

Inside a boutique development in Tribeca

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NEW YORK DAILY NEWS Updated: Thursday, August 9, 2012, 6:40 PM



A well-designed one-bedroom has a chalk drawing of the Brooklyn Bridge as a headboard. (BRYAN SMITH FOR NEW YORK DAILY NEWS)

The location says it all. Reade57, a boutique development on the Tribeca side of Broadway overlooking City Hall, sits at the crossroads of six downtown neighborhoods - Tribeca, Chinatown, SoHo, Little Italy, Battery Park City and the Financial District. Maybe that's why Brown Harris Stevens Select has done 25 deals since May. That's nearly two per week.

The most expensive home sold in the building came in at \$3.418 million for a 1,571-square-foot three-bedroom two-and-a-half bath with a 578 sq. ft. terrace. The building is 60% sold of a total of 84 units. This project is about consistency. They have seen lots of locals and the international crowd.



Bryan Smith for New York Daily News

For the single man, slick furnishings in a living area.

What's interesting about Reade57 is that it hovers above its neighboring structure. The developer bought air rights to secure better views and more height for the newer building.

It's a strange building, though, almost several structures in one. From the side where you enter on Reade St., it's a slim tower where some apartments have private terraces. From Broadway, it's a giant swath of dark metal and floor-to-ceiling glass. In some spots, it sets back for more outdoor space.



Bryan Smith for New York Daily News

The exterior of Reade57 hovers above it's neighboring structure.

Wall Streeters like it. So do empty nesters looking for a downtown location. Eleven subway lines are in a three-block radius. From the upper floors, the views toward City Hall are remarkable, showing full frontals of New York by Gehry and all the way to South Street Southport. The other way, stare over the low rooftops of Tribeca to the Hudson River.

"You can see both rivers," says Shlomi Reuveni, managing partner of Brown Harris Stevens Select, in charge of selling the units. "It's a solid product. That plus a great location and some unique layouts and top-of-the-line finishes and that equals sales."



Bryan Smith for New York Daily News

A model of a child's bedroom helps sway family buyers.

Kitchens are simple but high-end. Bathrooms have circular hardware and slabs of light and dark marble on the sinks.

Closings started at the end of July. Move-in just began. Studio lofts with home offices go for \$973,000. There is a 421a tax abatement, meaning annual tax won't exceed \$184.70 per month on a one-bedroom.

Go to Reade57.com for more.



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A bathroom features a black marble countertop.

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