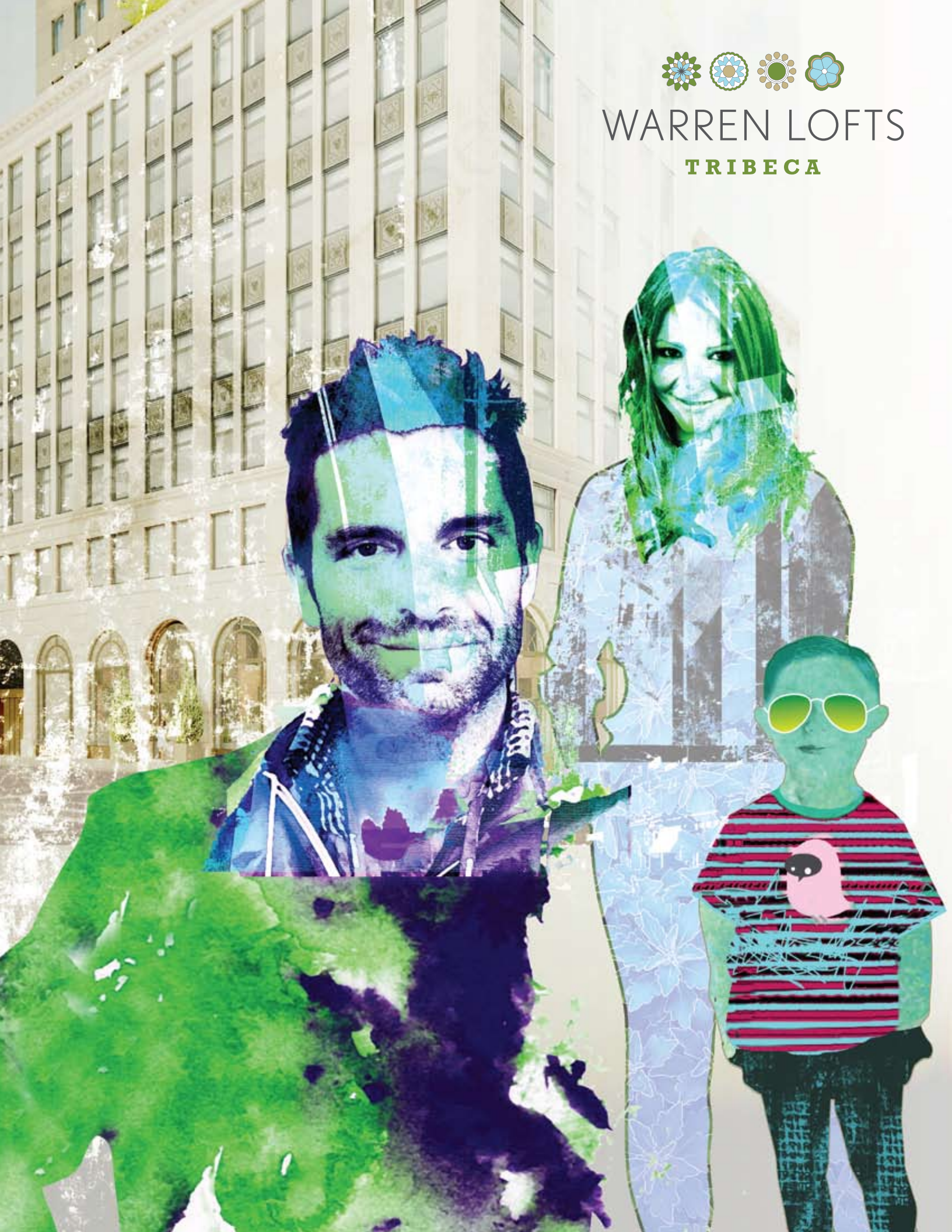


WARREN LOFTS

TRIBECA





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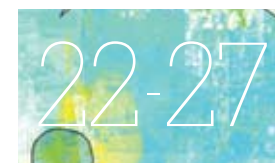
WARREN LOFTS



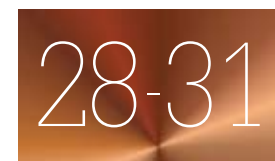
LOFTS



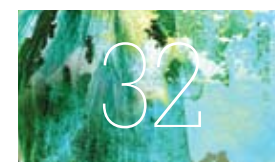
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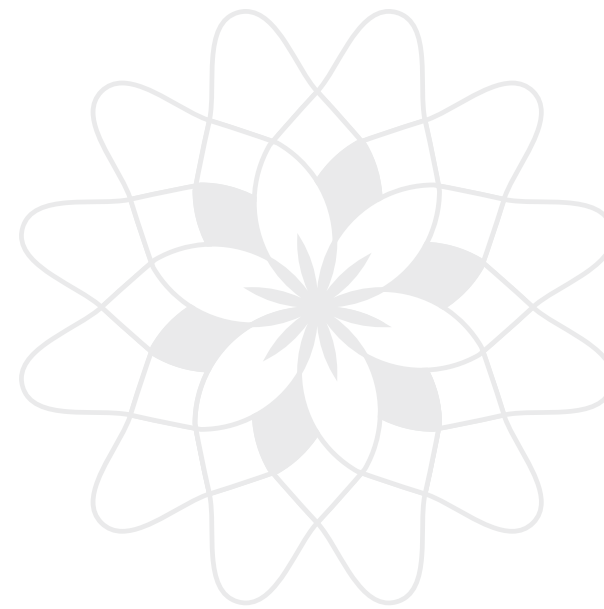
AMENITIES



TRIBECA



TEAM



WARREN LOFTS

WELCOME to the rebirth of a historic Tribeca loft building – a distinctive and prominent Art Deco icon at the corner of Warren and Church Streets. Originally the elegant and thriving headquarters of a prominent horticultural seed purveyor and exporter, Warren Lofts has been meticulously restored and thoroughly retrofitted to offer a limited collection of authentic luxury loft residences. A modern design aesthetic is carefully intertwined with the building's original warehouse loft details, and new technology seamlessly integrated with quality natural materials, all accentuated with a palate of beautifully crafted artisanal finishes.





37 WARREN, 1931

By OLIVER E. ALLEN,
Historian and Architectural Expert
Author of "TRIBECA: A Pictorial History"

THE magnificent collection of historic buildings from the late 19th and early 20th centuries that populate Tribeca's cobblestone streets have established the neighborhood as a museum exhibiting the finest American commercial architecture of the time. Originally serving as offices, warehouses and manufacturing facilities, these loft buildings are characterized by their manufacturing inspired construction, expansive interior spaces, high ceilings, and oversized windows – offering a collection of uniquely distinguishing features that make for dramatic conversions to residential use.

Commissioned in 1931 by the Stumpp and Walter Company, 37 Warren Street was designed to serve as both an advertisement for the owners' business and proud declaration of their merchandising prowess. Constructed at the peak of the famed Art Deco design period, in a style clearly differentiated from the Italianate and Revival design of

the 1850's and 1860's, 37 Warren is a gem – a worthy companion to its neighborhood counterparts, many of which have already earned historic landmark designation.

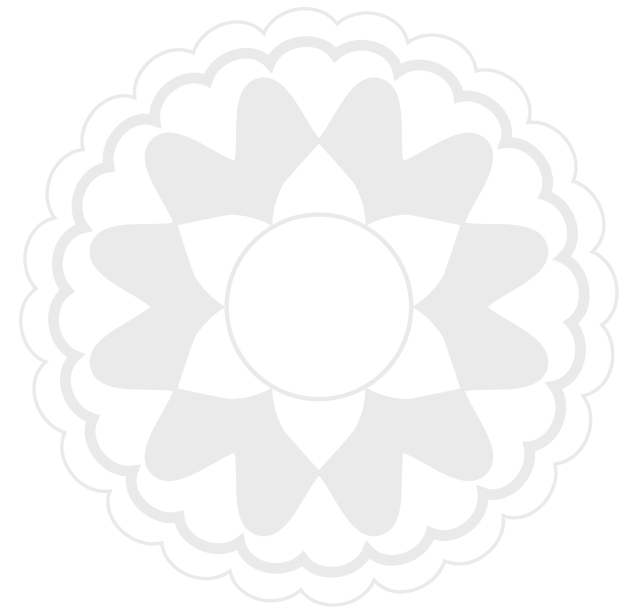
Designed by Starrett and Van Vleck, one of the most prestigious architectural firms of the time - renowned for the Lord & Taylor and Saks Fifth Avenue department stores, 37 Warren's architectural elements emphasize its vertical features, such as flat column-like forms that rise from the base of the building all the way to the top. Starrett and Van Vleck also added a unique ornamental feature: decorative carved stone reliefs of various flowers serve as panels between the building's large windows.

In 2012, more than seventy years later, 37 Warren Street is reemerging to its original prominence – reborn as Warren Lofts, exemplifying an exquisite blend of well-proportioned classic architecture and contemporary interiors, creating the quintessential Tribeca Loft.

WARREN STREET

ONE of the most attractive pedestrian tree-lined streets in Tribeca, Warren Street offers an eclectic balance of old and new. East and west of Warren Lofts, a collection of elegant 19th Century buildings which recently earned historic landmark designation, house a variety of rare and interesting retailers such as "The Mysterious Bookshop", one of the oldest mystery specialist book stores in the U.S. "The Fountain Pen Hospital", purveyor of antique collectible writing instruments since 1946, "Wall Street Humidor" offering a classic smoking lounge in its 1835 building, and Korin, a cool Japanese store, specializing in hand-crafted chef knives. Warren Street offers a rich retail tapestry that blends the bygone era with popular newcomers like Whole Foods, Bed Bath & Beyond, Soul Cycle, Tribeca Pediatrics, Le Pain Quotidien, New York Vintners, and Babesta Cribbs.

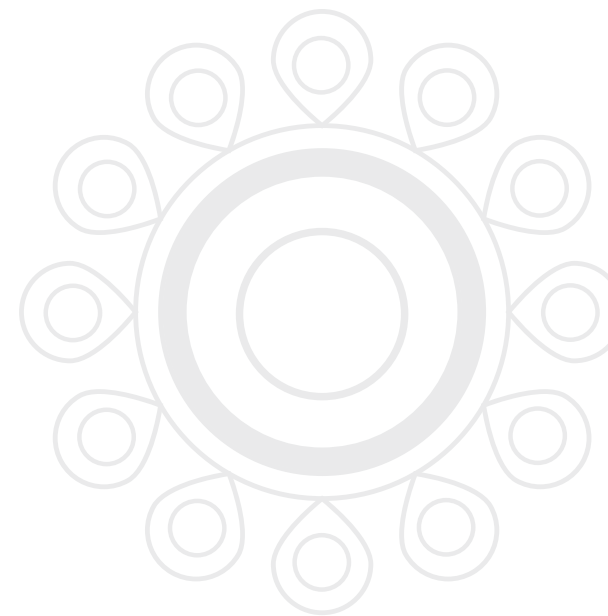




LOBBY

INDUSTRIAL chic goes green in this dramatic and transformative residential lobby. Inspired by a vision to create the perfect environment to transition from city to home, the space features wood board-form architectural concrete walls, polished concrete floors, a copper-bronze stainless steel Rimex ceiling - and a lush, 17' tall Vertical Garden along its western wall. This modern marvel instantly calms its guests while leaving an indelible impression.





LOFTS

LIVE in the new standard of industrial modern: a collection of lofts has been meticulously designed to create inspiring spaces that enhance the living experience. The interior architecture exalts the strong structural elements of this historic building, celebrating these features in their raw and natural beauty. Wide-plank fumed oak floors, oversized windows, and dramatic 10 to 11 foot ceilings frame living spaces, and the use of natural materials such as bronze, metal and copper finishes add warmth and elegance. The result is undiluted pure authentic loft.







PHOTOGRAPH: ADRIAN WILSON - LOFT 4A, KITCHEN

A Custom Bethel white granite island with counter overhang for bar stool seating.

B SubZero refrigerator and freezer with integrated millwork panel to match cabinetry

C Miele dishwasher with integrated millwork panel to match cabinetry

D Italian custom grey oak cabinetry by Molteni / Dada with soft-close drawers and under-cabinet lighting

E Rohl hand crafted white fireclay apron sink with chrome faucet, rinsing spray and disposal

F Bethel white granite counter top and backsplash

G Viking stainless steel gas oven with gas cooktop and fully vented exhaust hood

H GE microwave concealed behind kitchen cabinetry

I Glass front Marvel wine cooler with dual temperature control

PH PENTHOUSES:
Refrigerator: 27" SubZero refrigerator with integrated millwork panel to match cabinetry
Freezer: 27" SubZero freezer with integrated millwork panel to match cabinetry
Oven/Range: 36" - 48" Viking stainless steel gas oven with 6 burner gas cook top with grill range and fully vented hood
Wine Cooler: 27" SubZero full height 132 bottle wine cooler with dual temperature control (PHA & PHB)



PHOTOGRAPH: ADRIAN WILSON - LOFT 4A, MASTER BATH

A Frameless glass shower with showerhead and hand spray by Rohl

B Full-height 3" deep custom mirrored medicine cabinet

C White Calacatta marble walls and flooring with honed finish

D Custom oversized vanity mirror with handcrafted white metal frame

E Polished chrome fixtures by Hansgrohe

F Custom white Calacatta marble on teak wood vanity with integrated double sinks

G Custom free standing cast iron soaking tub with metallic finish by Sunrise Specialty

H Polished chrome bath filler and hand spray by JADO

PH PENTHOUSES:
Shower: Steamist steam shower in master bath with timed temperature control (PHA & PHB)



PENTHOUSES

RARE and exciting - four brilliantly designed penthouses at Warren Lofts emerge above the heart of Tribeca. These newly constructed 3 bedroom residences offer oversized living rooms framed by large-scale glass windows, entertaining and dining areas with fireplaces, and lavishly proportioned private outdoor terraces. Penthouse kitchen layouts are as functional as they are stunning, enhanced with abundant storage space and high-capacity premium appliances. White Calacatta Marble bathrooms, fully equipped with oversized steam showers and finely curated fixtures, are nothing short of exceptional in every way.







AMENITIES

DISTINCTIVELY sensible and luxurious, the amenities at Warren Lofts are created to enhance the Tribeca Loft experience. Relax or entertain guests on a quintessential Tribeca rooftop garden set against a panoramic backdrop of Manhattan. Escape to the ultimate urban clubhouse, designed to inspire kids of all ages. Indulge in the benefits of working out in a fully-equipped performance-based private training studio. And, enjoy the uniquely personalized service afforded by a doorman, superintendent, and porter at Warren Lofts - a boutique luxury building created for inspired living.

*Additional services include bicycle storage, auxiliary laundry room facilities, and oversized private resident storage (available for an additional fee).





CLUBHOUSE

ESCAPE to the ultimate urban clubhouse, imagined and purposely crafted as a sanctuary for the Tribeca kids that call Warren Lofts home. Modeled after an imaginative backyard "tree house", the Clubhouse has been given the same high level craftsmanship and attention to detail – including special features such as custom furniture, vintage arcade, and integrated multi-media environment.



TRAINING STUDIO

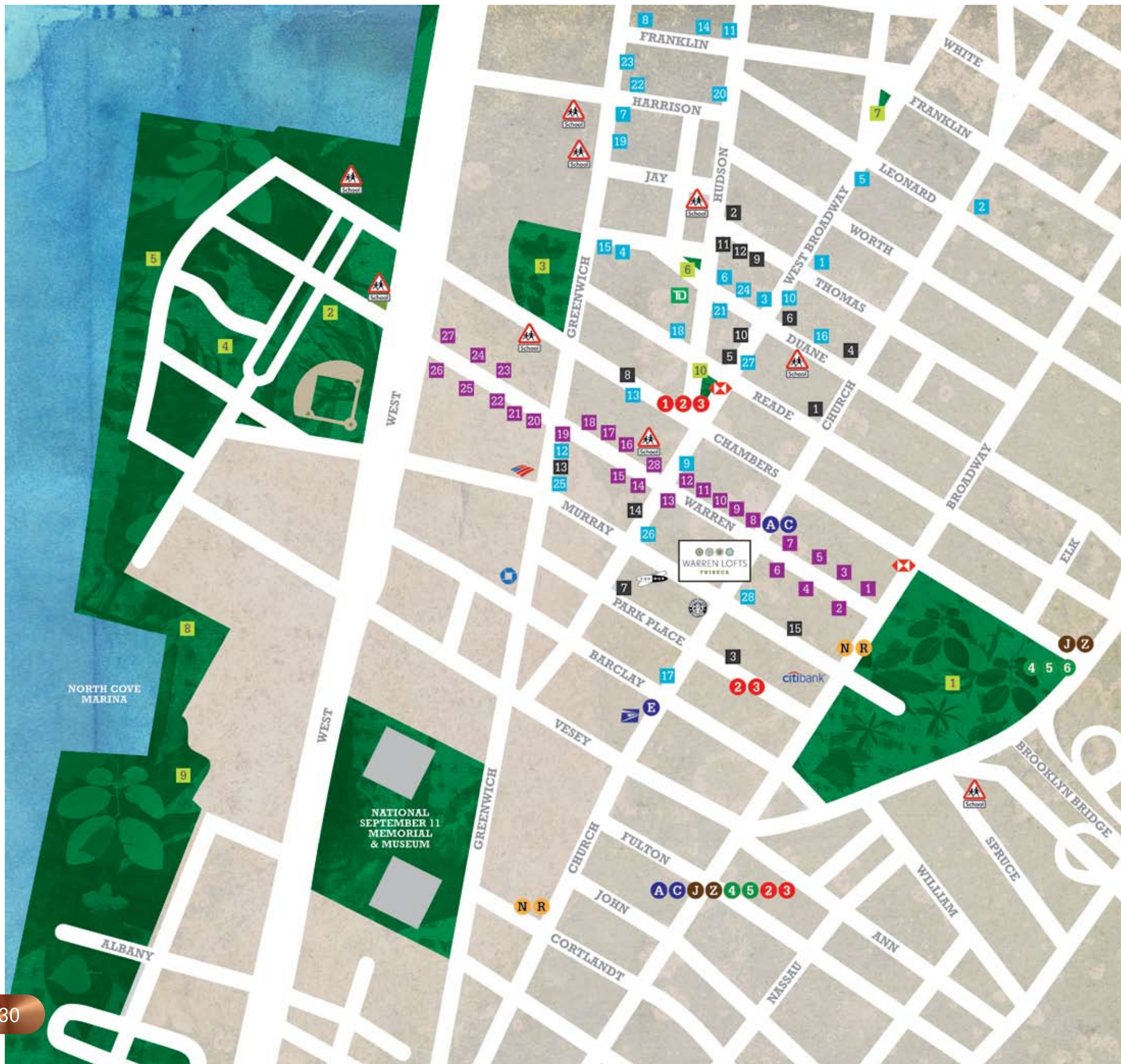
FUNCTIONAL and performance-based, the Warren Lofts Training Studio has been designed by the premier fitness design firm, The Wright Fit. Featuring a carefully selected collection of state-of-the-art fitness equipment ranging from cable-based machines and cardio equipment to free weights and kettle bells, the Training Studio follows the *functional movement philosophy* – exercising all muscle fibers including those neglected by traditional fixed path machines.



TRIBECA

DISCOVER the storied New York City blocks where historic architecture, pedestrian-scaled cobblestone streetscapes, world renowned restaurants, charming cafes, and treasured parks create a backdrop for one of the most desirable residential neighborhoods anywhere. Supported by a strong community of residents, families, and businesses, Tribeca continues to flourish and captivate, assuring its reputation as New York City's best neighborhood.





WARREN STREET

- | | |
|---|--|
| 1 Fountain Pen Hospital | 16 Warren 77 |
| 2 New York Public Library | 17 Il Giglio |
| 3 Wall Street Humidor | 18 The Park Preschool |
| 4 Hands On (Music) | 19 Baluchi's |
| 5 New York Vintners | 20 Barnes & Noble |
| 6 Brick NYC | 21 Bed Bath & Beyond |
| 7 One Art Space | 22 Wholefoods Market |
| 8 Philip Williams Posters | 23 Independence School |
| 9 Tribeca Pediatrics | 24 Warren Street Dog Park |
| 10 Tribeca Dental | 25 Manhattan Youth Downtown Community Center |
| 11 Babesta Cribz | 26 SoulCycle |
| 12 The Mysterious Bookshop | 27 The Palm Restaurant |
| 13 Le Pain Quotidien | 28 Korin |
| 14 Aminah et les Amis | |
| 15 Church Street School for Music and Art | |

RESTAURANTS

- | | |
|-------------------------|-----------------------|
| 1 Tiny's | 15 ROC |
| 2 Kori Restaurant & Bar | 16 Blaue Gans |
| 3 Petite Abeille | 17 Aroma Espresso Bar |
| 4 Gigino Trattoria | 18 Marc Forgione |
| 5 Landmarc | 19 Sarabeths |
| 6 Bouley | 20 Jung Sik |
| 7 Terroir | 21 Brushstroke |
| 8 Tribeca Grill | 22 The Harrison |
| 9 Plein Sud | 23 Flor De Sol |
| 10 Edwards | 24 Bouley |
| 11 Nobu | 25 Yorganic |
| 12 Kaffe 1668 | 26 Palermo Pizza |
| 13 Kitchenette | 27 Super Linda |
| 14 Kutshers | 28 Takahashi Bakery |

PARKS

- 1 City Hall Park
- 2 Little League Ball Fields
- 3 Washington Market Park
- 4 Tear Drop Park
- 5 Rochefeller Park
- 6 Duane Park
- 7 CB1
- 8 World Financial Center Plaza
- 9 Pumphouse Park
- 10 James Bogardus Triangle

NYC Farmers Market is every Wednesday and Saturday in front of Washington Market Park

SHOPPING

- 1 Tribeca Treats
- 2 The Ludlow Shop
- 3 Tent Trails
- 4 Kidville
- 5 Adeline Adeline
- 6 Boomerang Toys
- 7 Amish Market
- 8 Chambers Street Wines
- 9 Shoofly
- 10 Gotham Bikes
- 11 Tribeca Wine Merchants
- 12 Torly Kid
- 13 Bitz Kidz
- 14 Frankly Wines
- 15 Spot

TEAM



Bazbaz Development is at the forefront of the next generation in real estate development. Our focus is on creating high quality mixed use, residential and hospitality projects which are rich in detail and originality.

We believe in the power that art and design posses in creating transformative and inspiring environments. Ever mindful of context and functionality of space, our projects combine meticulous design, high quality construction, and relentless attention to detail. Our goal is to value the needs, satisfy the wants, and continually exceed the expectations of those who will live in, visit and experience our properties.

HANDEL ARCHITECTS

Handel Architects LLP is an architecture, interior design, and planning firm that was founded in New York City in 1994 by Gary Handel. The firm has since grown to include more than a hundred architects, interior designers, planners and support staff in New York City, San Francisco, Hong Kong and Abu Dhabi. The firm has gained national and international recognition for work such as the Ritz-Carlton in Washington, DC, and the World Trade Center Memorial in Lower Manhattan.

Handel Architects has won numerous Design Awards, and is regularly featured in architectural journals and design publications. With a particular specialty in residential design, Handel Architects' projects include The Caledonia Residences in Chelsea, 40 Bond Street in NoHo, the Ritz-Carlton Residences in Battery Park City, and Aire Tower on the Upper West Side.



corcoran sunshine

With 25 years of experience in marketing and collective sales in excess of \$25 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the planning, design, marketing, and sale of luxury residential development. Representing properties throughout the United States and in select international locations, Corcoran Sunshine Marketing Group's portfolio contains a curated collection of the world's most desirable new addresses.

The sales and management team at Warren Lofts has over 40 years of combined sales experience, has completed well over 1500 real estate transactions in Downtown Manhattan and since 1995 has been awarded exclusive listing agreements for over 27 new development projects in Tribeca alone.

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