

RESIDENTIAL

Construction is underway at 7 Essex Street

Construction is underway on 7 Essex St., a 40,000-SF, 11-story luxury condominium building on the Lower East Side.

The new building, being built by Jeffrey M. Brown Associates for 7 Essex Street LLC, will feature 16 lofts with large, open floor plans, high ceilings and spectacular views of the newly renovated, historic Seward Park and the Brooklyn and Manhattan bridges. The building is located near the corner of Essex and Canal Streets, just steps from the East Broadway stop on the F train.

Each of the "open loft" style units will be delivered as

a white box, with a minimum of finish, enabling the buyer to customize each loft to their own specifications. Each apartment has ample living space and the capacity for three or four bedrooms and three baths. Two 3,600-SF triplex townhouse-units occupy the garden, 1st and 2nd floors of the building. 1,600-SF loft flats occupy the 3rd through 8th floors, and also can be combined for a full floor of 3,300 SF.

"The top two floors will feature two fantastic 2,600-SF penthouse apartments with wood-burning fireplaces," said Daniel Doern, managing member of 7 Essex Street LLC.

"Having the park directly across the street also is a real added value — last year it was renovated with new greenery, play equipment, benches, lighting, paving, basketball courts and an historic marble fountain,"

Doern added.

Building amenities will include 10' ceilings, 8'x10' windows, thermostatically controlled heating and air conditioning, pre-wired cable and high speed Internet connections, Seidle video intercom security system, a modern lobby and a large common roof deck.

Jeffrey M. Brown Associates has worked closely with the design team to identify quality engineering alternatives. The pile-supported, reinforced concrete structure will have a limestone facade on the first two levels. The first floor lobby will feature a stainless steel entrance and slate floors. The project team includes Vesta Development Corp., which is coordinating sales and marketing of the condominiums. Frank Christy Co Architects designed the building. For more information about the project, visit www.7essex.com.