime Tribeca's historical Sugarloaf Warehouse Condominium. Pick up where the owners left off, or bring your own architect and turn this character-rich blank slate into Tribeca's most prized home.

**\$6M**

420 WEST 25<sup>th</sup> STREET

CHELSEA



Rarely available and one of the largest lines in the building, this triple-mint two-bedroom with separate home office offers room to spread out. Bathed in brilliant Southern light and featuring 11-foot ceilings, this loft blends "cool loft vibe" with very modern conveniences.

**\$2.375M**





  
**FIVE SIXTY**  
 WEST 24TH STREET

The most important new building to come to the West Chelsea Arts District, 560 West 24<sup>th</sup> Street represents the pinnacle of Architectural Digest 100 architect Steven Harris esteemed career as one of New York’s greats. With only eight residences, meticulously detailed in collaboration with Adam Gordon and Tavros, These full floor apartments with two duplex penthouses deliver a quality-of-life bar none. Starting around \$7m. **Tel: (646) 780-7594**



S E V E N  
 H A R R I S O N  
 T R I B E C A

Introducing Seven Harrison, a striking turn-of-the-century building now reimaged by Architectural Digest 100 architect, Steven Harris. Seven Harrison features 12 three-and four-bedroom residences – including a sumptuously landscaped duplex penthouse and an atelier with soaring ceilings and a private landscaped garden – all with direct elevator access and 24-hour attended lobby. Designed with the impeccable attention to detail that is a Harris trademark, these sought-after homes combine dramatic loft proportions with classic prewar sensibility. The residences’ interiors are in keeping with the refined contemporary sensibility that has made homes designed by Harris so sought after, and are destined to set a new standard for downtown’s most coveted neighborhood. And as if that’s not enough, the building is situated on the quintessential Tribeca corner, right at Staple Street with its iconic skybridge, just a stone’s throw from everything one could want. Quite simply, Seven Harrison must be seen to be believed. **By appointment: (646) 780-7594**

**For more information on any of these properties, or to schedule appointments call: (646)780-7594**

158 MERCER STREET – PENTHOUSE - SOHO



The most exceptional Duplex Penthouse Downtown: Nothing compares to this extraordinary condominium penthouse that hovers over all of SoHo with breathtaking, panoramic, protected views, located in the full service New Museum Building on Soho's most desirable cobbled block.

The entire apartment was recently gut renovated to the very highest standards with every imaginable convenience and luxury built in. This A-grade building boasts strong financials and is unique to SOHO in that it is not subject to the A.I.R laws.

This penthouse represents an entirely unique quality of life with the scale, views and light that are impossible to replicate, making this home of a collector quality of the very highest order. Co-exclusive **\$37.5M**

146 WAVERLY PLACE - VILLAGE



**CUSTOMIZE YOUR VILLAGE TOWNHOUSE**  
Located on one of the most magical historic townhouse rows, conveniently positioned in a central part of Greenwich Village accessible to everything, including multiple transportation options, restaurants, retail and Washington Square Park, this unusually wide 22.5ft wide approximately 6,800square foot elegant neighborhood landmark is in the midst of a complete gut renovation. For a limited time, a unique opportunity allows this property to be customized to meet the exact needs and wants of the new owner.....built and delivered turn-key by an experienced developer/builder. **\$22M**

28 LAIGHT STREET

TRIBECA



This enormous, renovated 3 Bedroom/ 2 Bath, 3,577sf loft that gives you room to breathe is located in The Cobblestone lofts, on a charming Tribeca street where Vestry turns into Laight Street was built in 1891 as a warehouse and converted to 32 residential condominiums in 2000. **BEST VALUE IN TRIBECA - \$1,607/sf! \$5.75M**

147 WEST 22<sup>ND</sup> ST – NEW!

CHELSEA



Look over the treetops through a span of over 40 feet of south-facing windows in this exceptional pre-war loft, located in the heart of Chelsea. Currently configured as a spacious 3 bedroom/2 bathroom home with a media room, this 4,000 square foot private floor property boasts north, south and east exposures, melding the best of loft-living with the excitement of all downtown has to offer **\$5M**

**MINLUXE** – VOLUME RISES, PRICING EVEN

Although smaller, luxury is not compromised, priced between \$1 million and \$2 million.

# of properties sold: 156 SIGNED AND CLOSED (Significantly UP compared to previous report)  
 Average price: \$1,44m (\$1,397/sf, slightly DOWN compared to previous report)  
 Average size: 1,040sf (EVEN compared to previous report)  
 OUR ANALYSIS: \*Volume very strong for August. Pricing and volume stable.

**MIDLUXE** – VOLUME RISES, PRICING INCREASES

Mid-sized luxury properties, priced between \$2 million and \$4 million

# of properties sold: 127 SIGNED AND CLOSED (Significantly UP compared to previous report)  
 Average price: \$2,8m (\$1,775/sf, Slightly UP compared to previous report)  
 Average size: 1,632sf (EVEN compared to previous month)  
 OUR ANALYSIS: \* Strong activity and stable pricing.

**ULTRALUXE** – VOLUME RISES, PRICING UP

Larger, luxurious properties priced between \$4 million and \$5 million

# of properties sold: 20 SIGNED AND CLOSED (Significantly UP compared to previous report)  
 Average price: \$4,527m (\$2,308/sf, UP since previous report)  
 Average size: 1,968sf (DOWN compared to previous report)  
 OUR ANALYSIS: \* Strong activity, pricing is still on the rise.

**MEGALUXE** – VOLUME RISES, PRICING INCREASES

Large, exceptional properties, priced over \$5 million many with private outdoor space

# of properties: 26 SIGNED AND CLOSED (UP compared to previous report)  
 Average price: \$7,678m (\$2,741 UP compared to previous month)  
 Average size: 2,800sf (DOWN compared to previous month)  
 \* Pricing on the rises as August activity is still strong for this price point.

**HOUSELUXE** – VOLUME RISES, PRICING EVEN

Larger, Single family townhouses are a rare breed in the Downtown market.

# of properties: 8 SIGNED OR CLOSED (UP compared to previous month)  
 Average price: \$8,62m (SLIGHTLY DOWN compared to previous month)  
 Average width: 21 feet  
 OUR ANALYSIS: \* Strong activity for August.



Leonard Steinberg, Hervé Senequier, Lois Planco, Matthew Amico Alexander Bank, Amy Mendizabal, and Aimee Scher are consistently Downtown's leading brokers specializing in the luxury real estate market with a proven track record for integrity, professionalism and results.

For more information about our unique full service brokerage, view:

[www.luxuryloft.com](http://www.luxuryloft.com) T:(646) 375-1932 *REAL ESTATE SOLUTIONS*

\*\*\*While every effort has been made to provide accurate, up-to-the minute information based on closed *and* contract-signed transactions, the information is provided subject to errors, omissions and changes. Our criteria for luxury JULY be different to others. Some prices are estimates only as they have not closed yet. For 100% accurate information, please consult a legal professional to perform the necessary due diligence.

**URBAN COMPASS**  
19 Union Square West, 10<sup>th</sup> Floor  
New York, NY 10003

## Luxuryfind — LEATHER BOUND HANDLES?



How chic are these handles stitched with leather. What about changing out some handles in your home? CIBA HANDLE Stainless Steel Cabinet Hardware Ciba Handle with stitched leather.



### The **LUXURYLOFT** team REAL ESTATE SOLUTIONS

Leonard Steinberg  
Hervé Senequier  
Lois Planco  
Matthew Amico  
Amy Mendizabal  
Aimee Scher  
Alexander Bank



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