

160 LEROY

Concepts by IAN SCHRAGER

Design HERZOG & DE MEURON

Furniture Design CHRISTIAN LIAIGRE

Production Architect S9 A PERKINS EASTMAN AFFILIATE COMPANY

Lighting ISOMETRIX, LONDON

Lighting Consultant PAUL MARANTZ

Landscape Design MADISON COX

Branding & Creative Agency DBOX

Development Director MICHAEL OVERINGTON

Creative Direction ISC DESIGN STUDIO

Marketing MICHELLE GAILLARD

Exclusive Marketing and Sales Agent DOUGLAS ELLIMAN DEVELOPMENT MARKETING

LOCATION

In the last decade, new developments designed by world-class architects have grown up in the handful of waterfront lots available in the West Village. Schrager identified the site of 160 Leroy as the last chance to create an important contemporary addition to this special neighborhood and possibly the last chance to own a home on the water in the West Village. Stretching a full city block, set on a plinth of white concrete and floating on a bed of light, the building connects with the surrounding streets while also seeming to hover above them—like a spaceship, with its illuminated base that glows at night.

BUILDING

"I am not attracted to straight angles or to the straight line, hard and inflexible, created by man. I am attracted to free-flowing, sensual curves. The curves that I find in the mountains of my country, in the sinuousness of its rivers, in the waves of the ocean, and on the body of the beloved woman. Curves make up the entire Universe."
—OSCAR NIEMEYER

Inspired by the philosophy of the great Brazilian architect Oscar Niemeyer, 160 Leroy is exactly as Niemeyer describes: curvaceous, sensual, free-flowing, seductive and sexy. Much like at the hand of a sculptor, this Herzog & de Meuron creation possesses a tactile quality and evokes a sense of purity and pristineness with its white concrete façade and diamond faceted floor-to-ceiling windows that reflect the sky and the water. There is a distinctive inherent rhythm to the building, making it otherworldly at any perspective. The building reaches 14 stories high and contains 57 one-of-a-kind residences.

PRIVATE COURTYARD & GARDEN

Residents cross through the arched entryway of the building into a lush private landscaped courtyard and find themselves immersed in a serene, pastoral garden designed by Madison Cox, with a specially chosen 30-foot willow tree, boxwood hedges, ivy covered walls, undulating lawn and benches for enjoying the space. If it weren't for the old-world New York City cobblestones that pave the driveway, you wouldn't even know you were in New York City. "The courtyard is one of the many features that sets 160 Leroy apart from all other new residences in the city," says Schrager. "It's a separate intense reality. The experience of arriving at 160 Leroy will be transformative."

LOBBY

Inside, the lobby's curving, specially imported glass walls bring the atmosphere of the verdant courtyard indoors—blurring the distinction between inside and outside—where the cobblestone gives way to imported Pietra Serena floors—it is like going on a journey from the sidewalks of 19th century old New York to the sidewalks of Florence and ending up back in New York again in the 21st century. Framed in rich mahogany, the custom designed glass evokes the luxurious window vitrines of a fin de siècle Viennese department store. Fluted mahogany panels are dramatically uplit to create an intimate but welcoming entry that glows invitingly in the evening.

INTERIORS

Despite its shape, 160 Leroy was designed from the inside out. The bespoke layouts of the 57 one-of-a-kind apartments are spacious and comfortable, maximizing the expansive views of the Freedom Tower, the Hudson River, North towards the George Washington Bridge and city views East. Some of the apartments even possess views East and West from the same Great Room for rare idyllic sunrise and sunset views. The layouts were designed for the modern lifestyle—open floor plans to accommodate both entertaining and family life, with just the right amount of privacy. "The only thing that mattered to me was to turn a residential apartment into a real home," says Schrager, "I sought to capture the details of life in the details of the architecture." The thoughtful layouts maximize light and views while taking into consideration a specific market of art collectors by offering an abundance of wall space for hanging art.

At 160 Leroy, Schrager has reinvented the kitchen using Bulthaup's state-of-the-art products. The Social Kitchen, with its countertops of pristine Sivec marble—used in Ancient Roman Baths—seamlessly integrates into the living area, creating a beautiful stage for life to unfold. The Social Kitchen is complemented by a specially laid out Chef's Kitchen for everyday use—a modern, rethought European-style larder or so-called "dirty kitchen"—complete with a Miele integrated coffee/espresso machine, steam oven, wine refrigerator as well as other useful, functional elements. It is like having two distinct, separate kitchens. Residents will have the flexibility to prepare meals out of sight, but within earshot of anyone seated in the Social Kitchen or Dining Area. This level of harmonious planning and detail appears throughout the residences, including in bathrooms, with their individualized finishes, and in the private outdoor lounges, which erase the barrier between outside and inside.

Consistent with the goal of keeping residential living intimate at 160 Leroy, multiple separate and individual elevator banks located throughout the building allow for entering a residence to feel private and more like entering a free standing home. A feeling of chic sophistication permeates each residence, with wide-plank Larch wood floors imported from Scandinavia; lofty 11-foot to 13-foot ceilings; floor-to-ceiling operable, special triple glazed and insulated windows sound rated to 40 DB for 100% exterior noise reduction; custom designed bathrooms—each unique from the other; the best finishes; and blackened steel double-sided wood burning fireplaces with dramatic floating hearths, all redefining comfort for the contemporary, urban home. World-renowned French designer Christian Liaigre has designed—exclusively for this project—special, original and new furniture and furniture layouts as well as custom furniture packages available for

residents to purchase; and British lighting designer Arnold Chan has created custom flexible lighting—it is a truly international effort.

RESIDENCE FEATURES

- Building by world-renowned Pritzker Prize winning architects Herzog & de Meuron
- Furniture layouts and custom furniture packages available by world-renowned French designer Christian Liaigre
- Private Garden by landscape designer Madison Cox
- Custom designed lighting by Arnold Chan
- Panoramic views of Downtown and the Freedom Tower, the Hudson River, North towards the George Washington Bridge and city views East
- 11' ceilings (Half Floor Penthouses feature 12' 6" ceilings and Full Floor Penthouse features 13' ceilings)
- Floor-to-ceiling operable, special triple glazed and insulated windows sound rated to 40 DB for 100% exterior noise reduction
- 12" wide-plank hand selected imported Scandinavian Larch wood floors throughout
- Oversized Art Walls
- Custom solid mahogany entry door with mahogany frame
- Expansive Entry Gallery with oversized closets with custom designed closet doors
- Custom designed Bulthaup Social Kitchen open to living/dining areas
- Separate custom designed Bulthaup stainless steel and custom matte aluminum Chef's Kitchen featuring steam oven, wine refrigerator, integrated coffee/espresso machine, and optional Bulthaup integrated function elements including spice jars, herb pot holder and cutting board
- Custom designed blackened steel wood burning fireplace (select residences)
- Custom designed bathrooms with custom finishes and material palettes of natural stone and hand selected wood, each bathroom unique from the other
- Electrolux large capacity washer and vented dryer
- Smart Home prewired for AV system, dimming system and motorized shades
- AV closet with integrated ventilation for future AV system upgrades

SOCIAL KITCHEN

- Hand selected Sivec marble slab countertop and full height Sivec marble slab backsplash (same marble that was used in Ancient Roman times)
- Hand selected imported Scandinavian Larch wood wall cabinets with integrated recessed light cove
- Kitchen Island in hand selected imported Scandinavian Larch wood with Sivec marble slab cantilevered tabletop
- Separate Breakfast Area (select residences)
- Fully integrated 33" wide stainless steel sink
- Vola swiveling faucet with pull out hand spray in brushed stainless steel
- Custom designed light fittings or recessed pin spot down lights over Kitchen Island
- Sub-Zero 30" refrigerator
- Wolf 36" oven
- Gaggenau 36" cooktop
- Recessed stainless steel hood
- Miele 24" integrated dishwasher with custom larch wood panel
- Integrated pull out trash bin with custom larch wood panel

CHEF'S KITCHEN *

- Custom designed Bulthaup stainless steel and custom matte aluminum Chef's Kitchen
- Fully integrated 18" wide stainless steel sink
- Swiveling faucet in brushed stainless steel
- Sub-Zero 24" freezer
- Sub-Zero 24" wine refrigerator
- Microwave oven
- Wolf 24" integrated coffee/espresso machine with milk frother
- Wolf steam oven
- Optional Bulthaup integrated function elements including spice jars, herb pot holder and cutting board

* Full Chef's Kitchen also includes Sub-Zero 30" refrigerator, Wolf 36" oven, Gaggenau 36" cooktop, recessed stainless steel hood, Miele 24" integrated dishwasher with custom larch wood panel, and integrated pull out trash bin with custom larch wood panel.

MASTER BEDROOM SUITE

- Panoramic views through floor-to-ceiling operable, special triple glazed and insulated windows sound rated to 40 DB for 100% exterior noise reduction
- Oversized Dressing Area with oversized closets with custom designed closet doors and separate oversized walk-in closet in select residences
- Midnight Bar with Sub-Zero 24" refrigerator and freezer (select residences)
- 12" wide-plank hand selected imported Scandinavian Larch wood floors

MASTER BATHROOM

- Panoramic views through floor-to-ceiling operable, special triple glazed and insulated windows sound rated to 40 DB for 100% exterior noise reduction
- 12" wide-plank hand selected imported Scandinavian Larch wood floors
- Custom designed floating Sivec marble double vanity with integrated custom Corian sinks and custom hand selected imported Scandinavian Larch wood drawers
- Custom designed oversized mirrored medicine cabinet with integrated lighting
- Kaldewei bathtub, either free standing or built-in
- Custom designed oversized shower with Sivec marble slab floor and walls, rain shower head and full height glass door
- Private water closet with Sivec marble slab floor and walls, wall mounted Duravit toilet and full height glass door
- Brushed stainless steel floor mounted towel bar
- Vola fixtures

ADDITIONAL BEDROOMS

- Panoramic views through floor-to-ceiling operable, special triple glazed and insulated windows sound rated to 40 DB for 100% exterior noise reduction
- 12" wide-plank hand selected imported Scandinavian Larch wood floors
- Built-in closet with custom designed closet doors
- Private en-suite bathroom

ADDITIONAL BATHROOMS

- Custom designed en-suite bathroom with Sivec marble mosaic tiled walls and floor
- Custom Corian sink with custom designed vanity with integrated storage
- Custom designed mirrored medicine cabinet with integrated lighting
- Kaldewei bathtub
- Wall mounted Duravit toilet

OR

- 12" wide-plank hand selected imported Scandinavian Larch wood floors
- Custom designed en-suite bathroom with hand selected travertine stone walls and shower
- Custom designed floating travertine stone vanity with integrated Corian sink and custom integrated storage
- Custom designed mirrored medicine cabinet with integrated lighting
- Wall mounted Duravit toilet

ADDITIONAL BEDROOMS / LIBRARY / MEDIA ROOM

- Panoramic views through floor-to-ceiling operable, special triple glazed and insulated windows sound rated to 40 DB for 100% exterior noise reduction
- Ultimate flexibility to convert to media room, dining room, library, bedroom, or other
- Full height pocket door opening to Great Room
- 12" wide-plank hand selected imported Scandinavian Larch wood floors
- Built-in closet with custom designed closet doors
- Private en-suite bathroom

POWDER ROOM

- 12" wide-plank hand selected imported Scandinavian Larch wood floors
- Custom hand selected imported Scandinavian Larch wood paneling on walls and ceiling
- Custom designed floating Sivec marble vanity with integrated custom Corian sink and light cove
- Custom designed mirror with integrated lighting
- Wall mounted Duravit toilet
- Vola fixtures in unique brushed copper finish

MEDIA ROOM / INDOOR LOUNGE AND OUTDOOR LOUNGE (select residences)

- North, Private Garden and East views through floor-to-ceiling windows
- Full height door opening onto Outdoor Lounge
- Midnight Bar with Sub-Zero 24" refrigerator/freezer

SERVICES & AMENITIES

- Private Courtyard & Garden by landscape designer Madison Cox
- Full-time concierge, 24-hour doorman and porter
- Onsite resident manager
- 70' pool and whirlpool spa with floor-to-ceiling glass
- State-of-the-art Fitness Center featuring cardio and strength training equipment
- Yoga and Pilates studio ideal for personal training sessions
- Steam room and sauna with changing rooms
- Fully equipped private massage room
- Recreation lounge area complete with a kitchen suitable for private events
- Kids' clubhouse ideal for birthday parties
- Gourmet take-out and delivery restaurant
- Residential parking spaces available for purchase
- Residential storage available for purchase
- Easily accessible bike storage
- Refrigerated storage available for residence deliveries
- Laundry room with oversized washers and vented dryers

STATE-OF-THE-ART LIVING

- State-of-the-art Smart Home prewired for fully integrated AV system, dimming system, motorized shades, and climate control system all easily controlled from a single application on a touch screen panel, computer, or mobile device either while at home or away—seamlessly integrating mobile technology into everyday living for streamlined and convenient home management
- Residential storage units each with dedicated electrical outlets, available for purchase
- Wi-Fi repeaters in all residences for maximum connectivity
- High speed wireless internet access throughout common areas
- Secure key fob control in all elevators
- Each residence is prewired for telephone, cable, and internet, with choice of owner's preferred system
- State-of-the-art cell phone repeater system ensures reliable cellular service throughout the entire building
- AV closet with integrated ventilation in each residence

HIGH-PERFORMANCE LIVING

- Custom Italian curtain wall assembly with German UVB/UVA protected glass, minimizing art and furniture discoloration
- Floor-to-ceiling operable, 1-3/8" thick special triple glazed and insulated windows sound rated to 36 OITC and 40 DB for 100% exterior noise reduction
- Year round heating, air conditioning and dehumidification provided by individual, high-efficiency heat pumps, located and controlled in each room
- Hidden Crestron thermostats with remote temperature and humidity sensors capable of interfacing with a Crestron home automation system
- Roof-top generator providing emergency power to entire building and power to each apartment
- All equipment is state-of-the-art energy efficient and controlled by a complete Building Automation System, capable of interfacing with Wi-Fi for off-site monitoring
- High-performance vented laundry machines in all residences in addition to high-capacity commercially sized machines in common laundry room
- Major infrastructure is above the floodplain for complete post-Sandy flood prevention

HEALTHY LIVING

- Fresh, quadruple filtered, humidity-balanced air flowing continuously throughout each room in every residence
- Sound rated walls and floors for maximum noise reduction within and between residences
- Fully equipped private massage room, steam room and sauna with changing rooms
- Gourmet, healthy food and juices available at the lobby level take-out and delivery restaurant
- State-of-the-art Fitness Center featuring cardio and strength training equipment and a Yoga and Pilates studio
- 70' pool with heat recovery technology and whirlpool spa
- Easily accessible bike storage

EASY LIVING

- Prewired for motorized shades compatible with Crestron, Lutron or owner's choice of system, with integrated drapery pockets at each window throughout
- Private elevator vestibules (select residences)
- Wet Bars and Midnight Bars with Sub-Zero 24" refrigerators/freezers (select residences)
- Custom designed blackened steel wood burning fireplaces, some double sided (select residences)
- Outdoor Lounges equipped with electrical outlet (select residences)
- 20% extra electrical capacity for each residence

HOTEL SERVICES AVAILABLE THROUGH 215 CHRYSTIE STREET

- Full priority access to all Hotel services, amenities and privileges
- Priority and guaranteed entrance to all bars and all special events available to Hotel guests
- Priority status for reservations at Hotel restaurants and bars
- Priority status for Hotel room reservations at preferential rate
- Room upgrades based on availability
- Signing privileges and direct billing services for all Hotel services, such as restaurants, bars, fitness center, business center and other public spaces
- Catering services and event planning for private meetings or events
- Priority access to the penthouse suite and all other rentable public space for private functions
- Access to meeting rooms and business center
- Access to the fitness center and personal trainers
- Access to massage and spa services
- Valet Parking

ANTICIPATED OCCUPANCY 2017

SALES & DESIGN GALLERY

435 Hudson Street at Leroy Street New York, NY 10014

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160Leroy.com

This Ian Schrager project is being co-developed with ARES Management LLC, Weinberg Properties and William Gottlieb Real Estate.

Sponsor reserves the right to make changes in accordance with the offering plan. The complete offering terms are in an offering plan available from the Sponsor. File No. CD15-0182. Sponsor: 160 Leroy LLC, c/o Ian Schrager Company, 818 Greenwich Street New York NY 10014. Property location: 160 Leroy Street, New York, New York 10014. Equal Housing Opportunity. Sponsor makes no representation or warranties except as may be set forth in the Offering Plan and reserves the right to make substitutions of material, equipment, fixtures, finishes and appliances in accordance with the terms of the Offering Plan.