



May 8, 2014

Previewing the Penthouses of Tribeca's ODA-Designed 93 Worth



[The living room of PH3, before the party people arrived. All photos by Evan Bindelglass]

Event: Launch of the penthouse apartments at **93 Worth**

In the house: The development team, project architects from **ODA Architecture**, Brokers, PR people, and those who were there because "it's New York City and it's a party."

Menu: Full bar with the specialty cocktails of the evening being a lemon, ginger, and vodka number and an Aperol spritz. Food included many tiny, but tasty hors d'oeuvres including crab cakes, spicy hamburgers, vegetable egg rolls, and steak on toast. Then the desserts were equally tiny, but plentiful and included brownies and a variety of macaroons.

Overheard: One guest sitting on the bed in the master bedroom speaking of, uh, a less than satisfying solo experience earlier in the day. Another guest talking to Izaki Group Investments CEO Eldad Blaustein complimenting him on how penthouse 3 was staged with **full-size furniture**.

Located between Broadway and Church streets in Tribeca, 93 Worth Street is a building with a rich history. It was designed and built in 1925 by the architectural firm of Jardine, Hills & Murdock, and it started life as the Knitgoods Building, a loft space for the textile

industry. It spent some time as office space for the city Health Dept. before IGI-US's Blaustein purchased it in 2010 and began converting it to condos. The **92-unit** building launched in late 2012 (and has seen very strong sales), and Wednesday night's event was to launch the **seven penthouses**, which are spread across five floors that were added to the top of the building.



The seven penthouses range in price from **\$7.55 to \$10 million** with an average price per square foot of \$1,900. The space that hosted the party, **penthouse 3**, isn't officially listed yet, but it will be asking **\$8.45 million**. for 3,111 square feet of interior space plus 455 square feet of terrace space. It has three bedrooms (all of which have full en-suite bathrooms and two of which have walk-in closets), a spacious living room and kitchen, and a powder room, plus, it's "smart"—the owner can control all of the lights, environmental controls, and even the motorized shades from a smartphone app. It also has 13-foot ceilings and a gas fireplace clad in aged copper—the two favorite features of architect Eran Chan of ODA-Architecture. The place also has great views of the Woolworth Building and One World Trade Center.



According to Doron Zwickel, Executive VP at CORE, **three penthouses are in contract** (and have been since before construction started – so site unseen), one is available (PH2), and the remaining three are not yet on the market. StreetEasy shows that PH4 went into contract at an even \$7 million, PH5 was listed for \$5.95M before entering contract, and PH6 went into contract with an asking price of \$4.95 million. All three are duplexes with ample outdoor space. The 2,693-square-foot PH2 is listed for \$7.55 million, while PH1, PH3, and PH7 have yet to be listed.



[The communal terrace, as seen from PH3]

The party was split between PH3 and the communal terrace below, which is accessible to the entire building. That features an outdoor kitchen (steaks anyone?), a variety of seating options, a **croquet court**, and a killer north-facing view straight up to Midtown. At one point the light hit the Time Warner Center just so and it looked like a brand new structure. There was a second bar set up down there along with a four-piece band, with a singer who also played the trumpet. The building's other amenities include 24/7 concierge service, a full gym, children's playroom, a dedicated dog washing station, bicycle storage, and more. Take a tour:



All photos by Evan Bindelglass



The kitchen, being used as the party kitchen.



Snacks!



CORE CEO Shaun Osher, architect Eran Chan of ODA-Architecture, and Doron Zwickel, Executive VP at CORE.