

# 515 Ninth Avenue

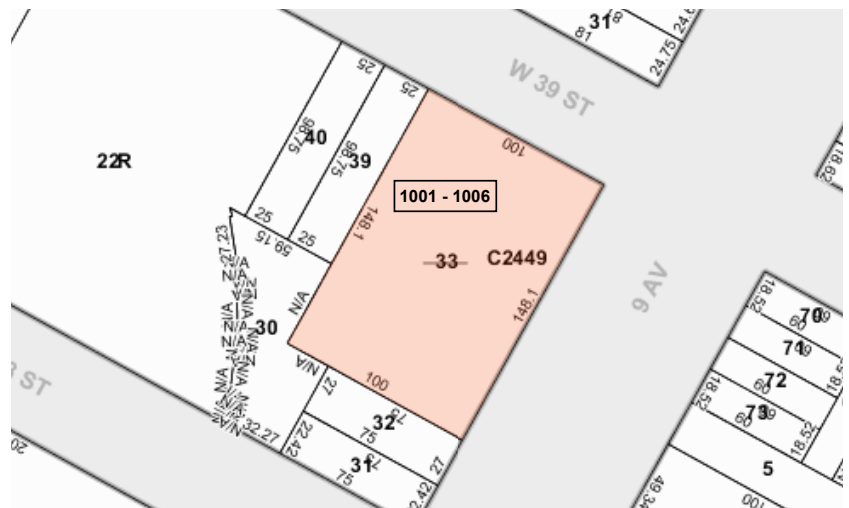
A 108 unit, 89,511 sqft. Luxury Multi-family Condominium

## EXECUTIVE SUMMARY

The Anton Group at Marcus & Millichap, as exclusive agent to ownership, is pleased to offer for sale the residential condominium unit within The Life at Hudson Yards (“The Property”). Built in 2014, The Property is a 108 unit, 89,511 gross square foot luxury multi-family condominium, which shares a building with The Cassa Times Square hotel (Floors 2-4). The building also includes retail, parking, and community facility condominiums. **Only the residential condominium is included in this offering.**

The Property is an ambitiously re-envisioned boutique development in the heart of Hudson Yards. The 108 units range from studios to three bedroom apartments, all located on floors 5-12. The building includes a full service, 24/7 concierge, fitness center, storage space and a magnificent rooftop amenity designed by Future Green. The 421a tax abatement expired in June 2022. **Every new or expired lease will be deregulated and marked to market after this date.**

Over the past five years, boosted by \$25+ billion of private and public spending, the Hudson Yards neighborhood has become Manhattan’s premier live-work-play destination. The Property’s next owner will be able to take full advantage of market appreciation in the City’s fastest growing neighborhood.



PROPERTY ADDRESS		FLOORS	RESIDENTIAL UNITS
515 Ninth Avenue, New York, NY 10018		12	108
BLOCK-LOT	GROSS AREA	421A EXPIRY	YEAR BUILT
736-1001	89,511 sqft. (8,316 m <sup>2</sup> )	June 2022	2014

**EXCLUSIVELY LISTED BY**

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**Marcus & Millichap**  
THE ANTON GROUP