



# AROUND TOWN DOWNTOWN MANHATTAN

By TJ JOHNSON

**B**eing one of the oldest neighborhoods in New York, Downtown Manhattan has some of the last remaining cobblestone streets and plenty of beautiful landmark buildings. There is a reason behind the recent boom in residential sales going on in the district. You can find breathtaking lofts that were converted from old office buildings and old banks, or high rise luxury apartments with lots of amenities. Let's discuss some of the residential buildings available now.

## 25 PARK ROW

Offering 110 residences, **25 Park Row** is a 21<sup>st</sup>-century architectural icon at the center of the New Downtown, providing unmatched views from every residence over historic **City Hall Park**. At 25 Park Row, **COOKFOX Architects** has created the quintessential downtown luxury condominium, reinterpreting the classic Art Deco skyscraper through an expressive series of cascading terraces, setbacks, and loggias.

Residents can exclusively enjoy **The Park Row Club**—a richly appointed amenity suite designed by **Studio Mellone**, featuring vast leisure spaces, soaring ceilings, and grandly-scaled windows overlooking City Hall Park. The Club offers a library and screening room, lounge, billiards room, bar, dining room, playroom, golf simulator, and a fitness center with a yoga studio and a 65-foot swimming pool. **The Park Row Club Garden and Dining Terrace** offers over 7,000 square feet of outdoor space for entertainment, relaxation, and play—including lounge and living spaces, a grilling kitchen, a trellised dining area, and a naturalistic play-scape and a lawn. On-site parking for purchase and a discrete Theatre Alley entrance offer privacy and convenience. *Info: average price per square foot: \$2,023-2,500.*



25 Park Row

## 125 GREENWICH STREET

Designed by world-renowned architect **Rafael Viñoly**, **125 Greenwich Street** offers 273 residences ranging from studios to three-bedroom and penthouse residences. Rafael Viñoly's concept for 125 Greenwich Street: a double I-beam section standing on end. The exposed architectural wall serves as the structural backbone for the tower. Continuous, full-height, floor-to-ceiling curtain walls provide maximum visibility and clarity. The tower's residential entrance is marked by recessed solid dark bronze doors and panels.

**March & White** have envisioned each residence, masterfully amplifying space, light and other iconic building's architecture, with finishes offered in three distinct palettes. More space to relish life. More space for working, entertaining, and for lounging and soaking up the sun (or taking shelter from the rain), for enjoying an afternoon siesta on a long, plush lounge. The one-bedroom residence is ideal for those who need a little more square feet.

The most casual of meals are elevated—transformed to impressive affairs—with panoramas of the **Hudson River** as their backdrop. The rounded glass wall and open-plan architecture augment entertaining space, and imbue your dining quarters with an easy, laid back elegance.

125 Greenwich Street is an exercise in detailed perfection. **March & White** drew on their work with superyachts, places where high-end detailing and precise efficiency are critical. The apartments are multi-adaptable, functioning differently depending on the time of day and use. For instance, the kitchen can completely disguise itself. When this happens, it has the presence of a piece of sublime sculptural art. *Info: average price per square foot: \$2,230-\$2,594.*



125 Greenwich Street

## 30 WARREN STREET

This is a boutique-scale, ground-up, new development condominium transforming an entire block-front in Tribeca. Designed by **François Leininger** of **Post-Office Architectes**, 30 Warren houses 23 design-forward residences with a clean and refreshing **Tribeca** aesthetic and distinctly modern layouts.

The building boasts a thoughtfully crafted facade featuring numerous setbacks and oversized windows that offer each residence incredible light, air, and views.

30 Warren residences feature artisanal wood work by **Hudson LaGrange**, hand built and finished in New York's **Hudson Valley**. Committed to ensuring the highest quality millwork, Hudson LaGrange uses only the finest locally sourced materials, such as highest grade white oak and black walnut. All materials are locally sourced, eco-friendly, and Forest Stewardship Council (FSC) certified.

A private entrance off charming Warren Street welcomes residents home to a 24/7 attended lobby with rich embellishments, intricately detailed with stone slab flooring, hand-finished oak paneling, ductal wall cladding, custom champagne and black anodized metal panels, and custom brass light fixtures.

The amenity suite at 30 Warren caters to the essentials of daily life, including: a fitness and wellness studio, children's playroom, private storage, and bicycle storage. *Info: average price per square foot—\$2,260-\$2,262.*



30 Warren Street

## DINING OUT

With so many dining options available downtown, there are the tried-and-true classics that always satisfy. One must-go-to restaurant in **FiDi** is, of course, **Delmonico's** ([delmonicos.com](http://delmonicos.com)). Founded in 1837, it claims to be the first restaurant in New York City. It's a traditional steak house and the food is fantastic. You also get to say you are at the first restaurant in New York City! Another is certainly becoming a classic. **Luke's Lobster** ([lukeslobster.com](http://lukeslobster.com)) is my favorite for Lobster Rolls. It's like a taste of Maine in Manhattan.

*If you are interested in this or any other neighborhood in Manhattan, contact **The Starr-Johnson Team** for all your selling and buying needs. •*

## ABOUT TJ JOHNSON & THE STARR-JOHNSON TEAM

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