

Studio Gang's Downtown Brooklyn condo near Macy's launches sales

The 57-story condo will bring 481 apartments to the neighborhood

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Binyan Studios

The Jeanne Gang-designed condo rising next to Downtown Brooklyn's Macy's has now launched sales on its 481 condos with apartments asking from the \$600,000s. The *New York Times* [first reported](#) on the sales launch of the building that's set to be the latest addition to the Downtown Brooklyn skyline and market.

Apartments at the [Studio Gang Architects](#)-designed building will come in studios through four-bedroom variants; one-bedrooms will start in the \$800,000s, two-bedrooms at \$1.2 million, three-bedrooms at \$1.9 million, and four-bedrooms from \$3.4 million.

The 57-story condo will feature interiors by [Michaelis Boyd Associates](#), which has designed two distinct color palettes for the apartments: the "classic," which features light

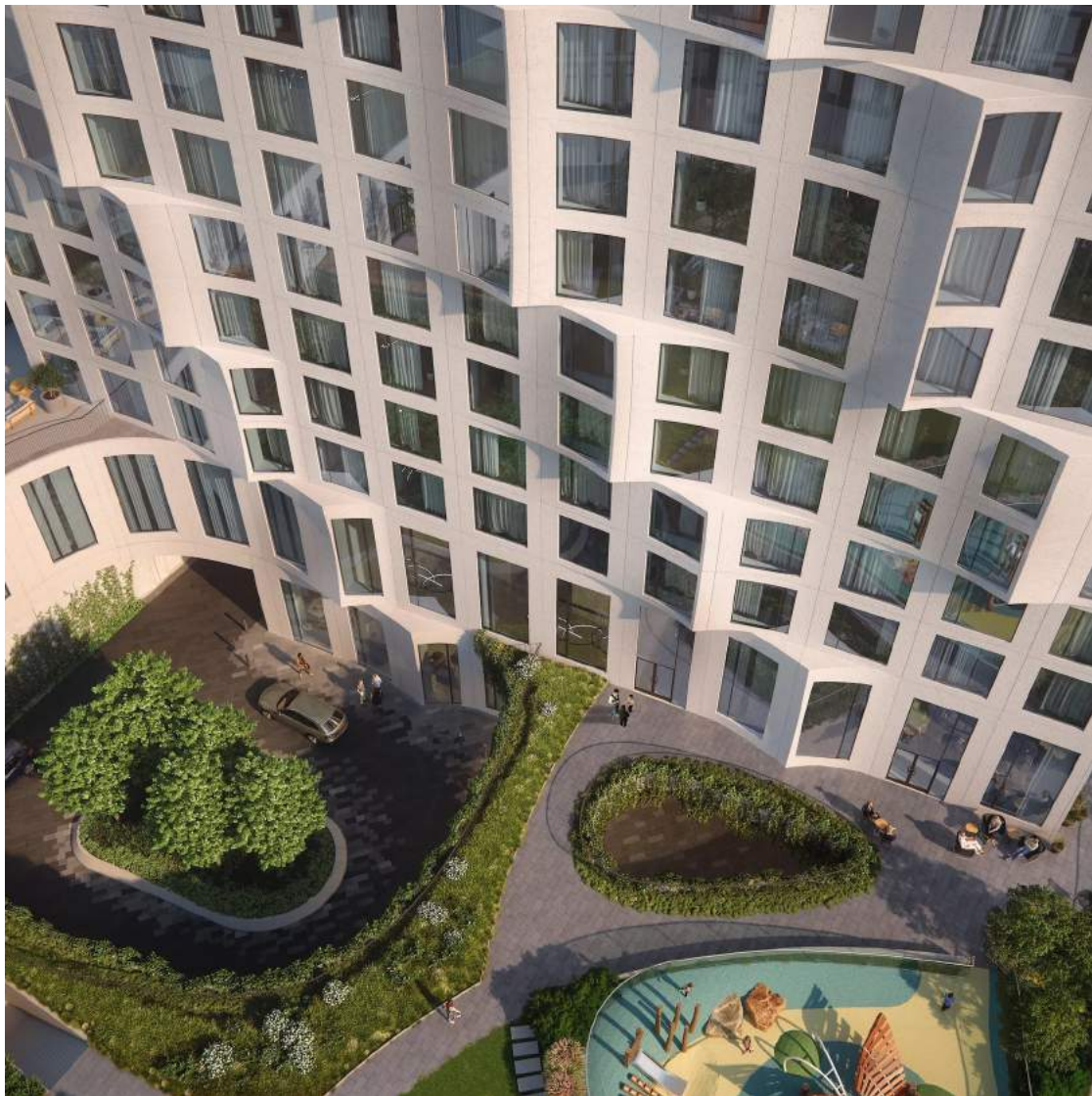
tones, and “heritage,” which has more darker hues. Other elements of the apartments include white oak floors, marble bathrooms, and a Bosch appliance package in the kitchen.

One of the standout features of the building will be a 27,000-square-foot private park designed by [Hollander Design](#). Situated two floors above ground, atop the building’s motor court and retail space, the park will have a sun deck with a hot tub, a children’s play area, barbecue pods, and a nature walk.







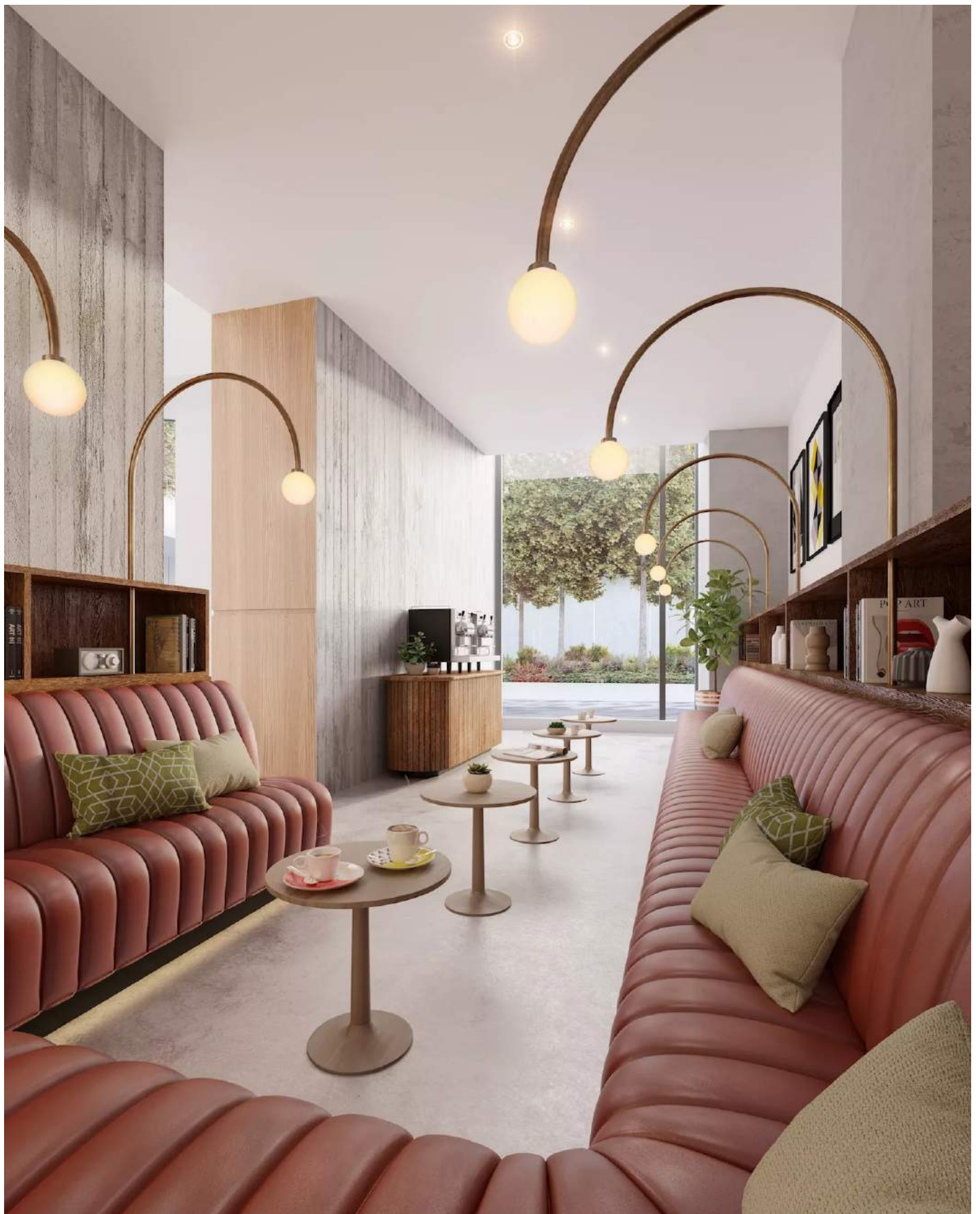


The building's exhaustive list of amenities are spread out between two floors; one set of amenities are adjacent to the park, and the other are perched on the 32nd floor of the building.

On the second floor, residents will be able to access the Park Club, which will come with a 75-foot indoor saltwater pool, and a fitness center; also on this floor are a children's playroom, a co-working space, and a game room.

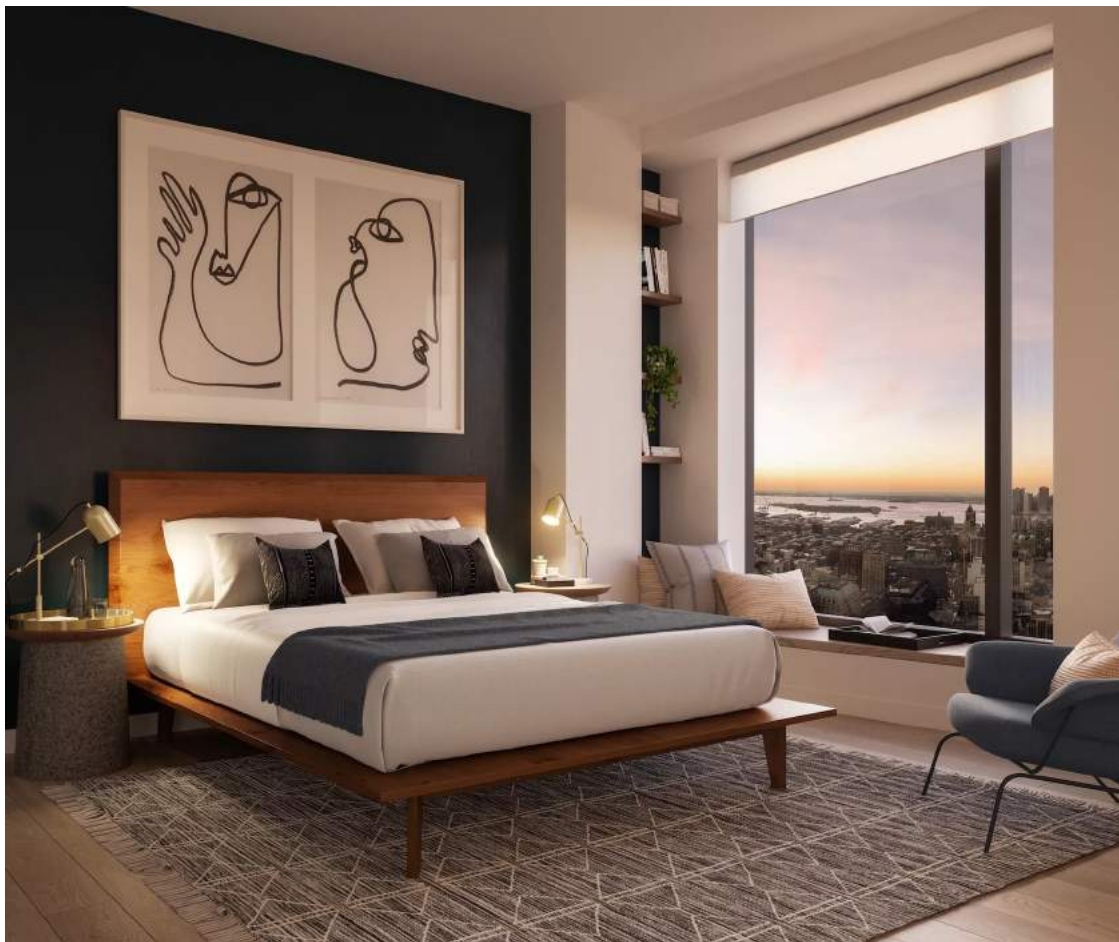
The 32nd-floor amenities include a private dining area with a demonstration kitchen, a billiards table, a library, a virtual game room, and a cocktail lounge, among many other features.







11 Hoyt's wavy-facade is not just a design element that sets it apart in the crowded Downtown Brooklyn skyline, but it also acts to maximize space in each of the apartments. Gang explained to the *New York Times* that this particular design feature has helped create lots of cozy nooks in each of the apartments, as can be seen in one of the renderings of the development. In fact, the design has helped create 190 unique apartment layouts, which will probably make the condo more marketable.



The developer behind the project, [Tishman Speyer](#), is also developing the nearby Downtown Brooklyn Macy's building [into an office complex](#). Macy's will continue to operate from the lower floors of the building, and the Wheeler, as this creative office hub will be known, will take up 10 floors above the department store.

Construction on 11 Hoyt—which is Tishman Speyer and Studio Gang's first NYC condo—is expected to wrap sometime in 2020.

