

# ONE MANHATTAN SQUARE

MANHATTAN'S MOST  
VALUABLE WATERFRONT  
CONDOMINIUM



Experience stylishly appointed homes that redefine luxury New York City living with floor-to-ceiling glass and the finest finishes.



Elevate your perspective with unobstructed sky-high views in every direction. The rivers, the skylines—there's more to see here.

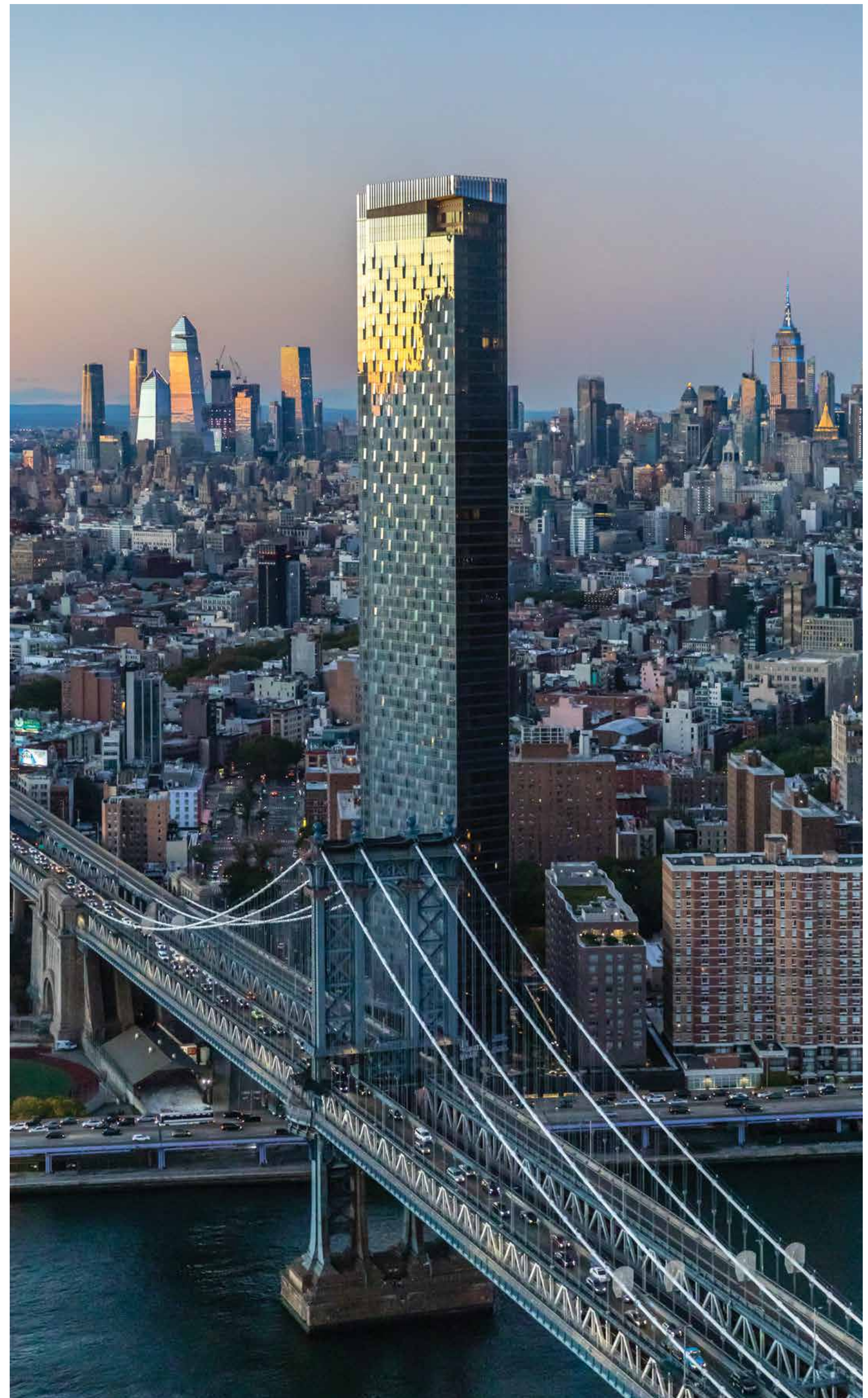


Enjoy unsurpassed service and the myriad of possibilities that 100,000 square feet of private indoor and outdoor amenities provide.



Located on the edge of New York Harbor on the Lower East Side, One Manhattan Square offers the rare opportunity to live in one of the last new waterfront properties available in Manhattan that also features a 20-year tax abatement.

**LOCATED ON DOWNTOWN MANHATTAN'S WATERFRONT, THIS STRIKING 800-FOOT-TALL GLASS TOWER FEATURES LUXURY CONDOMINIUM RESIDENCES WITH EXPANSIVE RIVER AND SKYLINE VIEWS, WRAPPED IN LUSH PRIVATE GARDENS. MORE THAN 100,000 SQUARE FEET OF PRIVATE INDOOR AND OUTDOOR AMENITIES ALLOW YOU TO MAKE THE MOST OF EVERY NEW YORK MINUTE.**

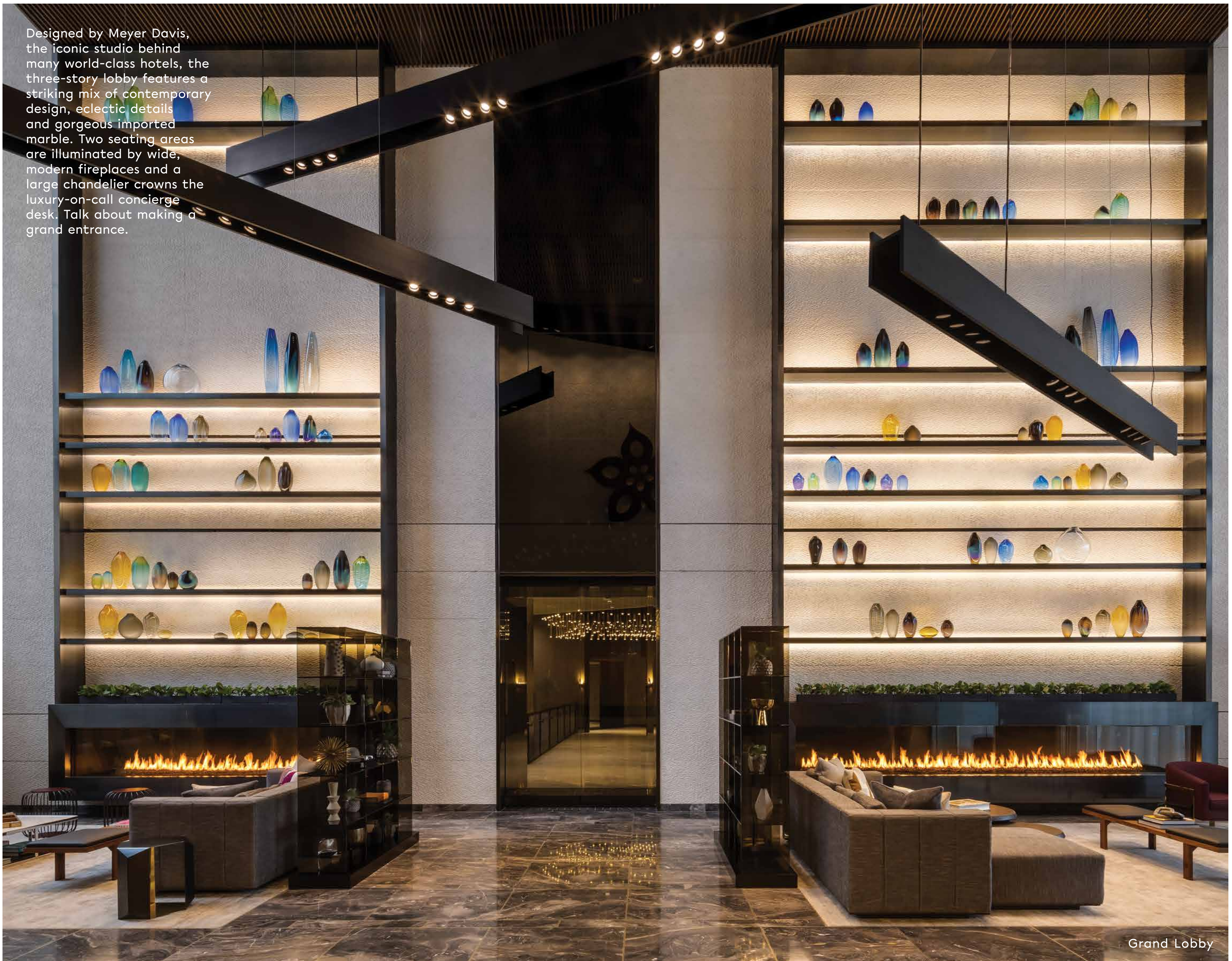


# STEP INSIDE YOUR PRIVATE WORLD

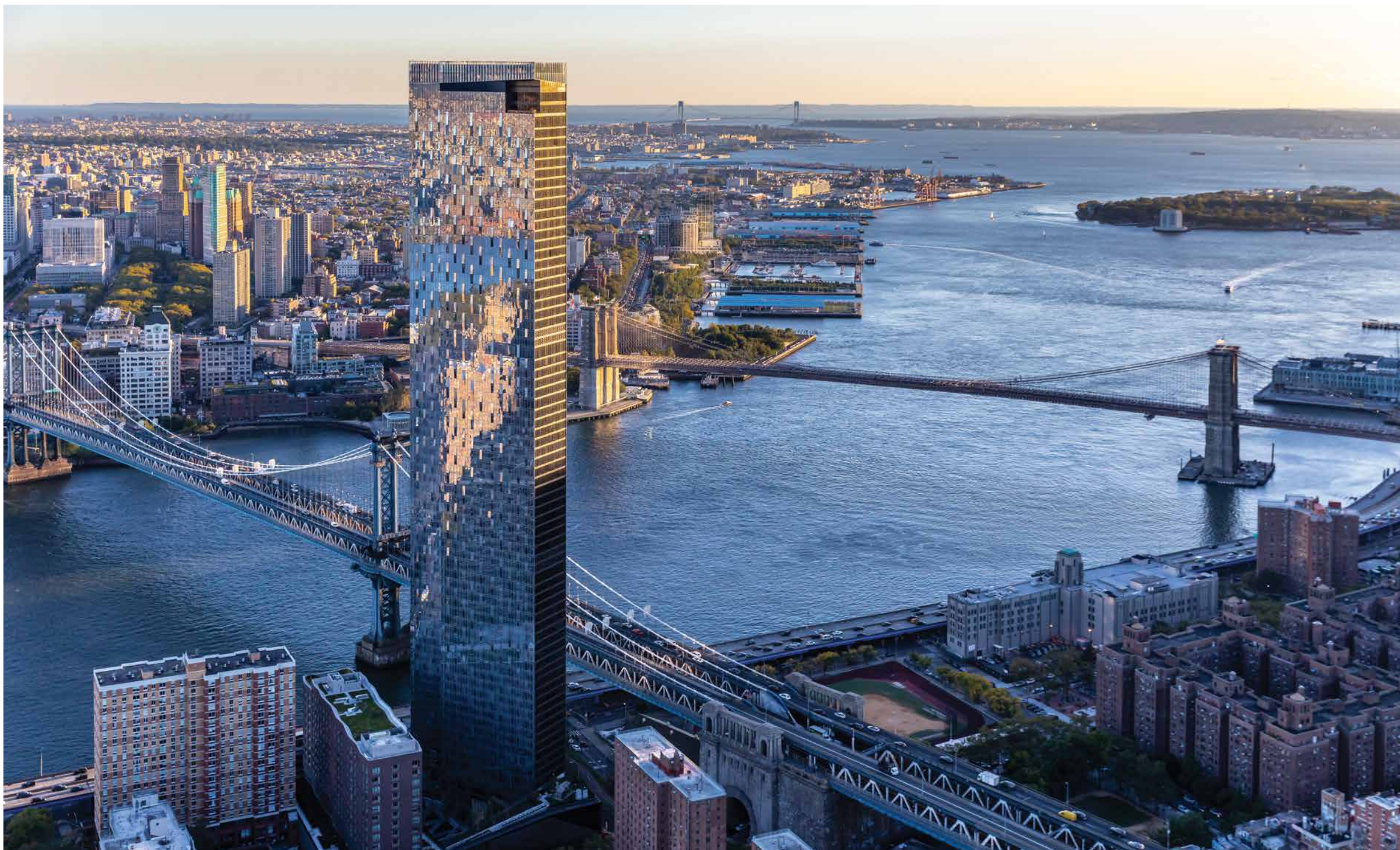
An impressive entrance on Cherry Street leads into a landscaped motor court. A 24-7 doorman and concierge welcome you into this extraordinary estate, the most exclusive club in all of the city.

ONE MANHATTAN SQUARE

Designed by Meyer Davis, the iconic studio behind many world-class hotels, the three-story lobby features a striking mix of contemporary design, eclectic details and gorgeous imported marble. Two seating areas are illuminated by wide, modern fireplaces and a large chandelier crowns the luxury-on-call concierge desk. Talk about making a grand entrance.



Grand Lobby



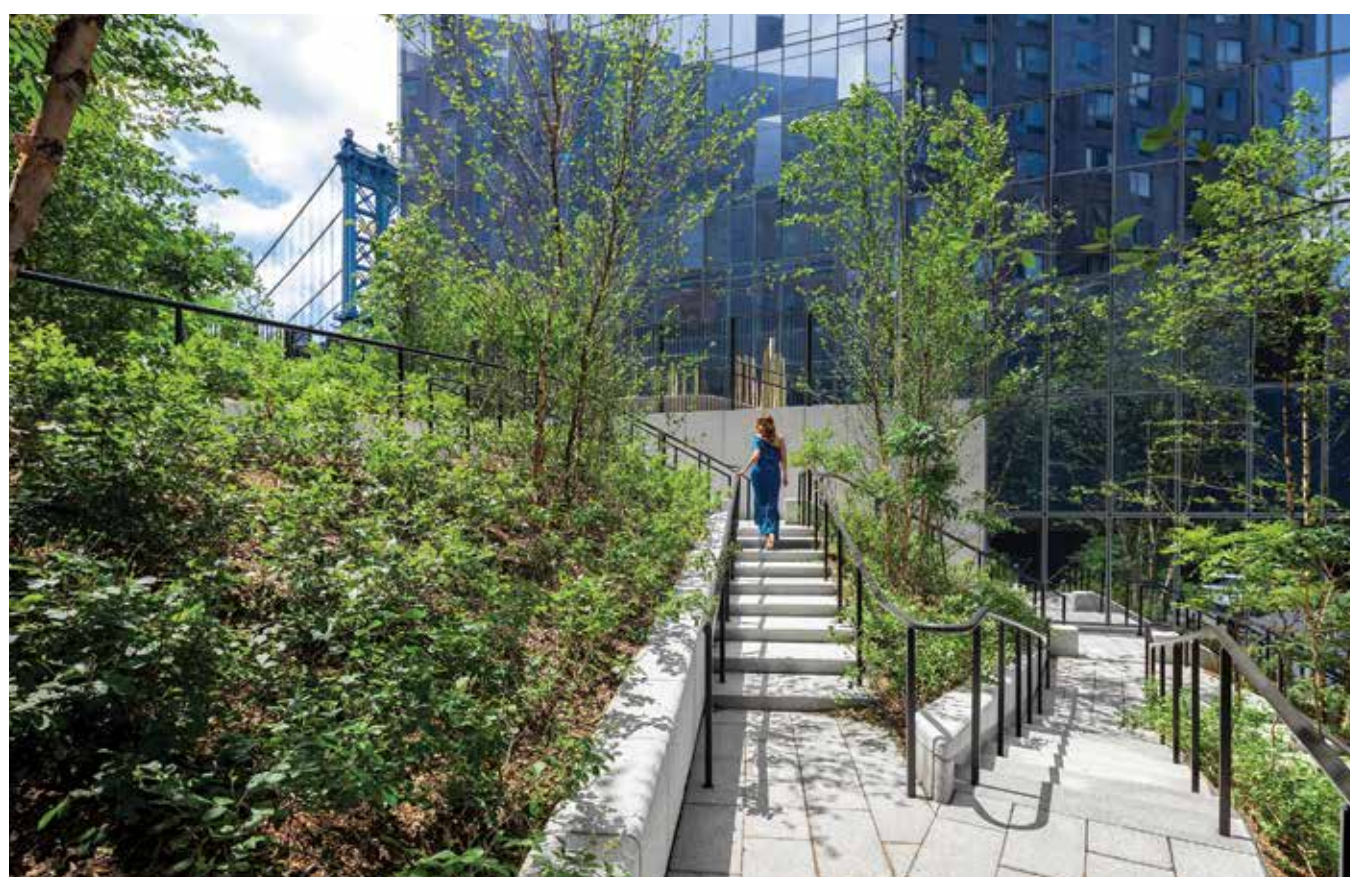
**ONE MANHATTAN SQUARE OFFERS SUPER LOW MONTHLIES AND ONE OF THE LAST REMAINING 20-YEAR TAX ABATEMENTS, AND IS ONE OF THE FINAL NEW WATERFRONT DEVELOPMENTS IN MANHATTAN, MAKING LIVING HERE THAT MUCH SWEETER.**

## **DESIGN & ARCHITECTURE**

Designed by renowned architectural firm Adamson Associates, this 80-story luxury glass tower is a stunning new addition to downtown Manhattan's skyline. Its sleek glass facade reflects the gentle ripples of the river below and rays of sunshine above. Interior spaces are uniquely angled to maximize light and the spectacular city and water views on all sides.

## **HOME TO NEW YORK CITY'S LARGEST PRIVATE GARDEN**

One Manhattan Square boasts over an acre of outdoor areas and exclusive amenities designed by award-winning landscape architecture firm West 8. Flourishing gardens, a tree house, tea pavilion, firepits and social courtyards invite residents and their guests outside to relax, refresh and socialize in the ultimate urban oasis.



# SANCTUARY IN THE SKY



# THERE'S MORE TO SEE HERE



All residences boast warm and modern interiors by Meyer Davis Studio. Combining function, quality and style, it's the details that really set these homes apart: high-end imported stone, custom finishes and wide-plank oak flooring throughout. Open-concept layouts enhanced by floor-to-ceiling windows that frame stunning river and skyline views make it feel like you're on top of the world.





Floor-to-ceiling windows offer dramatic views across Manhattan and beyond.



**INTERIORS THAT  
FEEL LIKE HOME**

Model residences artfully  
designed by Anna Karlin and  
Jamie Bush.



Midtown, downtown, and everything in between—take in New York’s iconic skyline from the comfort of your home.



A joyful place to grow up,  
One Manhattan Square offers  
room for the whole family.



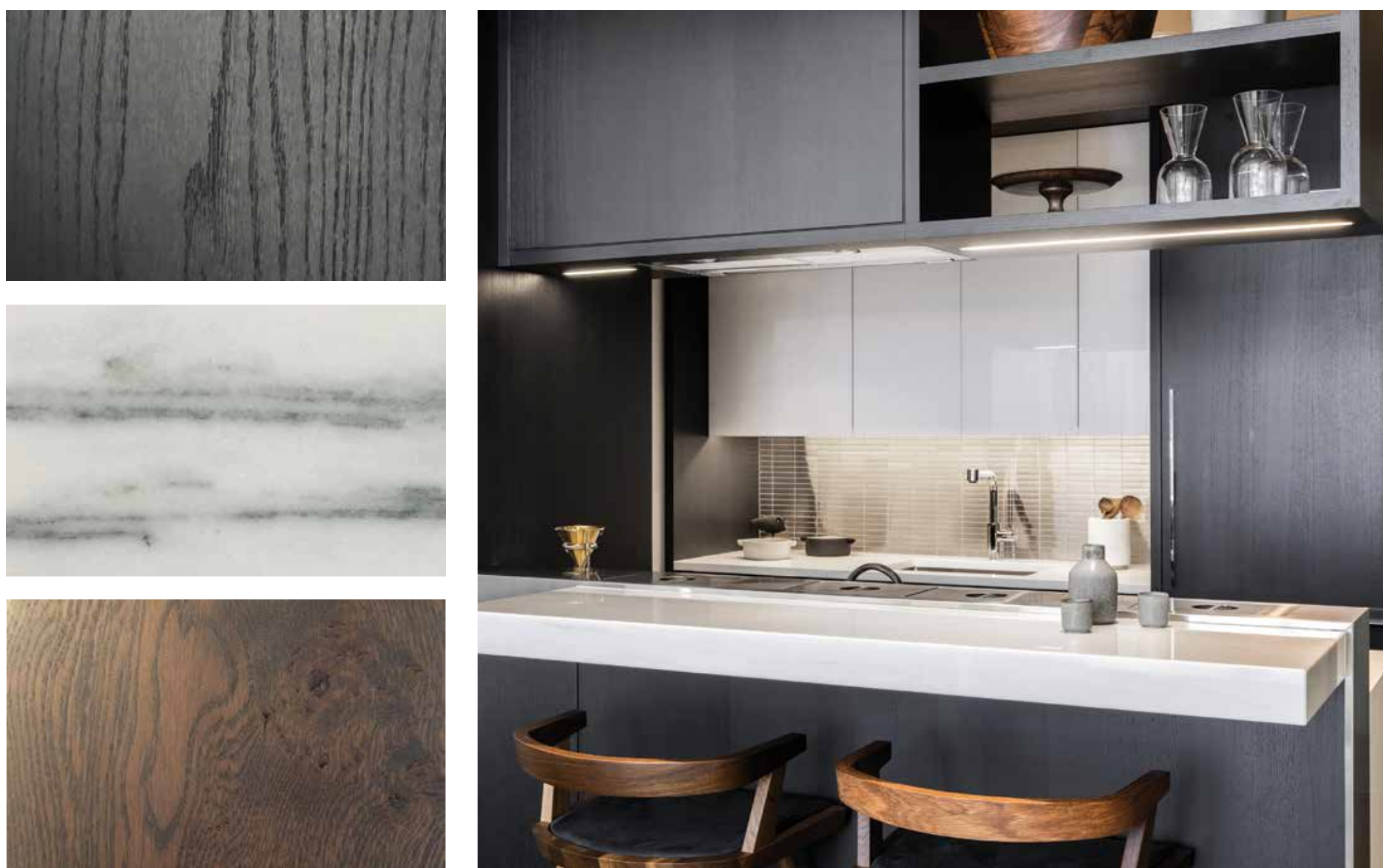
Decompress in a marble-clad bathroom complete with a soaking tub. With dramatic views even in the bathrooms, feel free to unwind without missing a beat.



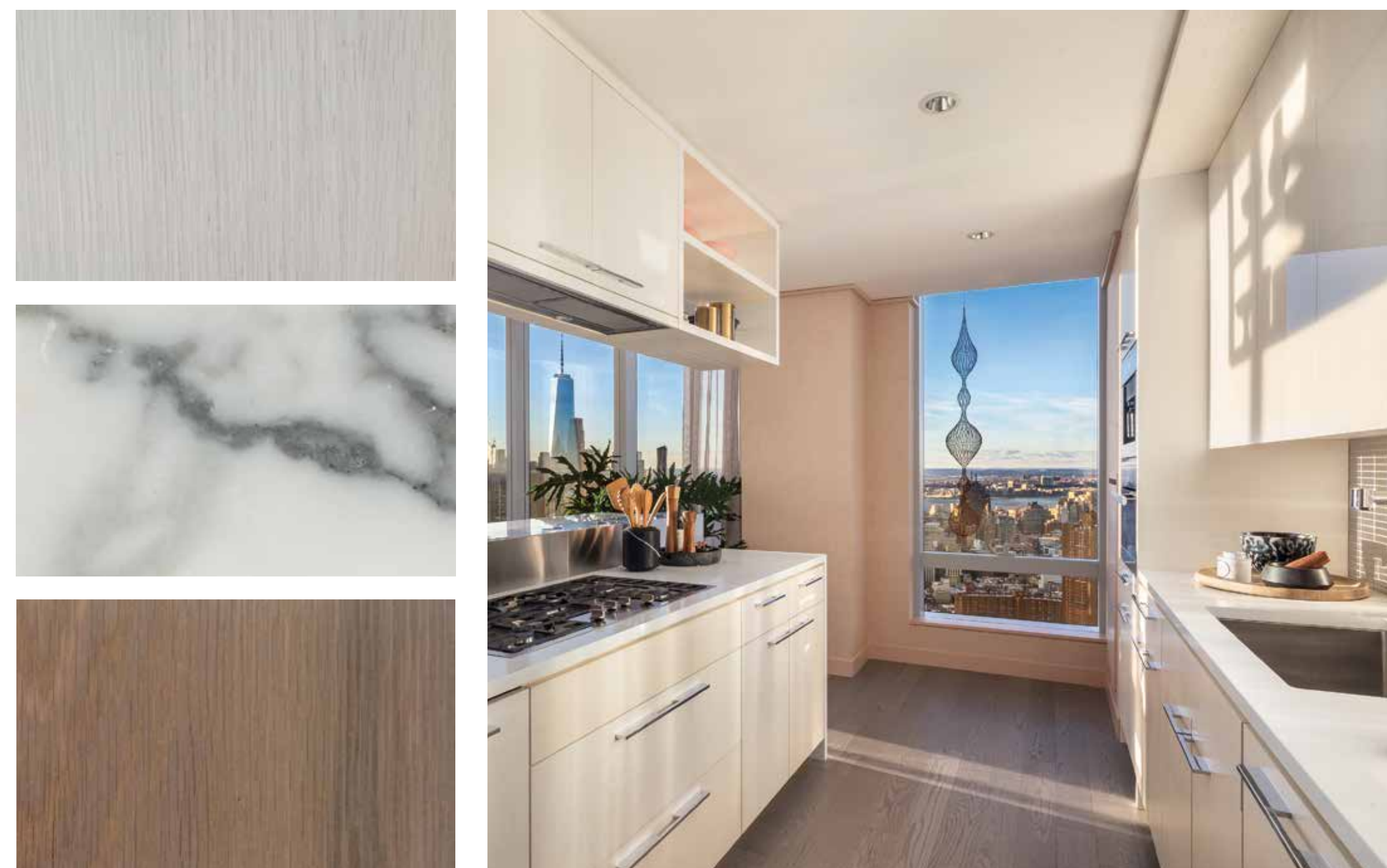
# THE EXTELL CHOICE

Two distinct finish packages offer residents the signature Extell choice. Each home is equipped with custom cabinetry, premium Miele appliances and Dornbracht fittings, which invite you to cook and entertain seamlessly. Distinctive accents include a stainless-steel mosaic backsplash, polished Covelano marble bar top and an expansive back-channel with integrated storage.

## DUSK SCHEME



## DAWN SCHEME



An aerial photograph of the Manhattan skyline at dusk. The sky is a deep blue with some light clouds. The city is densely packed with buildings, many of which are illuminated with warm lights. The Empire State Building is prominent in the center-right. The overall scene is a panoramic view of the city from a high vantage point.


**URNS  
OUT  
YOU  
HAVEN'T  
SEEN  
IT  
ALL**

One Manhattan Square  
promises the most  
dramatic 360-degree views  
imaginable, from one of  
downtown Manhattan's  
highest perches.



Each residence has been meticulously planned, with gracious layouts, custom details, the finest finishes and the most dynamic views.





**NOTHING  
LESS  
THAN  
INFINITE  
THINGS  
TO DO**

# A WORLD OF PRIVATE AMENITIES AT YOUR DOORSTEP

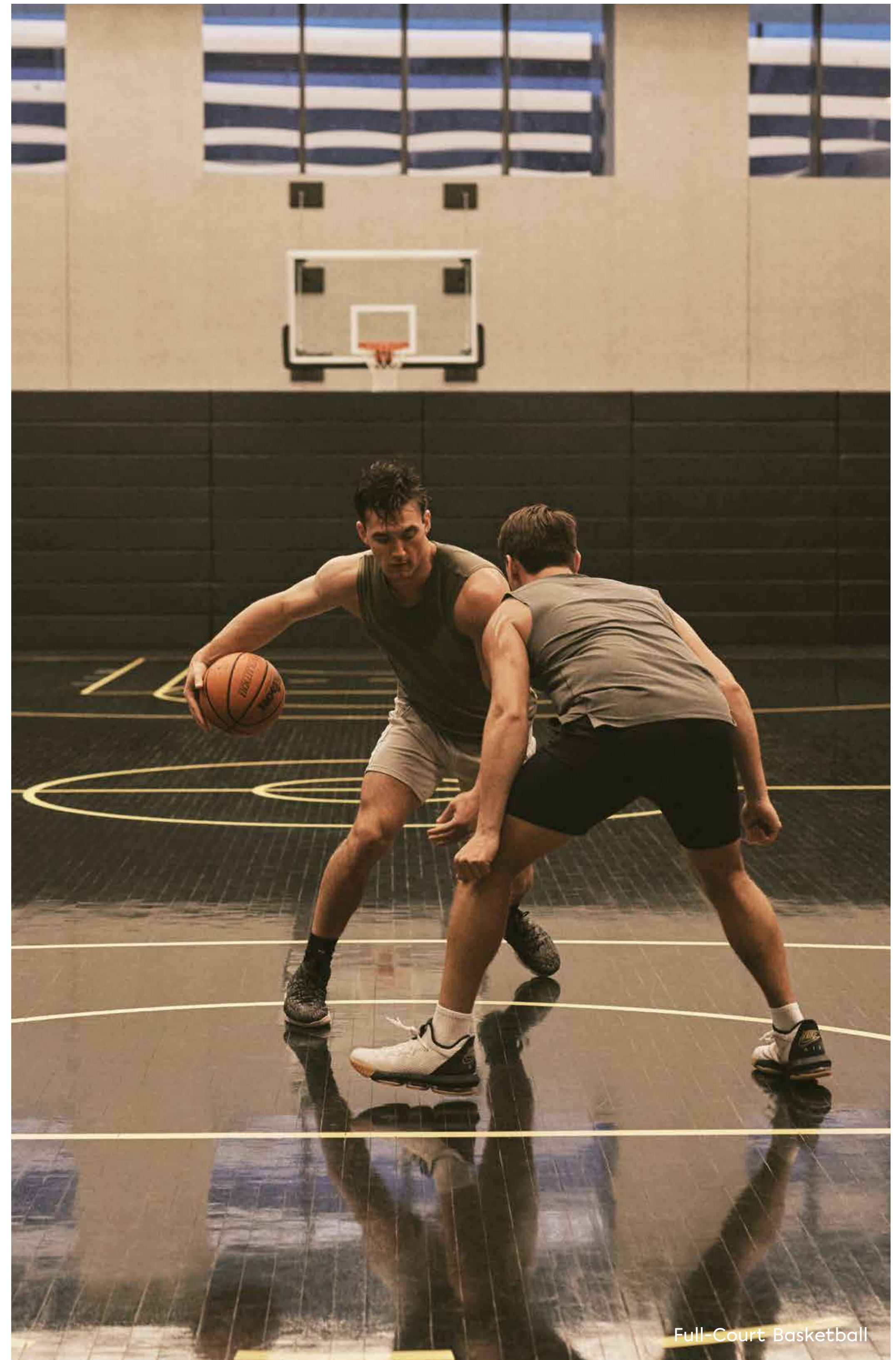
With over 100,000 square feet of private amenities and gardens at your doorstep, One Manhattan Square's service and amenities package is designed for getting the most out of every day, with more than plenty to do for the whole family.



Outdoor Dining and Grills



Culinary Lounge



Full-Court Basketball



Cellar Bar and Lounge



75' Salt Water Swimming Pool

**SPORTS CLUB**

Full-Court Basketball · Two-Lane Bowling Alley · Squash Court · Golf Simulator · State-of-the-Art Fitness Center Including: Weight Room; Cardio Room; Four Multiuse Fitness Studios; Spin, Cycling, Dance and Yoga Classes

**SPA**

Sunken Tranquility Garden · Hammam with Cold Plunge Pool · Private Treatment Rooms · Hot Tub · Sauna · 75' Salt Water Swimming Pool · Children's Wading Pool · Men's and Women's Locker Rooms

**ENTERTAINMENT & RECREATION**

Culinary Lounge and Demonstration Kitchen · Cellar Bar and Lounge · Theater and Performance Space · Wine Room · Cigar Room · Billiard Room · Children's Playroom · Arcade

**GARDENS & OUTDOORS**

Sumac Meander · Pike Slip Courtyard · Birch Garden · Covered Dog Run · Playground · Social Courtyards · Relaxation Lawns · Firepits · Outdoor Kitchen and Dining · Herb Garden · Tree House · Tea Pavilion · Outdoor Ping-Pong · Putting Green · Stargazing Observatory



Cellar Bar



Firepits

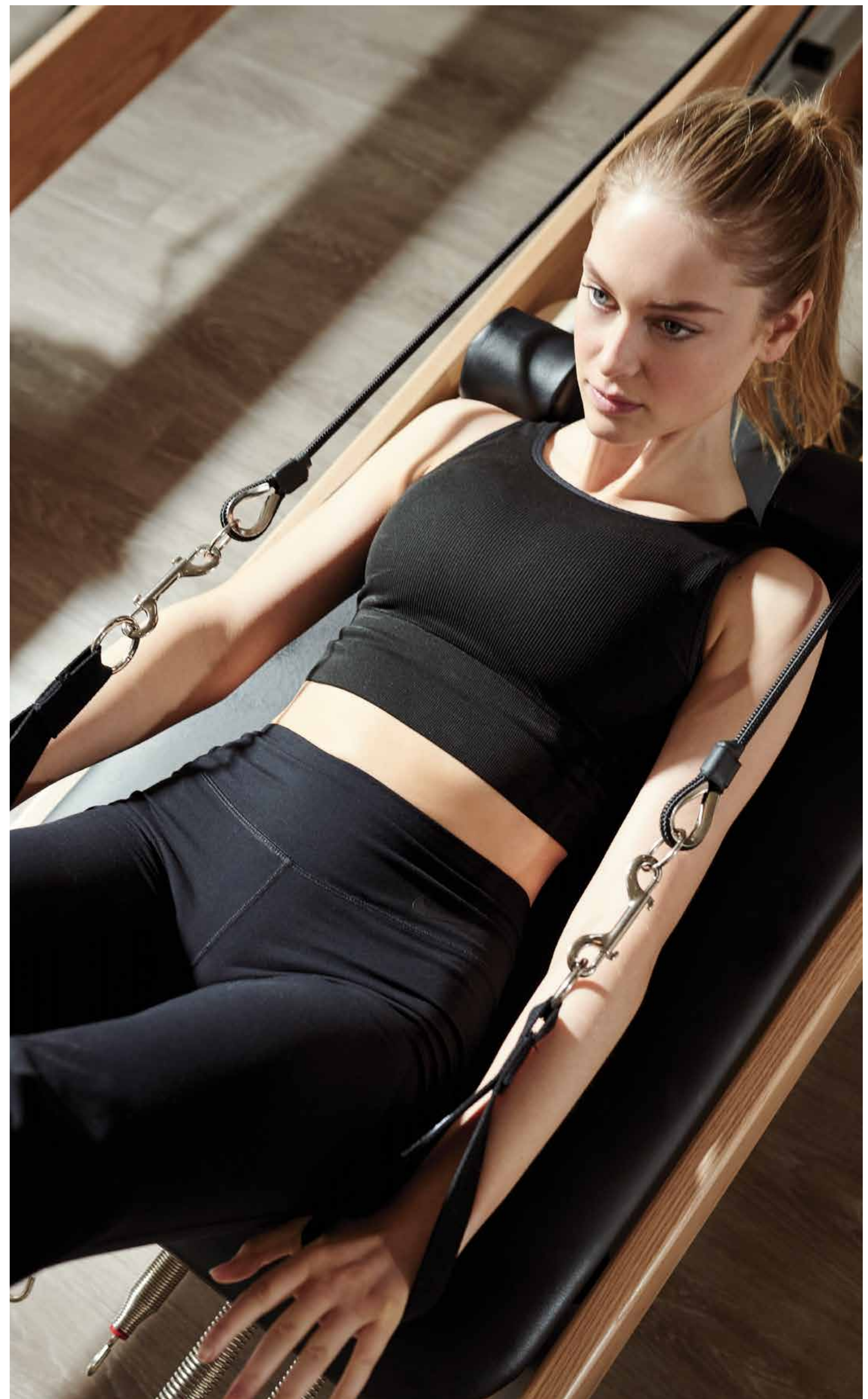


Theater

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**SINCE IT'S ALL  
RIGHT AT HOME,  
YOU HAVE ALL  
THE TIME IN THE  
WORLD TO SWEAT  
IT OUT—AS YOU  
SEE FIT**

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Pilates Studio

### SPORTS CLUB

The multilevel fitness center raises the bar in every way. With a private basketball court, squash court, Pilates and cycling studios, two-lane bowling alley, golf simulator and cardio room, experience the ultimate in wellness, from the convenience of home.



Fitness Center



Cycling Studio



Yoga Studio



Take in the views from a cardio room that would inspire any workout.



## GOLF SIMULATOR

Nineteen holes of golf, rain or shine. Your lifestyle to a tee.



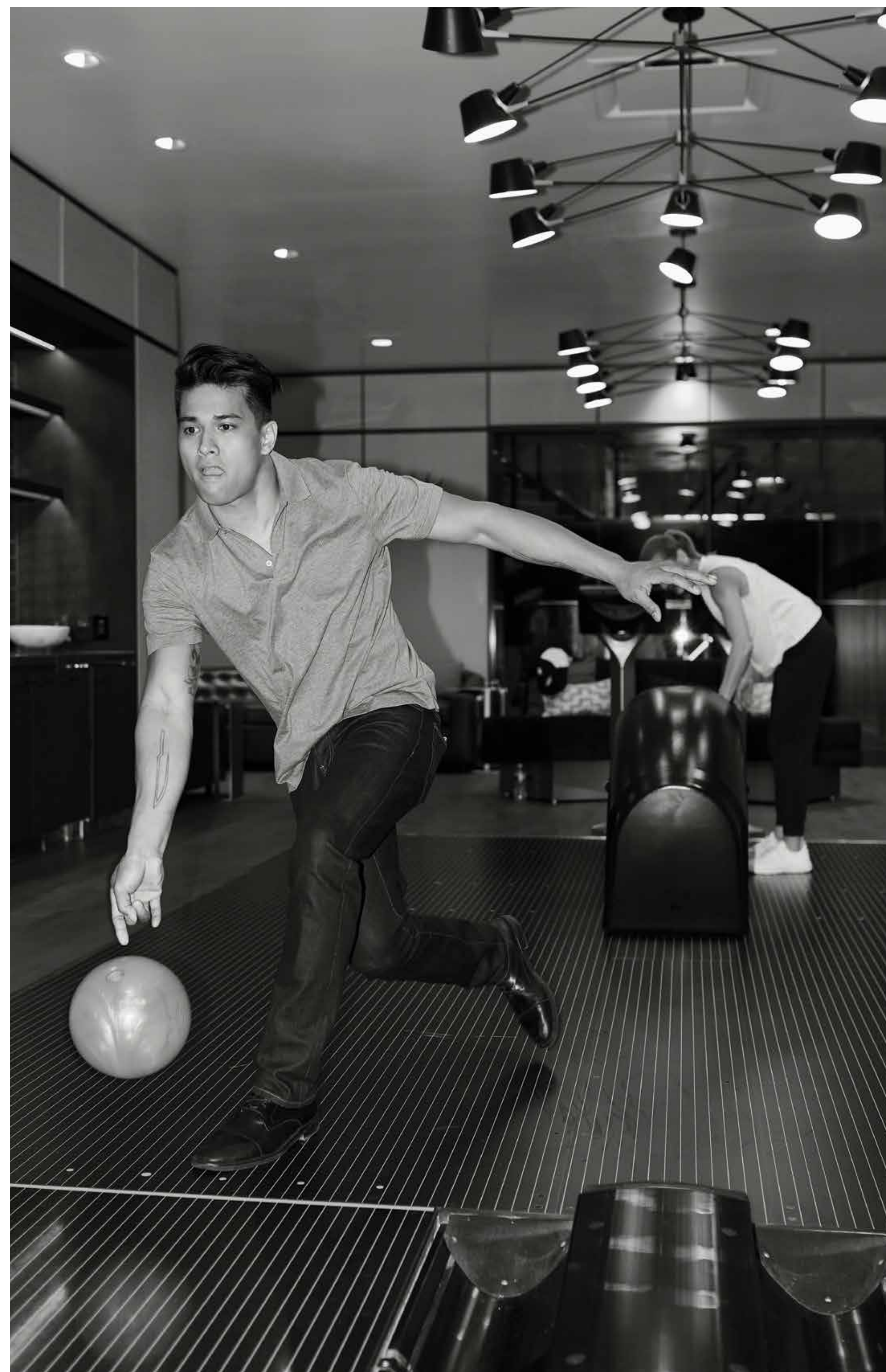
## SQUASH COURT

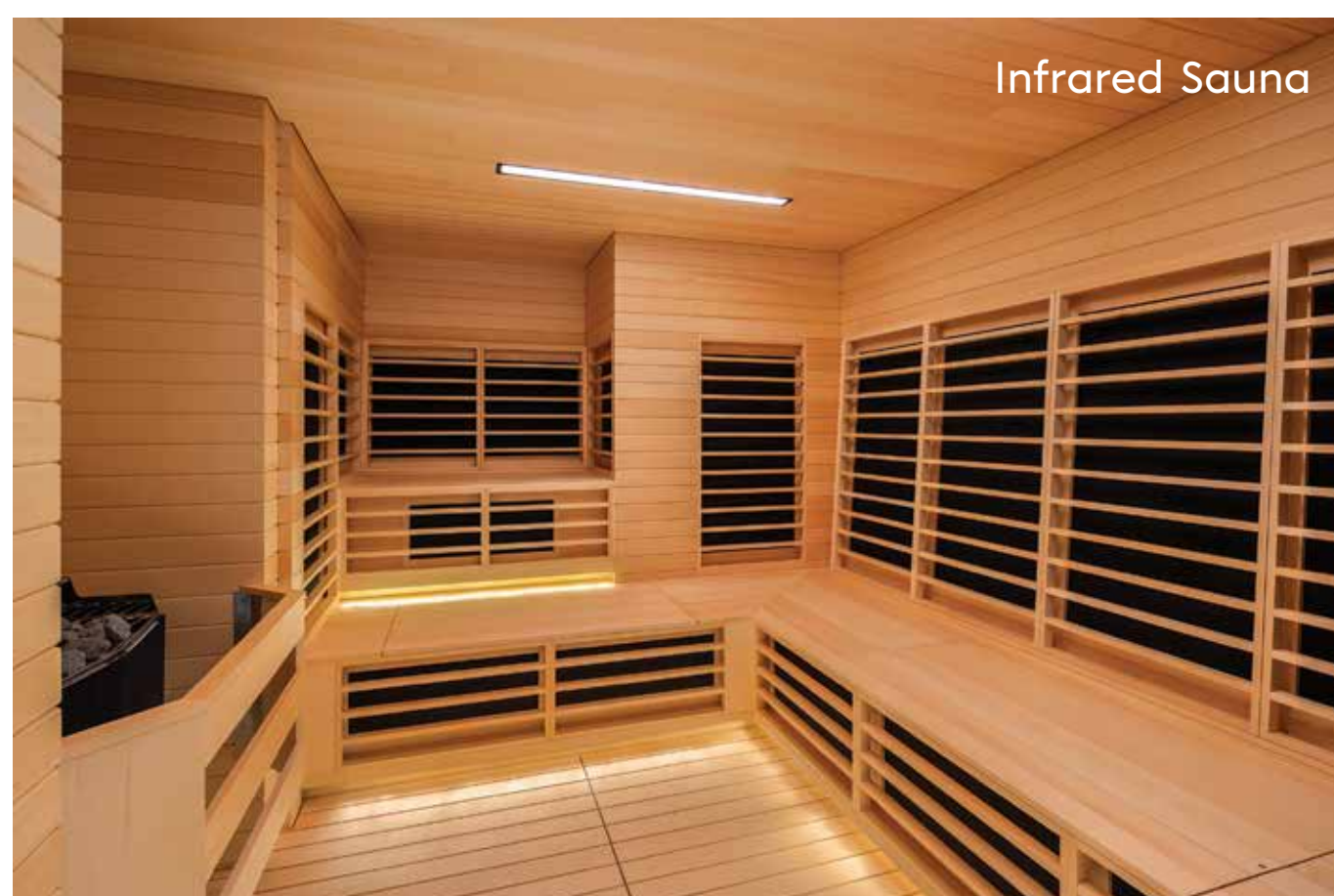
See you in court. Four words that squash the idea that court is a bad thing.



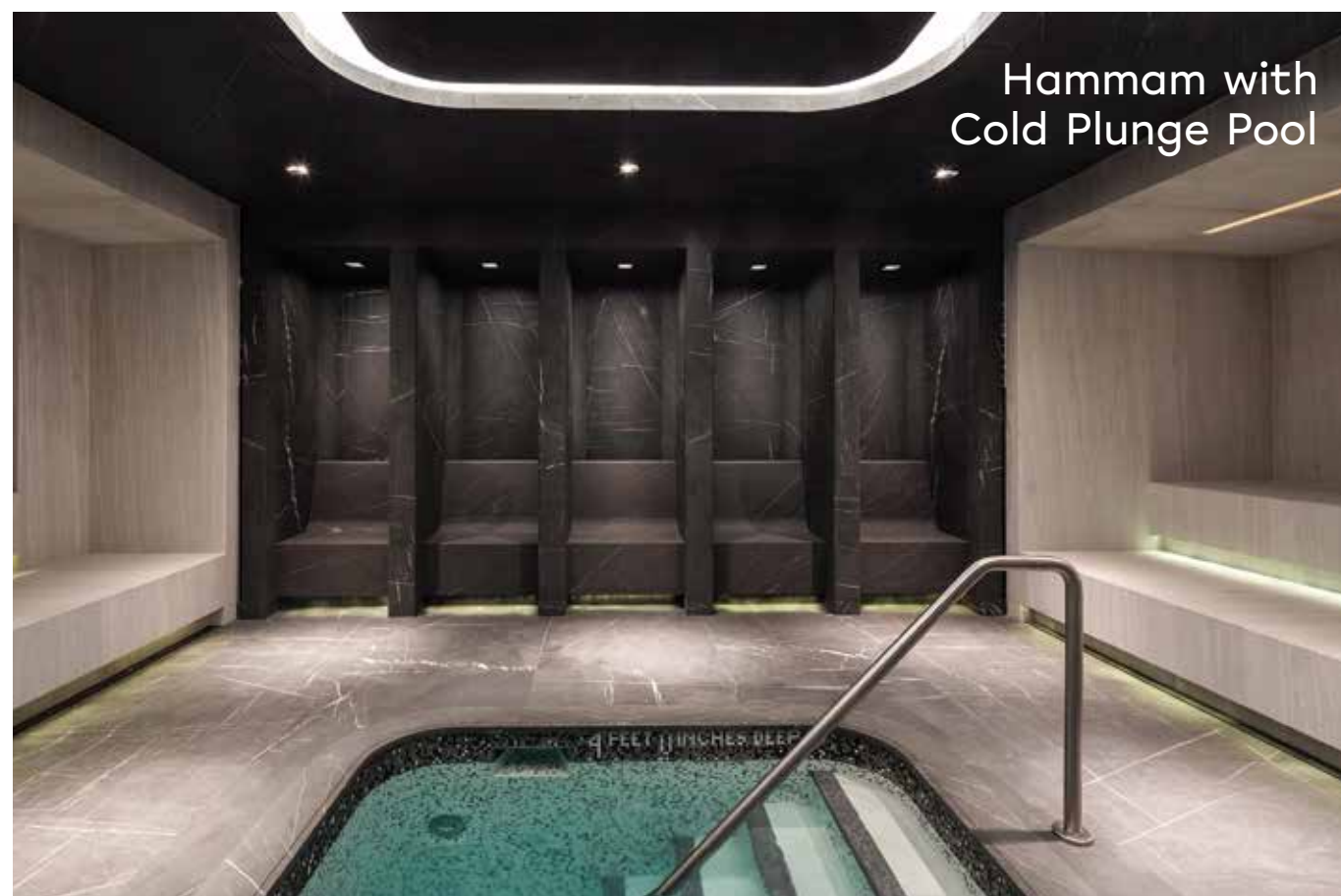
## TWO-LANE BOWLING

In case we haven't bowled you over yet: a two-lane bowling alley all to yourself (and your friends).





Infrared Sauna



Hammam with Cold Plunge Pool

# PRIVATE AMENITIES EVEN YOU WOULD MAKE TIME FOR

## SPA

The spa at One Manhattan Square offers a soothing escape from the city, right here at home. Centered on a sunken tranquility garden with surrounding private treatment rooms, there is no better setting to reset and renew. Unwind from the day with a massage, melt away stress in the infrared sauna or experience the rejuvenating powers of a traditional hammam, complete with a cold plunge pool.



Sunken Tranquility Garden



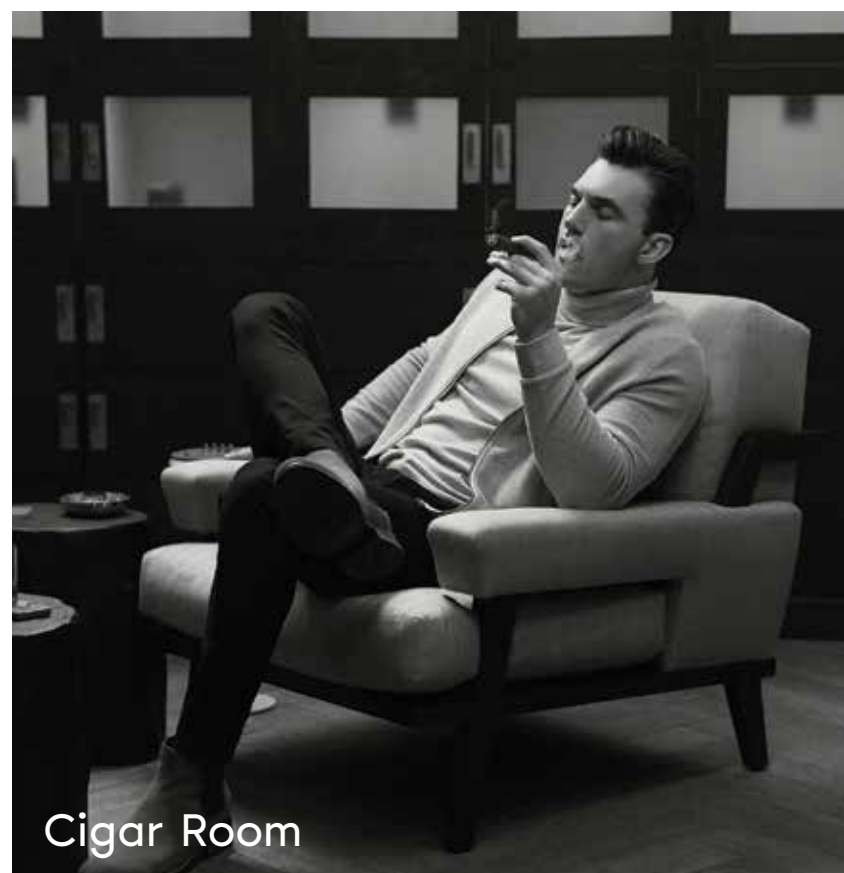
Sunken Tranquility Garden

## ENTERTAINMENT & RECREATION

Endless options for afterhours entertainment include a 70-seat movie theater, cellar bar and billiards room—just a few of the stylish settings for social occasions you and your guests will never forget.



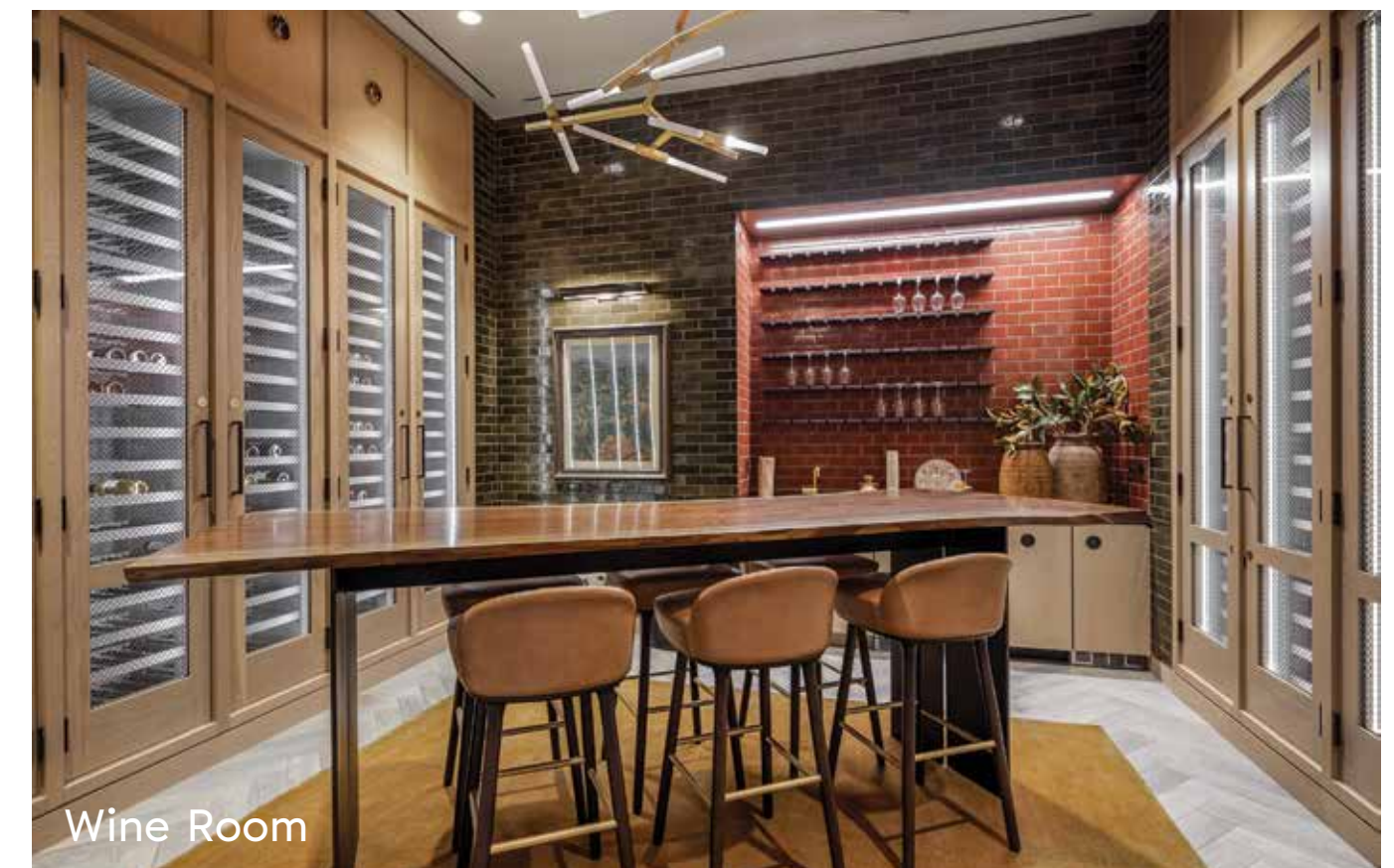
Culinary Lounge and Demonstration Kitchen



Cigar Room



Billiard Room



Wine Room

# STEP INTO OVER AN ACRE OF PRIVATE GREENSCAPE



Relaxation Lawns

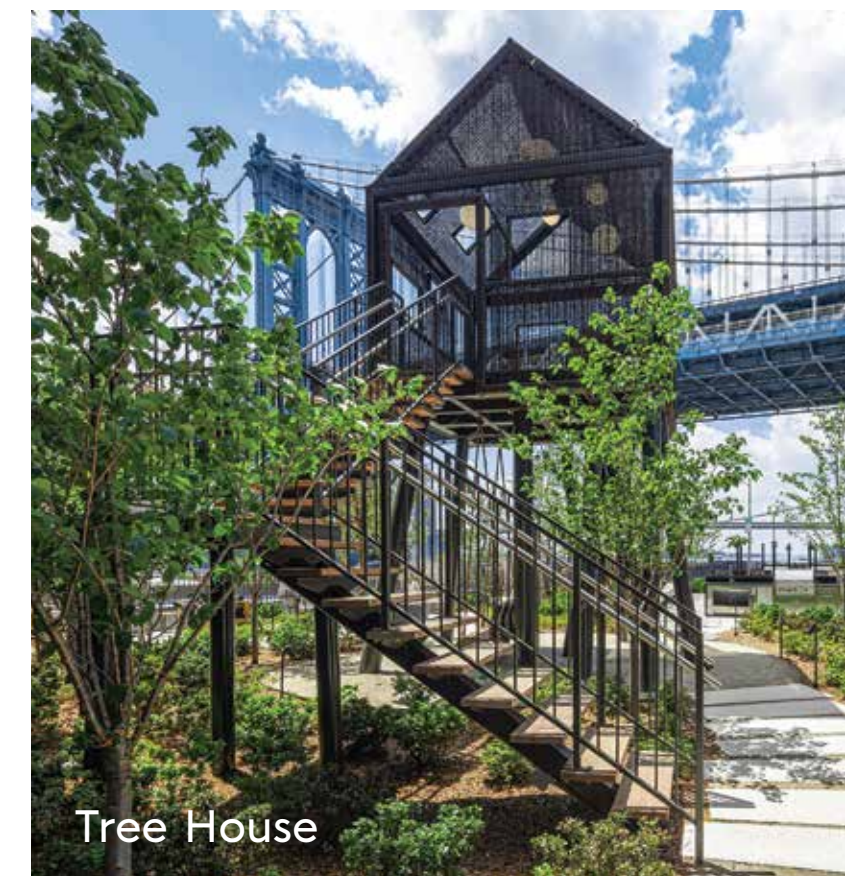
Designed by the globally acclaimed landscape architecture firm West 8, who have created some of this century's most notable parks, like Governors Island and Miami Beach's SoundScape Park, this lush wonderland is NYC's largest private garden and wraps around the tower as if suspended in the sky. Encompassing uniquely landscaped spaces with amenities the whole family can enjoy, the garden offers an unprecedented opportunity to connect with nature right here in Manhattan.



Outdoor Dining and Grills



Playground



Tree House

# EXPERIENCE ( *Lifestyle* ) BY EXTELL

Elevate your living experience with exclusive amenity programming and lifestyle services. Carefully curated events foster a sense of community at One Manhattan Square, and our vast network of trusted partners provide access to preferred rates and perks for your various lifestyle needs.

## AT YOUR SERVICE

White-glove services include: Private Motor Court, Grand Lobby, 24-Hour Doorman and Concierge, Package Delivery, Refrigerated Storage, Dry Cleaning Valet, Mail Room, Business Center, Bicycle Storage, Pet Spa, Laundry and Alterations Room, One Manhattan Shuttle, and On-site Parking Garage with Electric Vehicle Charging Stations.



### OMS BASKETBALL LEAGUE

Join the building's basketball league, which plays games on the full-size, indoor court. Shooting hoops with your neighbors on your own private court is pretty baller, if you ask us.



### FITNESS CLASSES

The building's active community comes together for group fitness classes taught by some of NYC's premier instructors in yoga, cross-training, spin and dance.

### RESIDENT EVENTS

Our beautifully curated community spaces are host to an array of social events and experiences to offer residents both convenience and community.



### ONE MANHATTAN SHUTTLE

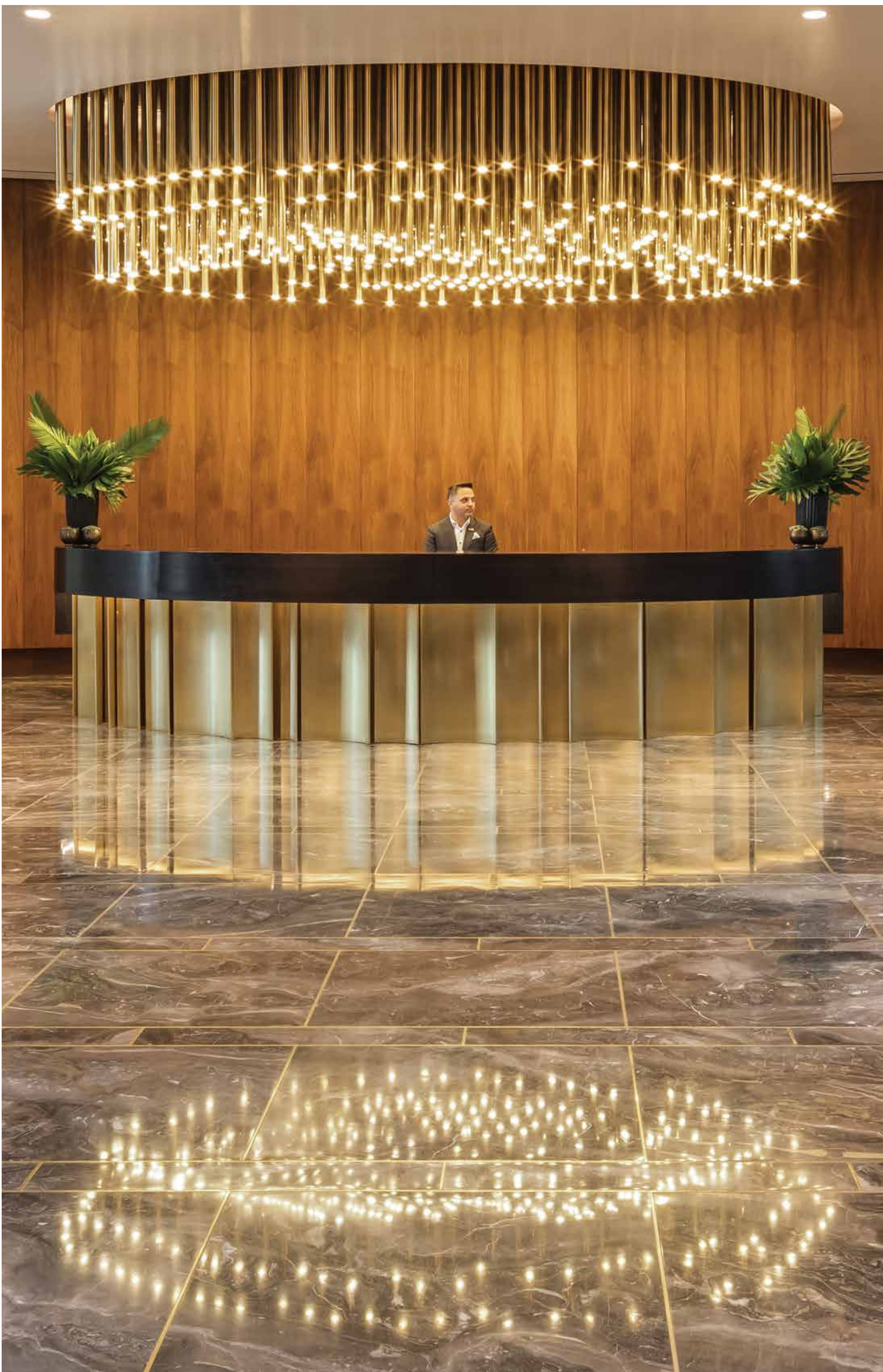
Complimentary private shuttle service to and from the Fulton Street and Union Square subway stations makes it easy to get where you're going—faster. Reserve a seat with the convenient One Manhattan Square app for iOS and Android.



### AVO DELIVERY

We've partnered with Avo to offer free same-day grocery delivery. Shop everything from avocados to sundries to wine, all without making a single trip to a store.





# EXTELL MANAGEMENT

Extell has developed a sophisticated and intuitive management team to reinforce the commitment to maintaining the quality of each property that it develops. The management portfolio includes some of New York's most high-end condominium, rental and commercial addresses. Extell's management expertise and direct access to its development and construction teams allow it to provide the most comprehensive range of management services, whether operational, financial or physical. With a deep understanding and knowledge of the condominiums under management, Extell Management Services prides itself on an approach focused on responding efficiently to all building requirements.

# THE COOLEST PLACE YOU'LL EVER LIVE

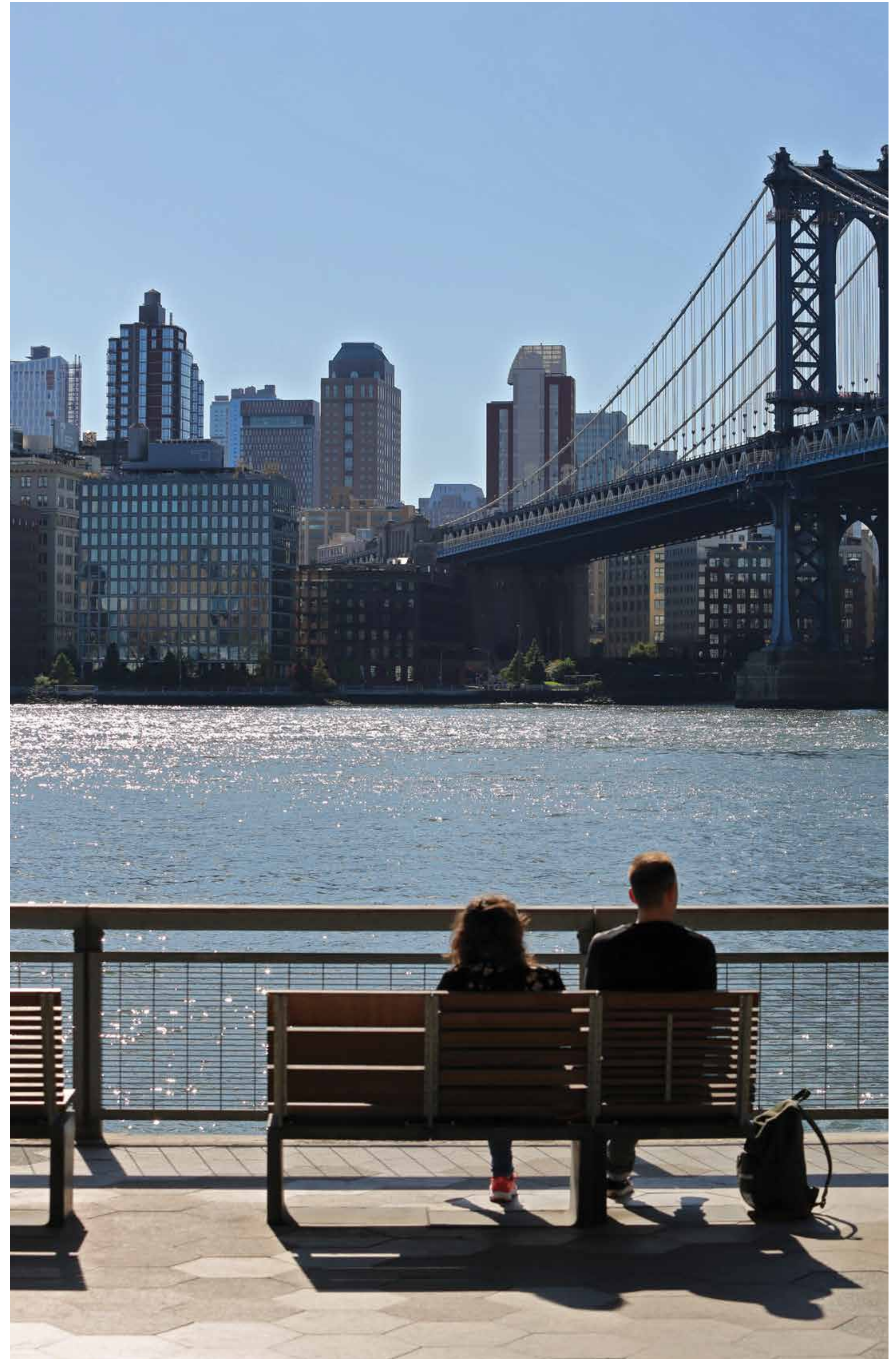
Famous for its bustling eateries, independent galleries, boutique shopping and vibrant nightlife, the Lower East Side epitomizes New York cool. Today as ever, it radiates style and energy like no other neighborhood in the city.



Run, don't walk to the East River Esplanade—one of the many perks of waterfront living at OMS.



# WATERFRONT LIVING



An ever-evolving, thriving waterside scene can be discovered at the historic South Street Seaport. With children's activities, weekend events and an increasing wealth of restaurants, retail, design and leisure activities, a wander along this lively stretch of Manhattan is always interesting and inspiring.



**CULT-STATUS SNACKS, EXCLUSIVE DIVE BARS AND ICONOCLASTIC RESTAURANT ENTREPRENEURS HAVE ALL MADE THE LOWER EAST SIDE WATERFRONT BUZZ SINCE ITS RESIDENTS SOLD RAW CLAMS FROM STREET STALLS. MANY OF THE NEIGHBORHOOD'S STALWARTS REMAIN AS POPULAR AS EVER, AS FRESH TALENTS LAUNCH INNOVATIONS NEXT DOOR.**



# FOOD & DRINK

## GOLDEN UNICORN RESTAURANT

18 East Broadway  
(between Catherine and Market)  
212-941-0911  
goldenunicornrestaurant.com

If you want the real deal when it comes to steamed dumplings, this is where Chinatown residents love to eat amid the gold dragons.



## DOUGHNUT PLANT

379 Grand Street  
(between Essex and Norfolk)  
212-505-3700  
doughnutplant.com

Doughnut master Mark Isreal has been so devout in his use of top-notch ingredients and masterful technique that success has led him to opening shops across Asia to sell his doughy "o's." Seasonal glazes and fun fillings show chutzpah: Meyer lemon, chestnut, rose and coconut are just some of the flavors.



## RUSS & DAUGHTERS CAFE

127 Orchard Street  
(between Rivington and Delancey)  
212-475-4880  
russanddaughters.com

The main store opened on East Houston in 1914 and is on the National Register of Historic Places—so it's about time they've gifted us an eatery befitting the LES's new identity. Owned by Russ's great-grandchildren, you can now enjoy the smoked fish, pickled herring and caviar in a beautifully designed cafe.



## HESTER STREET FAIR

(where Hester Street meets Essex)  
hesterstreetfair.com

If you stood on this corner at the turn of the twentieth century, you'd barely have been able to move around the pushcarts and haggling buyers. As a salute to such heritage, you can now pick through artisanal food, vintage clothes and much more at this block party of stalls.



## CAFE KATJA

79 Orchard Street  
(between Grand and Broome)  
212-219-9545  
cafekatja.com

Comfort food—think fat sausages and tasty slaw—washed down with Bavarian beers amid wood paneling is a fine doff of the cap to this street once lined with sausage factories and its wurst-loving ancestors.

## DIMES

49 Canal Street  
(between Orchard and Ludlow)  
212-925-1300  
dimesnyc.com

Good-for-you ingredients served with Cali-style freshness, flair and imaginative cocktails—wheatgrass margarita, anyone? Amped-up vegetables and perfectly cooked fish along with pulled-pork salad deliciousness pulls in a young crowd who don't mind the hard-to-hear-over volume of chat and music.



## ECONOMY CANDY

108 Rivington Street  
(between Essex and Ludlow)  
212-254-1531  
economycandy.com

This husband-and-wife-run store is stacked floor-to-ceiling with chocolate, bonbons and novelty sweets—expect every conceivable sugary substance.





# BARRIO CHINO

253 Broome Street  
(between Orchard and Allen)  
212-228-6710  
barriochinonyc.com

Don't let the Asian-feel interior throw you ("Barrio Chino" is Spanish for "Chinese neighborhood"). This relaxed, rustic restaurant offers a full serving of Mexico. Sip margaritas and caipirinhas and munch on enchiladas and camarones.

# GALLERIES & MUSEUMS

## LOWER EAST SIDE TENEMENT MUSEUM

103 Orchard Street  
(between Delancey and Broome)  
212-982-8420  
tenement.org

This museum shows the reality of immigrant times. It all started with the preservation of 97 Orchard Street, a nineteenth-century tenement at the heart of the neighborhood it showcases. Guides navigate visitors through dark hallways and in and out of tiny rooms that once housed whole families; walking tours evoke their every experience. Whether you're buying a ticket or not, the gift shop is worth a visit for its New York fiction, nonfiction and quality NYC mementos.



## MUSEUM OF CHINESE IN AMERICA

215 Centre Street  
(between Howard and Grand)  
212-619-4785  
mocanyc.org

The two-floored MOCA may be compact, but it's a history-telling heavyweight when it comes to documenting people of Chinese descent in the United States through artifacts and explanations.

## THE INTERNATIONAL CENTER OF PHOTOGRAPHY

79 Essex Street  
(between Delancey and Broome)  
212-857-0000  
icp.org

The dynamic exhibitions here showcase photography then and now, no doubt with an eye to the future.

## MIGUEL ABREU GALLERY

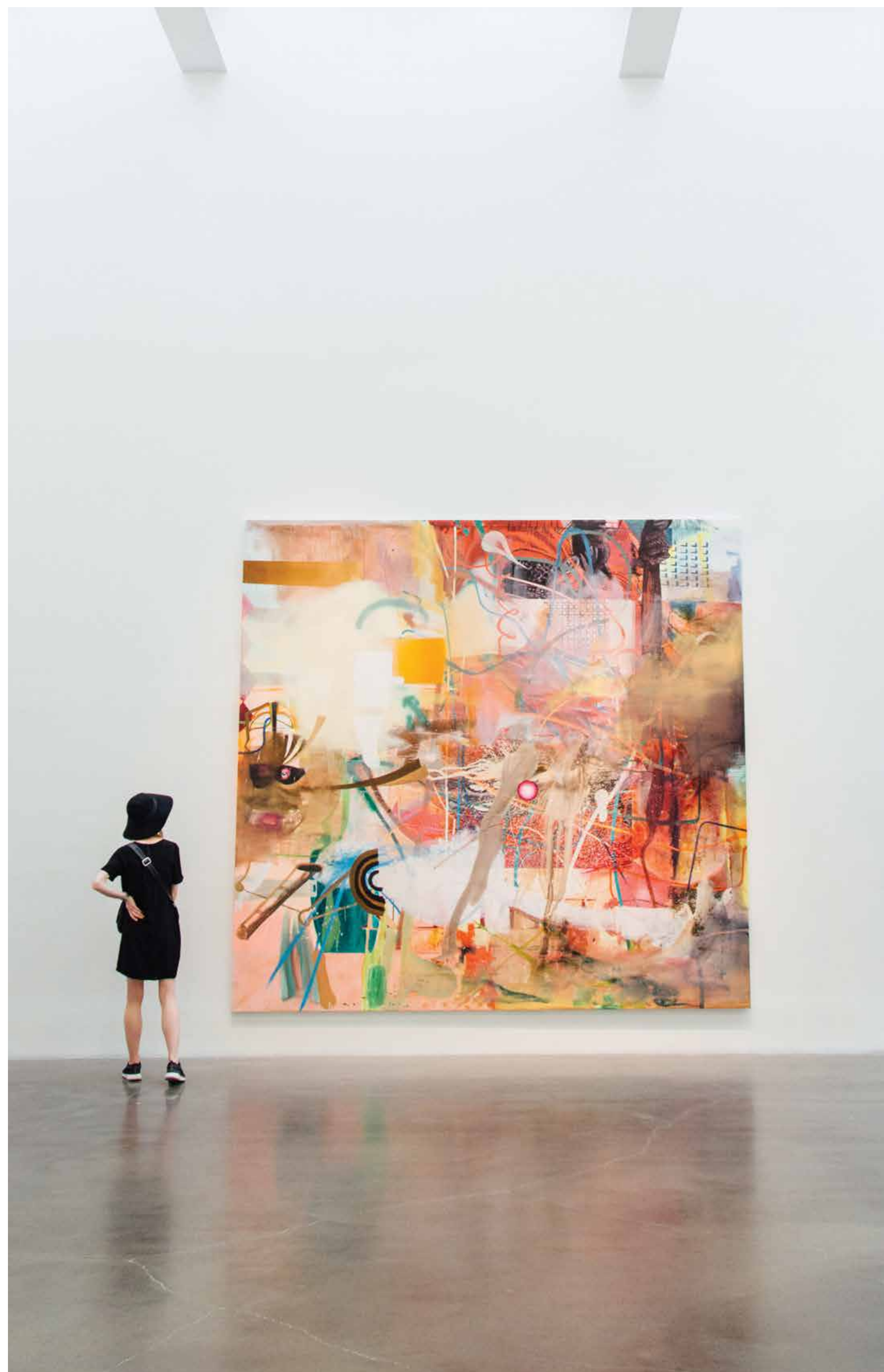
88 Eldridge Street  
(between Grand and Hester)  
212-995-1774  
miguelabreugallery.com

This double-fronted art space is owned by a French-American filmmaker whose exhibits lean toward contemporary and mostly conceptual work. The gallery also hosts screenings and talks.

## CANADA

333 Broome Street  
(between Hester and Canal)  
212-925-4631  
canadanewyork.com

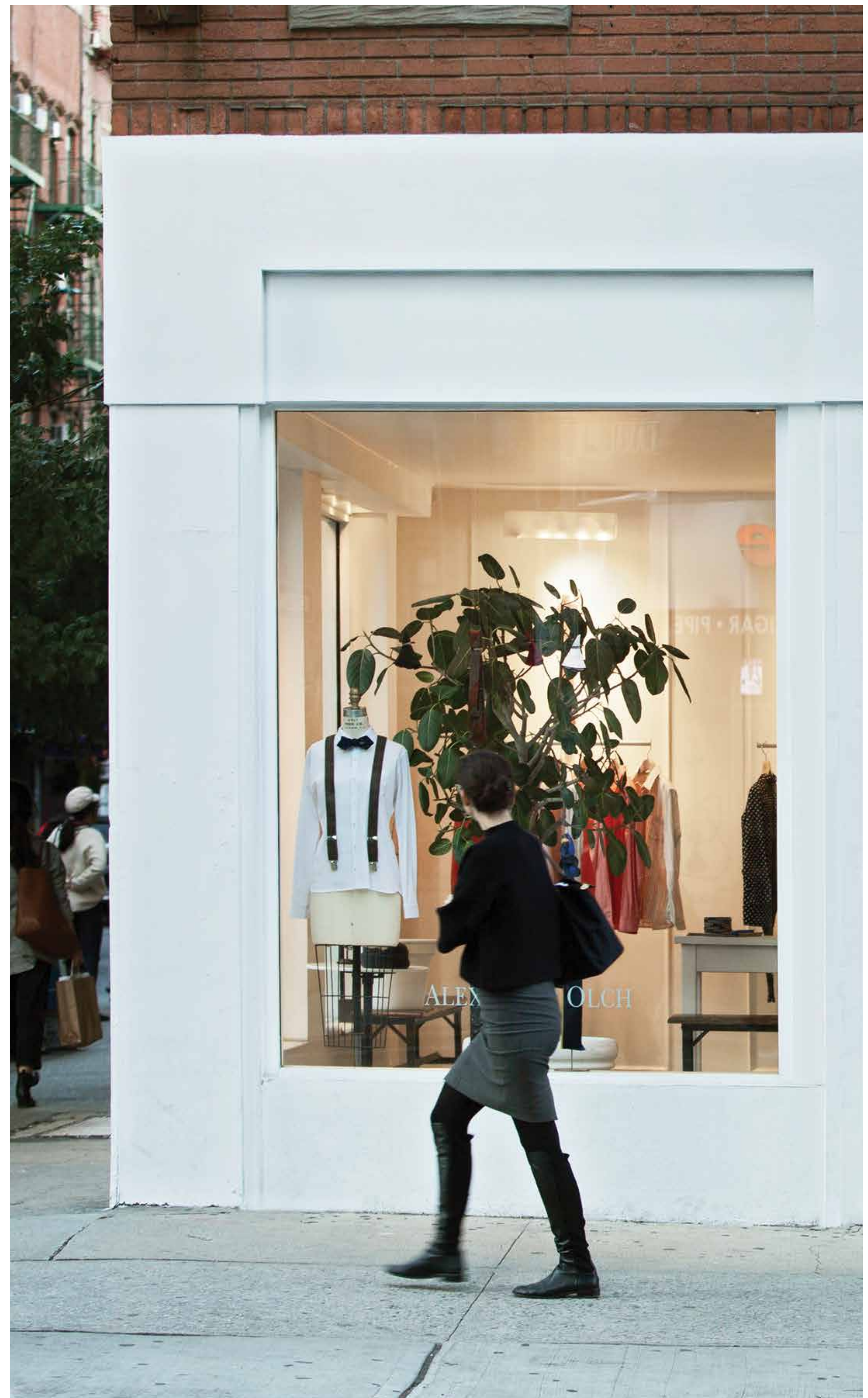
In 2002, this was one of the trailblazing galleries down in Chinatown, designed by conceptual architects Common Room. Having launched the careers of painters Joe Bradley and Rosson Crow, this once-obscure space behind a banal office block near the Manhattan Bridge is a regular base for artists Katherine Bernhardt and Matt Connors and their neo-expressionist work.

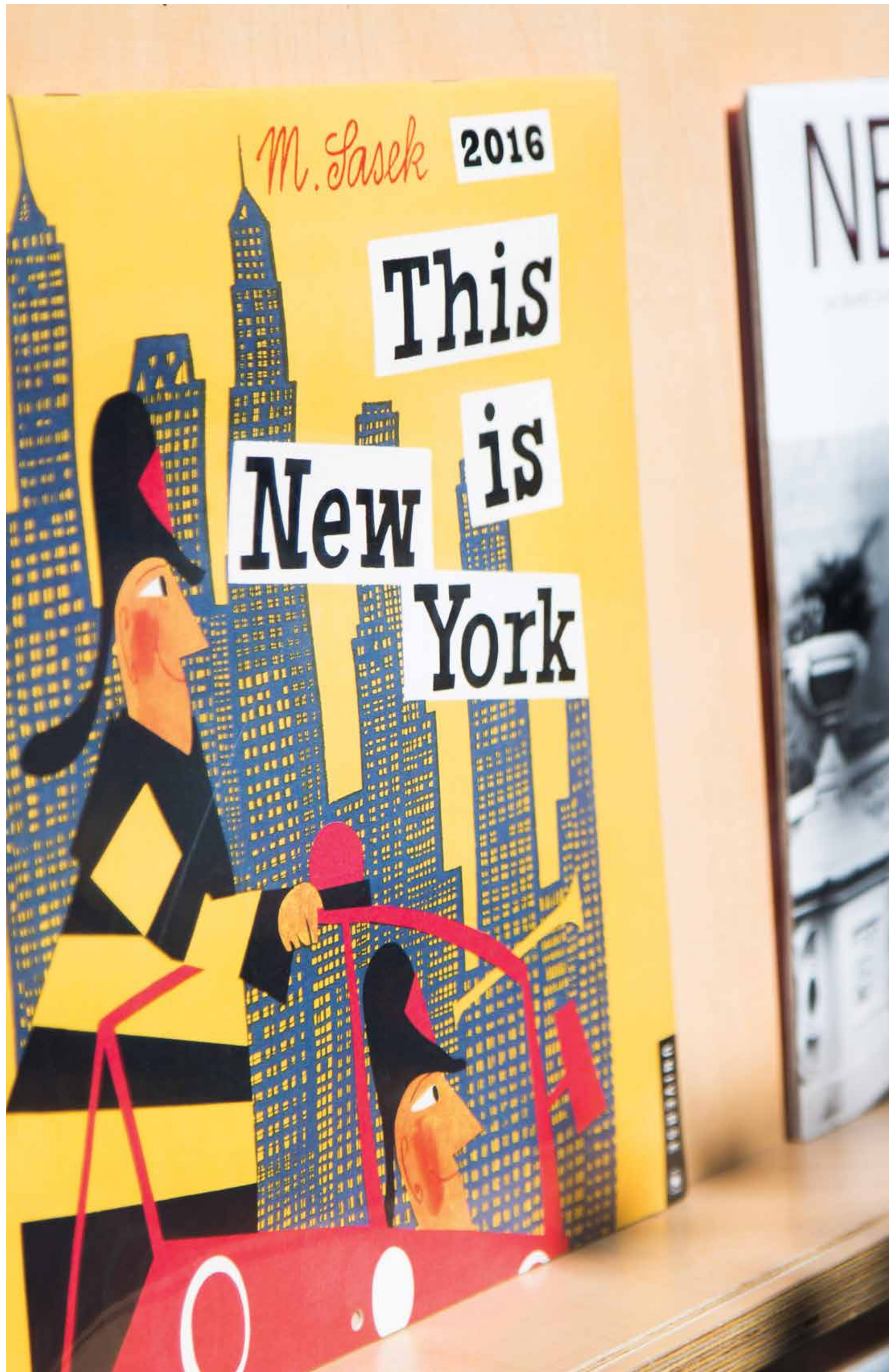


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**THE LES HAS ALWAYS BEEN A DISTRICT LINKED WITH RETAIL AND FASHION—IN FACT BLOOMINGDALE'S AND MACY'S ARE SAID TO HAVE STARTED AS PUSHCARTS ON THE LOWER EAST SIDE. TODAY, VESTIGES OF THE BARGAIN OUTLETS REMAIN, ALONGSIDE SOPHISTICATED SARTORIAL SPECIALISTS.**

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# RETAIL & BEAUTY

## CHRISTINE CHIN SPA



82 Orchard Street  
(between Grand and Broome)  
212-353-0503  
christinechin.com

Results-focused facials with no-prisoners-taken extractions that lure supermodels and those who take serious pride in their grooming. A neck and face massage is part of the magic worked to give you a long-lasting glow.

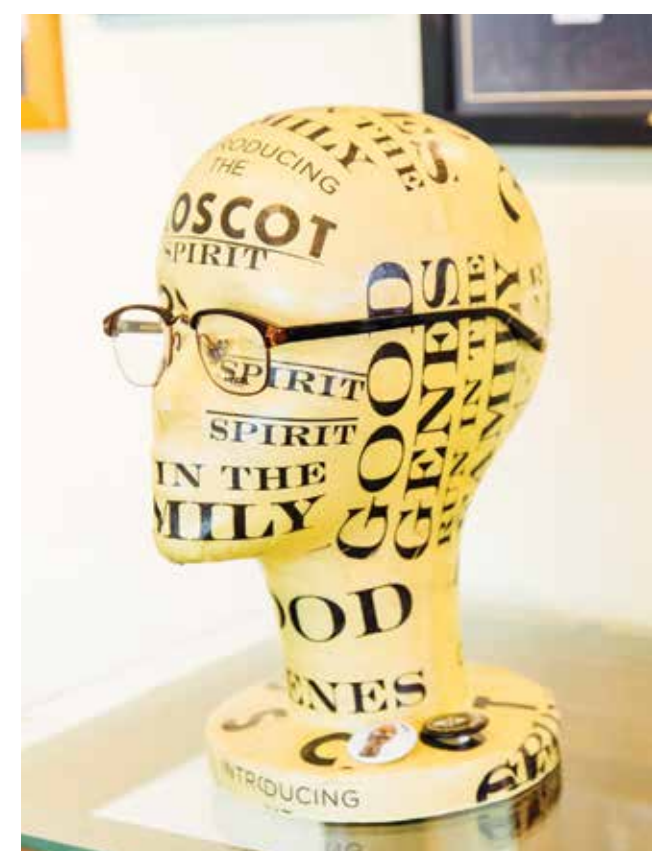
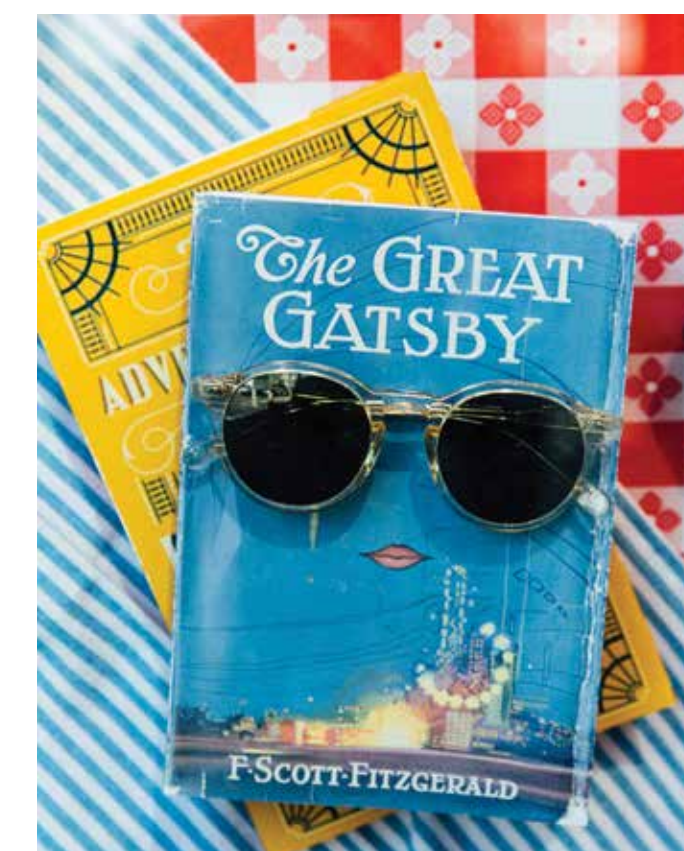
## FRINGE



248 Broome Street  
(between Orchard and Essex)  
212-674-8383  
fringeny.com

This hair salon is a cutie for bangs, bobs and blowouts, as well as cool color and trend-savvy texturizing.

## MOSCOT



108 Orchard Street at Delancey  
212-477-3796  
moscot.com

A hundred years old, this eyewear institution still has excellent frames in sharp focus. Moscot himself started earning his credentials back when he was the guy selling cheap, ready-made eyeglasses from an Orchard Street pushcart.

553 Grand Street  
(between Jackson and Madison)  
212-533-6332  
frankbikes.com

This much-loved neighborhood store has a bounty of bicycles to buy, rent or borrow for photo shoots, from Schwinn to Raleigh—and it's where you'll get the best price.



# FRANK'S BIKE SHOP



# TEAM

DEVELOPER

## **EXTELL DEVELOPMENT COMPANY**

Extell is an internationally acclaimed, full-service development company of residential, commercial and hospitality properties. Driven by an internal team of talented real estate professionals whose combined breadth of experience includes all areas of real estate development, the Extell brand stands for clear communication and proficient execution. The Extell success story includes developing some of the world's most elevated residences and redefining luxury development throughout New York City. Such notable projects include: One57 and Central Park Tower, the record-breaking glass towers overlooking Central Park that are redefining the New York City skyline; the redevelopment of the former Carlton House Hotel into luxury residences; and the development of Riverside South, a vibrant new neighborhood on the Upper West Side.

ARCHITECT

## **ADAMSON ASSOCIATES ARCHITECTS**

Adamson Associates Architects is one of the world's leading architectural practices. The firm offers a full range of architectural, planning, interior and urban design services to a wide range of clients—commercial, institutional, cultural, retail, hospitality, residential, entertainment and transportation—in both the private and public sectors. Established in 1934, the practice is noted for its innovative design and technical expertise. The Adamson team functions as a fully integrated practice that is global in reach, with a staff of more than 400 dedicated professionals working from offices in Toronto, New York, Los Angeles and London.

INTERIOR DESIGNER

## **MEYER DAVIS STUDIO INC.**

Meyer Davis Studio Inc. is a globally recognized New York City-based design boutique specializing in residential, hospitality, retail and workplace environments. Founded in 1999 by Will Meyer and Gray Davis, the firm has established itself at the forefront of high-end commercial and residential design practices, both throughout the US and abroad.

LANDSCAPE ARCHITECT

## **WEST 8**

West 8 is an award-winning international office for urban design and landscape architecture, founded in 1987. Over the last 20-plus years, West 8 has established itself as a leading practice with a team of 70 architects, urban designers, landscape architects and industrial engineers with offices in Rotterdam, New York and Belgium.

CO-EXCLUSIVE MARKETING & SALES AGENT

## **EXTELL MARKETING GROUP**

Extell Marketing Group manages all sales and leasing efforts in Extell's portfolio of luxury properties. By overseeing this multifaceted and complex process internally, we ensure the most professional, service-oriented environment, providing seamless, turnkey solutions. Working together with the development, design, and sales departments, we guarantee an efficient transaction between all parties.

CO-EXCLUSIVE MARKETING & SALES AGENT

## **CORCORAN SUNSHINE MARKETING GROUP**

Recognized industry leader Corcoran Sunshine Marketing Group carries the distinction of over 30 years in the planning, design, marketing and sale of luxury residential development. With collective sales of over \$50 billion on properties throughout the United States and in select international locations, Corcoran Sunshine Marketing Group has honed a portfolio that includes some of the world's most desirable new addresses.

**BRANDING AND GRAPHIC DESIGN BY IF STUDIO**



# ONE MANHATTAN SQUARE

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[OneManhattanSquare.com](http://OneManhattanSquare.com)

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225 Cherry Street, New York, NY 10002

Co-Exclusive Marketing & Sales agents: Extell Marketing Group and Corcoran Sunshine Marketing Group

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