

CITYREALTY

Top 10 No Fee Rental Buildings Near Hudson Yards

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The Hudson Yards master plan being developed by Related Companies and Oxford Property Group promises to be Manhattan's breakthrough neighborhood to live, work, shop and dine. As the first phase nears completion, four soaring office towers at 10, 30, 55 and 50 Hudson Yards will bring millions of square of offices to the area and thousands of office workers. According to the developers, the project is the largest private real estate development in the history of the United States and is the largest development in New York City since Rockefeller Center. When complete, Hudson Yards will include more than 18 million square feet of commercial and residential space.

The game-changing plan has sparked an incredible building boom in the area where a variety of new rental and condominium towers. The area is best served by 7 subway line which opened a 34th

Street-Hudson Yards station in 2016. Additionally, the A, C, and E lines and Penn Station are at the eastern edge of the area. Open spaces include the world-famous High Line elevated park and the still-expanding Hudson River Park. Other exciting projects forthcoming include the performance venue known as The Shed, and the public sculpture as the Vessel.

Yesterday, The Real Deal broke the news that Rockrose Development, a major landlord in the area that built more than 1,000 luxury rental at 455 West 37th Street and 505 West 37th Street, is planning a soaring 51-floor tower with 600 apartments designed by Cesar Pelli. Rockrose Development president Justin Elghanayan tells the Real Deal, "We're very bullish on the area," citing large office leasing deals and residential development nearby. "Chelsea is bleeding up to Hudson Yards; on 42nd Street, Hell's kitchen is moving down. Hudson Yards is this nexus between the two areas."

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551 West 37th Street

Rendering of Rockrose Development's new rental tower planned at 551 West 37th Street (via The Real Deal)

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Sky, 605 West 42nd Street

RENTALS FROM \$3,495/MONTH

The entrance to SKY at 605 West 42nd Street (Image via Moinian Group)

Located at 605 West 42nd Street in Hells Kitchen near Hudson Yards, the 71-story SKY debuted in 2015 as the largest rental building in Manhattan with a staggering 1,174 apartments. The elegant

homes come with up to two bedrooms and are designed by the acclaimed Rockwell Group in a warm, neutral palette featuring Italian-crafted kitchens with optional dusk or dawn finishes, quartz countertops, European appliances, and gray porcelain-tiled bathrooms. There are full-height window walls with incomparable views of the skyline and Hudson River, and some units offer private balconies. The building is known for its spectacular amenity and service package for residents. With a 70,000-square-foot membership club features a fitness center, spa, indoor and outdoor pools, a lounge, and a regulation-sized basketball court, it is not surprising that Sky has attracted professional athletes like Noah Snydergaard, A.J. Ramos, Kristaps Porzingis, and Sasha Vujacic.

MiMa, 450 West 42nd Street

RENTALS FROM \$3,460/MONTH



This sleek and striking, 63-story, mixed-use building known as MiMa was developed by Related Companies and the dark-glass tower was designed by Arquitectonica. Homes offer floor-to-ceiling windows with sweeping views, gourmet kitchens with professional-grade appliances and quartz coun-

tertops, and custom bathrooms with Grigio Piove marble and quartz vanity tops. One of the city's major mixed-use skyscrapers, MiMa is near the very top of the city's list of buildings with the most impressive list of amenities. Residents have access to amenities like the state-of-the-art health center with a heated indoor swimming pool, a resident-only fitness club by Equinox, a game room, a resident lounge and more.

The Eugene, 435 West 31st Street

RENTALS FROM \$3,479/MONTH

Rising to more than 700 feet (with 62 floors) at West 31st Street and Ninth Avenue, The Eugene is the first building to open at Brookfield Property Partners' Manhattan West, an eight-acre, six-building development. The residences are designed by RW Studio and come in studio to three-bedroom layouts with floor-to-ceiling windows, wood floors, stainless steel appliances, granite countertops and USB charging outlets. There are more than 50,000 square feet of amenities for fun, fitness and entertainment. There is a fully-equipped wellness center managed by La Palestra and even a regulation-sized basketball court. Other highlights include a rock climbing wall, arcade, and a library with a lounge.



Abington House, 500 West 30th Street

RENTALS FROM \$4,805/MONTH

Built in 2014, the 33-story, red-brick tower at 500 West 30th Street known as Abington House is directly adjacent to the High Line. It was developed by the Related Companies and designed by the acclaimed Robert A.M. Stern with Ismael Leyva Architects. The interiors, by award-winning design firm Clodagh, take on modern organic textures and tones. Each home features a gourmet kitchen with walnut cabinetry, stainless steel Kitchen Aid appli-

ances, and cedar stone baths. Units are outfitted with a washer/dryer bundle, floor-to-ceiling windows, ample closet space, and have terrific views of West Chelsea and the Hudson Yards area. The lobby and amenity spaces were designed by Clodagh. A highlight is the lushly landscaped sun terrace with a BBQ area, perfect for entertaining and escaping the city's commotion.

The Lewis, 411 West 35th Street

RENTALS FROM \$3,425/MONTH

Rising to 12 floors, The Lewis debuted in early 2018 just north of Hudson Yards at 411 West 35th Street between Ninth Avenue and Dyer Avenue. Homes have wide plank oak hardwood flooring, high ceilings, ample closet space, soundproof double pane windows and solar shades. Kitchens have custom Italian cabinetry, silk black Caesarstone countertops, and paneled appliances. Bathrooms have glass enclosed showers and deep soaking tubs, with soothing recessed lighting. Each residence is equipped with a washer/dryer, and select units have a private terrace. Amenities at the property include a 24-hour attended lobby with concierge, a fitness center, a lounge, a landscaped terrace, and a rooftop terrace with grills.

555Ten, 555 Tenth Avenue

RENTALS FROM \$3,800/MONTH

Built in 2016 by Extell Development, the Hudson Yards rental tower known as 555Ten is a 56-story, SLCE-designed skyscraper with homes in studio to 3 bedroom layouts. Homes have acoustically advanced, double-paned window walls, and each apartment features rich wood floors and Bosch washer/dryers. The suite of amenities known as 555PLAY include a two-lane bowling alley, an arcade and a children's playroom. Throw Me a Bone is the on-site pet spa, offering grooming, play groups and visiting vet services. The rooftop clubroom sits 650 feet in the air and will open this spring with a skytop pool and sundeck, private cabanas, and an intimate lounge with indoor/outdoor areas.

One Hudson Yards, 530 West 30th Street

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Related Rentals launched One Hudson Yards in 2017 in an area with a growing number of restaurants, galleries, retail and entertainment. The handsome building was designed by Davis Brody Bond and the interior designer is Andre Kikoski. Homes have soaring 10-foot ceilings, grey oak wood floors throughout and expansive double-paned windows for maximum light, views and sound attenuation. Kitchens have custom cabinetry with matte black hardware, a Turkish marble countertop and backsplash and a top-of-the-line appliance suite by Miele. Building amenities include facilities to promote health & wellness including a “suite” of swimming pools: an 82-foot pool, a therapeutic plunge pool, a salt pool, and a hot tub.

Silver Towers, 620 West 42nd Street

RENTALS FROM \$3,290/MONTH

Silver Towers are stunning, twin, 60-story apartment towers erected in 2006 by Silverstein Properties and designed by Costas Kondylis. Homes embody a sophisticated way of life, featuring high ceilings, hard wood floors, open floor plans, contemporary finishes, and floor to ceiling windows that boast breathtaking views of the Manhattan Skyline and waterfront. White glove services, a health club with a 75-foot long swimming pool, sauna and steam rooms, entertaining rooftop lounge with BBQ and wet bar, and doorman service, are just some of the offerings that enhance the ease of urban living at Silver Towers.

Henry Hall, 515 West 38th Street

RENTALS FROM \$3,139/MONTH

Homes at Henry Hall come in studio to two-bedroom layouts and interiors by renowned designer Ken Fulk convey a “classic-yet-contemporary style.” There are oversized steel encased windows and ash hardwood flooring is throughout. Kitchens have white quartz countertops, stainless steel appliances and brass fixtures, and bathrooms have hexagonal-tiled floor and subway tile. In a unique feature, each residence comes with an Amazon Dot featuring custom Henry Hall programming. The building has a roof deck perfect for sunsets over the Hudson River, along with other amenities like 24-hour concierge, a lounge and parlor, a private dining room, a library, and a fitness center with customized programs

507 West Chelsea, 507 West 28th Street

RENTALS FROM \$2,792/MONTH

Located along the High Line, a trio of new Chelsea buildings designed by Avinash K. Malhotra Architects together known as 507 West Chelsea, have helped to redefine the residential landscape just south of the massive Hudson Yards development. Interiors are artfully crafted and designed to maximize living space. Apartments have high ceilings, walnut floors, floor-to-ceiling windows and recessed lighting. All apartments have convenient keyless entry and the one- and two-bedroom units are equipped with washers/dryers, and many also have private terraces or balconies. Many amenities are offered including a Scandinavian inspired swimming pool with plush poolside seating, landscaped roof decks on the 28th and 29th floors, a gym, and also fitness classes.