

CITYREALTY

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**See Photos of 150 Wooster's Gorgeous Facade, Six Full-Floor SoHo Condos from \$12.95M**



*Photo and Rendering of 150 Wooster Street (KUB)*

It's been more than a decade since a new condo opened on the northern blocks of SoHo between West Houston and Prince Streets. But the lull is now over as KUB Capital, an aesthetically-minded real estate investment firm based in the neighborhood, prepares to launch sales at **150 Wooster Street** — a stylish mixed-use building with six full-floor condo residences.

The new building sits within the Soho Cast-Iron Historic District and lies along Belgian-blocked Wooster Street. The street benefits from light traffic due to Silver Towers / Washington Square Village's superblock severing its connection to Greenwich Village. Per the press release, the ground-up building was developed and designed entirely in-house by KUB who purchased the embattled 7,200 square foot development site in September 2014 for \$50.5 million.



*SoHo's spectacular urban fabric (KUB)*

As with most developments navigating through the Landmarks Preservation Commission's approval process, the recently-unshrouded facade is top notch – displaying both style and charisma while upholding the architectural integrity of the surrounding district. The building is dressed in a masonry façade of elongated, handcrafted brick from Denmark and is highlighted by limestone piers and metal detailing. The top floor is distinguished from the rest by black metal cladding and its arched windows are crowned by a modern, undulating steel cornice. With facades like this, one must wonder how visually improved the city would be if all developers had to submit to a similar design committee.



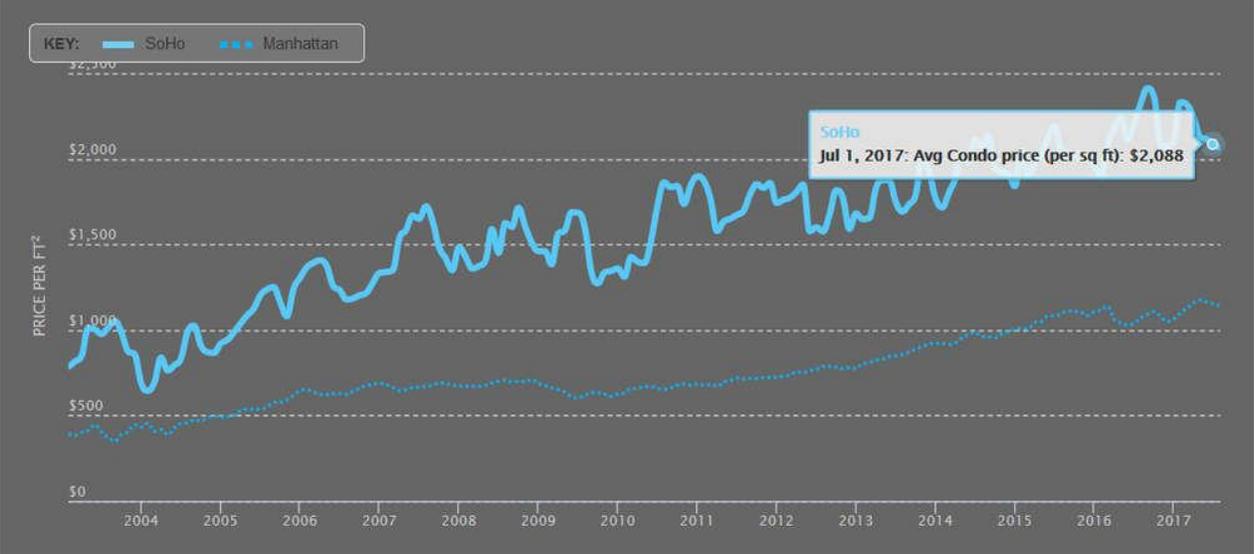
*Close look at the beautiful brick and metal work of 150 Wooster (KUB)*



*Renderings of 150 Wooster Street (KUB)*

Two retail units and 6 full-floor spreads will be assembled inside the 30,000-square-foot building. Images have yet to be released of the condos but they are said to be “defined by a clean and chic sensibility.” The full-floor units will start at approximately \$12,950,000 and the top unit will be a duplex penthouse. CORE’s Emily Beare is leading sales and marketing for the project and a registration website has just launched for the building.

Presently, the average closing price per square foot in Soho stands at \$2,068 — among the highest in Manhattan. Based on our listings, the 19 on the market one-bedrooms have a median ask of \$1.59M, two-beds for \$3.75M and three-beds for \$5.9M.



Average condo closing price in SoHo compared to the Manhattan average (CityRealty)