



September 5, 2018

The High Line's transformative real estate boom, mapped

In less than a decade, the elevated park has become NYC's most desirable stretch of land for developers

The arrival of the High Line and a coinciding neighborhood rezoning has spurred a high-end real estate boom that's still playing out across West Chelsea. Some of the city's most prolific developers, and the world's leading architects—including Rafael Viñoly, Isay Weinfeld, and the late Zaha Hadid—have all left their mark on the area.

The neighborhood has been transformed both physically and economically: an August 2016 dive by StreetEasy into apartment pricing near the High Line shows that condos along the linear park's southern end are twice as expensive as those just one block away. The area's cachet is undeniable, and as construction continues to boom that will become even more true.

From recently launched condo projects to sites snatched by developers that are laying in wait, here's what's going on along the city's most desirable stretch of real estate.

14. The Fitzroy

514 W 24th St
New York, NY 10011

It's been nearly three years since The Fitzroy, the green terracotta and copper condo of Hollywood set designers-turned-architects and interiors gurus Roman & Williams, hit the market from \$5.2 million. Last June, the ten-story condo building topped out and facade installation is nearing completion. There will be just 14 condos ranging in size from two- to five-bedrooms and sales for some of the residences and the building is expected to debut sometime this year. CORE is handling sales and marketing.



Via Roman & Williams

20. 550 West 29th Street

550 W 29th St
New York, NY 10001

Developer and architect Cary Tamarkin's seventh lower Manhattan condo launched sales in 2017, with 19 apartments priced from \$4.6 million to \$13.5 million. The building at 550 West 29th Street, between Tenth and Eleventh avenues, borrows elements of Tamarkin's 10 Sullivan, with large casement windows and a stark, organic facade. The "beautifully minimalist" building takes cues from "turn-of-the-century utilitarian and industrial architecture," a press release reads. Building amenities will include an attended lobby, a gym and sauna, a laundry room (in addition to washers and dryers in each apartment), private storage for each apartment, and a bike storage room. CORE is handling sales and marketing.

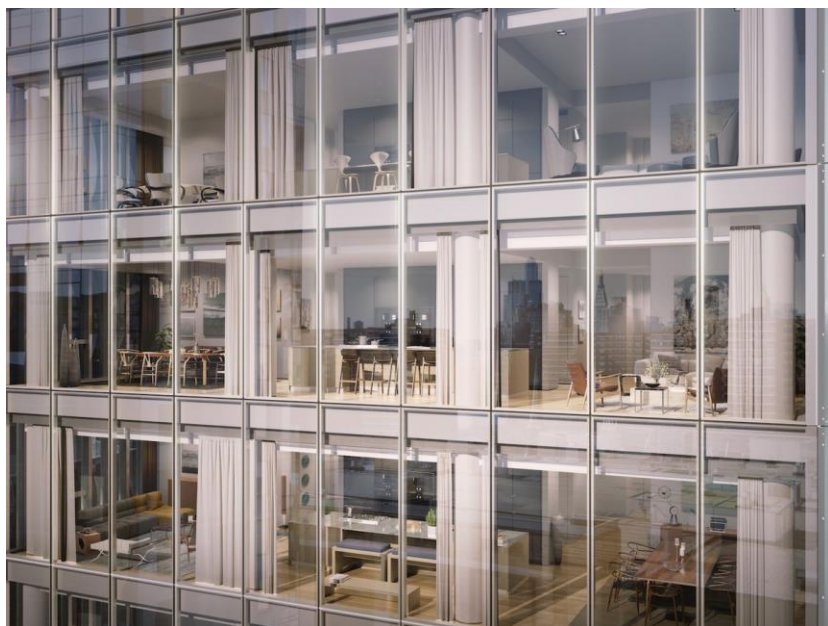


Hayes Davidson

21. 515 West 29th Street

515 W 29th St
New York, NY 10001

The lesser-known sister project to Soori High Line, 515 Highline is also designed by architect Soo K. Chan and, as the Times put it in a 2014 profile, “will be rippled like the surface of a sea.” Sales for this 15-apartment project launched in March 2018, with prices starting at \$4.3 million. There are just 15 apartments—five of which are penthouses—along with personal outdoor fire pits for each apartment. The condo, which is now being stylized as Five One Five, is being developed by Forum Absolute Capital Partners and will offer a roof deck with a kitchen, a 24-hour attended lobby, a gym, and extra storage as its amenities. CORE is handling sales and marketing.



Via Neoscape