

# 11 HOYT

BROOKLYN

11 Hoyt is a 57-story condominium tower located at the intersection of Downtown Brooklyn and tree-lined brownstone Brooklyn. 11 Hoyt boasts a world-class design pedigree that features architecture by Studio Gang, interiors by Michaelis Boyd, and landscape design by Hollander Design Landscape Associates. 11 Hoyt's 480 studio to four-bedroom condominium residences are anchored by more than 55,000 square feet of exclusive indoor and outdoor amenities, including abundant spaces for recreation, relaxation, and entertaining.

Situated in bustling Downtown Brooklyn, 11 Hoyt sits steps from tree-lined streets, boutiques, and restaurants of brownstone Brooklyn's most storied neighborhoods, including Boerum Hill, Cobble Hill, Brooklyn Heights, and Fort Greene. 11 Hoyt is located within four blocks of eleven MTA transit lines, and provides convenient access to the best of Brooklyn and Manhattan.

## DEVELOPMENT TEAM

### **Developer/Sponsor**

Tishman Speyer

### **Co-Sponsor**

Vanke US

### **Architecture**

Studio Gang Architects

### **Interiors Design**

Michaelis Boyd Associates

### **Landscape architecture**

Hollander Design

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## BUILDING FEATURES AND AMENITIES

- > 24-hour doorman and concierge
- > Package delivery room
- > Dry-cleaning valet
- > Refrigerated delivery storage
- > Bicycle storage
- > Stroller storage
- > Private storage rooms (available for purchase)
- > Attended below grade on-site parking (available for purchase)

## AMENITIES

- > Ground Level Amenities
  - Porte-cochere and private motor court
  - Lobby coffee and co-working lounge
  - Outdoor dog park
  - Pet spa
- > Park Club Amenities (3rd Floor)
  - State-of-the-art Fitness Center designed and curated by The Wright Fit including:
    - Weight and Cardio Training Rooms
    - Yoga and Group Fitness Studio
  - 75 Foot Indoor Saltwater Swimming Pool
  - Squash Court
  - Massage Treatment and Relaxation Rooms
  - Sauna
  - Steam Showers
  - Men's and Women's Locker Rooms
  - Co-Working Lounge with Private Meeting Rooms
  - Salon Lounge with Adjoining Terrace with BBQ Grill and Private Dining
  - Game Room with Ping Pong and Foosball
  - Indoor Playroom
  - Maker Studio
  - Catering Pantry
- > Private Park (3rd Floor)
  - Active and Quiet Lawns
  - Outdoor Hot Tub
  - Sun Deck
  - Fitness Deck
  - Private Dining with BBQ Grills
  - Communal BBQ and Outdoor Lounge
  - Butterfly-Themed Interactive Play Area
  - Wooded Forest Walk
- > Sky Club Amenities (32nd Floor)
  - Sky Lounge with Fireplace and Billiards Table
  - Demonstration Bar, Kitchen and Private Dining Space
  - Library
  - Screening Room with Performance Space
  - Study
  - Virtual Gaming Room
  - Music Rehearsal Studio
  - Card Room and Cocktail Lounge
  - Catering Kitchen

## RESIDENCES

- > Latch™ smart entry door locks
- > 10-Foot standard ceiling height
- > 7-Inch wide plank American White Oak flooring
- > Smart wi-fi enabled thermostats
- > Bosch in-residence washer/dryer (Whirlpool washer/dryer in select units)
- > Integrated USB outlets in select locations
- > Choice of either Classic or Heritage interior finish palettes

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## KITCHENS

- > Custom cabinetry designed by Michaelis Boyd Associates
- > Honed Italian lava stone countertops and backsplashes
- > Premium Bosch Appliance package including:
  - Vented Stovetop Exhaust
  - Fully integrated refrigerator
  - Fully integrated dishwasher
  - Gas cooktop
  - Microwave/Convection Oven/Speed Oven (selection varies per residence)
- > Custom faucet and hardware
- > In-sink Garbage Disposal
- > Integrated Thermador wine refrigerator (in select residences)
- > Bespoke pendant lighting with leather straps (in select residences)

## MASTER BATHROOMS

- > Italian marble floors
- > Radiant heating
- > Custom vanity designed by Michaelis Boyd Associates, with metal frame and white ceramic basin and countertop
- > Full height crackle glazed ceramic wall tile
- > Custom faucet and hardware
- > Mirrored medicine cabinet

## SECONDARY BATHROOMS

- > Italian marble floors
- > Custom vanity designed by Michaelis Boyd Associates, with metal frame and white ceramic basin and countertop
- > White glazed ceramic wall tile
- > Custom faucet and hardware
- > Mirrored medicine cabinet

## POWDER ROOM

- > Italian marble floors
- > Custom vanity designed by Michaelis Boyd Associates, with metal frame and white ceramic basin and countertop
- > Bespoke half-height glazed ceramic wall tile
- > Custom faucet and hardware