

Brooklyn Daily Eagle

Aug. 23, 2017

Construction progress at The Greenpoint

Eye on Real Estate: Plus updates on other Greenpoint waterfront developments

By Lore Croghan | Brooklyn Daily Eagle



Before you know it, people will be riding NYC Ferry boats to eat at Marcus Samuelsson's very first Brooklyn restaurant.

The superstar chef, who is best known for his Harlem restaurant Red Rooster, is setting up shop on the Greenpoint shoreline — in a residential development at 21 India St.

Samuelsson loves Brooklyn's "incredibly rich, dynamic food scene," he told the New York Post's Steve Cuzzo, who broke the story about the planned 4,000-plus-square-foot restaurant. It will have an outdoor terrace facing the East River, by the way.

And what a view that terrace will have. The Greenpoint, which is 21 India St.'s name, is located right beside the ferry pier.

Welcome to The Greenpoint, AKA 21 India St. Eagle photos by Lore Croghan

The development is situated on a swath of shoreline that's a prime viewing point for sunsets — with a backdrop that includes the Empire State Building, the Chrysler Building, the United Nations and a full array of other Manhattan skyscrapers.



Grasses in Greenpoint Pier's planter boxes frame this view of 21 India St.

Construction is coming right along at The Greenpoint, a 463-unit condo and rental-apartment development. It's laid out as a 40-story tower plus an adjacent five-story building. The tower is the tallest one in the neighborhood.

The developers of 21 India St. are Mack Real Estate Group and Palin Enterprises in conjunction with Urban Development Partners.

The Greenpoint's 95 condos will be located at the top of the tower, starting on the 28th floor. Sales got underway this summer, with Corcoran Sunshine Marketing Group handling the listings.

When we glanced recently at the development's website, asking prices for available units ranged from \$875,000 for a studio to \$1.975 million for a two-bedroom apartment.

The Greenpoint is one of several waterfront developments whose progress we've been tracking. Here are updates on three others:



Here's one more look at The Greenpoint, as seen from a ferry boat at sunset.

Greenpoint Landing's 37 Blue Slip

You can see this tower when you're on the NYC Ferry, too.

The framework of 37 Blue Slip, which is part of the Greenpoint Landing mega-development, is rising skyward.

The construction site is between Commercial Street and the East River.

The tower is tucked behind Greenpoint Landing's newly constructed affordable-housing buildings on Commercial Street, whose addresses are 5 Blue Slip and 7 Bell Slip. (Yes, the second name is "Bell Slip" — that's not a typo.)

Good spots to photograph the tower include the intersection of Commercial and Franklin streets and the intersection of Commercial and Clay streets.

As we previously reported, 37 Blue Slip is being developed by Park Tower Group and Brookfield Property Partners. It will be 30 stories tall and have more than 300 apartments, all of them rental units.

The two developers also plan to construct a tower at 41 Blue Slip that will also be part of Greenpoint Landing.



This tower is 37 Blue Slip, which is part of the Greenpoint Landing mega-development.

The Gibraltar at 160 West St.

Saddle Rock Equities' 14-unit condo building, The Gibraltar, has shaped up nicely.

The not-quite-finished development is at 160 West St. on the corner of Huron Street. The last time we checked the development's website, it said 13 of the 14 apartments are in contract.

Their asking prices ranged from \$795,000 for a one-bedroom unit to \$2.175 million for a three-bedroom penthouse.

Ryan Serhant and Bryan Atienza of Nest Seekers International are The Gibraltar's exclusive marketing agents. Serhant, as of course you know, is a star of Bravo TV's "Million Dollar Listing New York."



This development is The Gibraltar at 160 West St.

The condo development at 50 Greenpoint Ave.

Sale closings have started at 50 Greenpoint Ave., a condo development in a prime location on the corner of West Street.

The 44-unit Evanhar Development Corp. condo project had stalled out in the aftermath of the 2008 recession, but got back in gear a couple years ago. It's in fine shape now.

The Aguayo Team at Halstead Property Development Marketing is handling sales.

The last time we checked city Finance Department records, the priciest condo deal that had closed was a \$1,781,937 purchase by David Brigleb and Krystle Lamprecht.



This new condo building is 50 Greenpoint Ave.

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