

SIX CORTLANDT ALLEY



New Condominiums in Tribeca
Boutique Building, Luxury Amenities

4-Bedroom Units Previously Asking \$7.3 Million
ONE LOFT LEFT AT ONLY \$5,250,000



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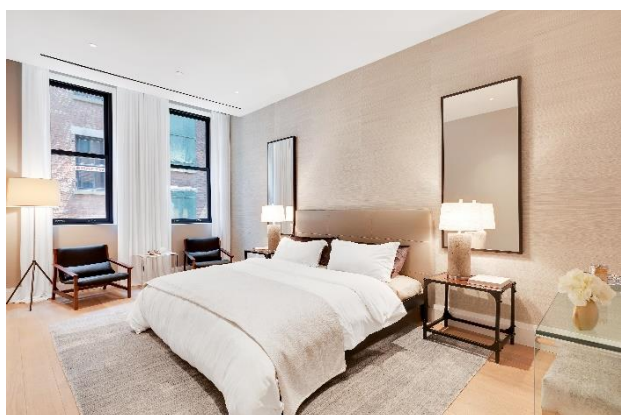
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Six Cortlandt Alley represents a rare opportunity to own a luxury condominium in a new boutique development in Tribeca. The building features 5 exclusive residences, including 3 full-floor 4-bedroom homes and 2 exceptional penthouses.



EXPANSIVE SPACES
in a
BOUTIQUE BUILDING
with
LUXURY AMENITIES





Residence Features

- 4 bedrooms/4.5 bathrooms plus flex office/media room
- 10-12 foot ceilings
- Top of the line kitchen appliance package including Wolf appliances and SubZero wine refrigerator
- Private elevator access
- Luxurious finishes throughout



Unit	Beds/Baths	Size (sf)	Terrace (sf)	First Year Taxes (monthly)	Common Charges (monthly)
R3	4/4.5	3,651	N/A	\$3,645	\$2,918
R4 (SOLD)	4/4.5	3,646	N/A	\$3,645	\$2,918
R5 (SOLD)	4/4.5	3,641	N/A	\$3,645	\$2,918
PHB	3/4.5	3,643	1,139	\$4,579	\$3,666
PHA	4/3.5	3,276	1,360	\$4,374	\$3,502

Please inquire for pricing.



Our 3 full-floor loft residences boast expansive proportions with ceiling heights stretching from 10' and higher in all primary living spaces.

The building's historic fabric blends seamlessly with modern luxuries, as exposed brick-walls flank an eco-friendly ethanol fireplace with Imperial Danby Marble surrounds, and reclaimed heart pine window-sills fabricated from the building's former floor-joists adjoin double-pane glass windows.

Building Amenities

- Cyber Doorman
- Cloud Based Access Control System
- Fitness Center with Peloton Bike
- Resident's Lounge
- Package Room with Cold Storage
- Private Storage Units Available





FLOOR-THROUGH UNITS

Kitchen

Custom walnut cabinetry milled in the Poconos provide substantial storage and pantry space. Countertops and backsplashes are made from honed Imperial Danby marble quarried in Vermont. A top of the line Wolf appliance package offers a vented five-burner stovetop, double oven and microwave. A 42" integrated double-door refrigerator and separate subzero wine refrigerator come standard in all units.

Home Office

Located between the kitchen and bedrooms, the home office presents a customizable space for the residents' desired use. This final room can be configured as a playroom, library, or media room.

Master Bath

Five-piece master bathrooms are furnished with a glass-walled walk-in shower and separate soaking tub. Floor-to-ceiling Bianco Dolomiti marble wraps every wall, meeting Walnut Brown marble along the floors and tub-shelf. A custom walnut double-vanity with recessed back-lighting is complemented by anodized-bronze fixtures crafted in Brooklyn by Watermark, while floors are inset with radiant heating for a comfortable and spa-like experience.



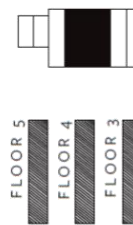
SIX CORTLANDT ALLEY

FULL FLOOR RESIDENCES

FLOOR 3 3,651 SF
FLOOR 4 3,646 SF
FLOOR 5 3,641 SF

4 BEDROOMS
4 BATHROOMS
POWDER ROOM

*ROOM DIMENSIONS
REFLECT FLOOR 3

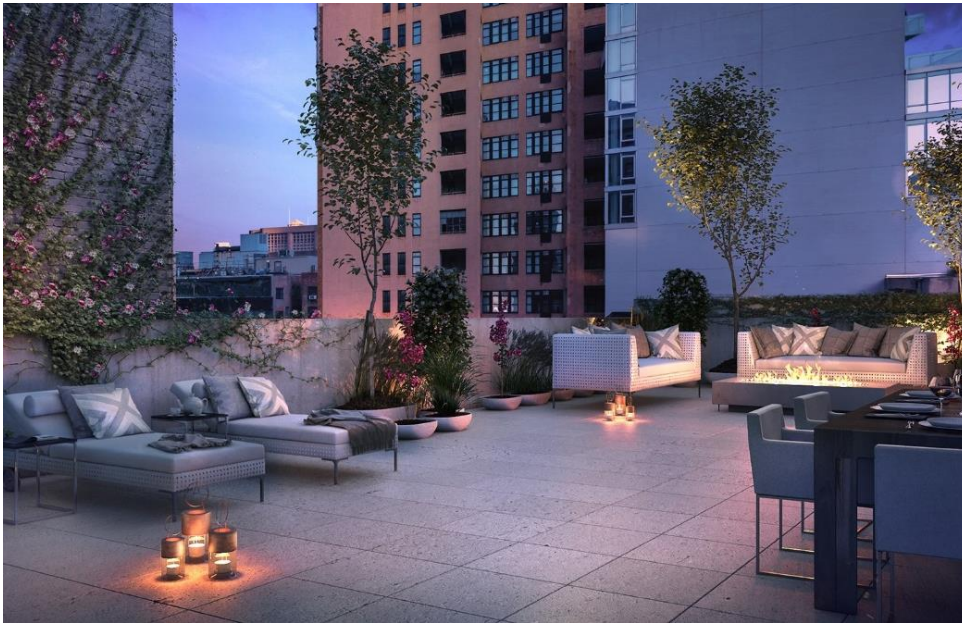


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THE PENTHOUSES

Penthouse A

Penthouse A takes up the entirety of the two-story addition erected upon the building. Like living in a townhouse situated atop the condominiums, this 4 bedroom / 3.5 bathroom duplex residence is a complete architectural departure from the historic fabric of Six Cortlandt Alley. Polaris Quartzite accentuates the penthouse's kitchen countertops, backsplash, and the living room's fireplace surround. Includes three terraces comprising well over 1,000 square feet of outdoor space.



Penthouse B

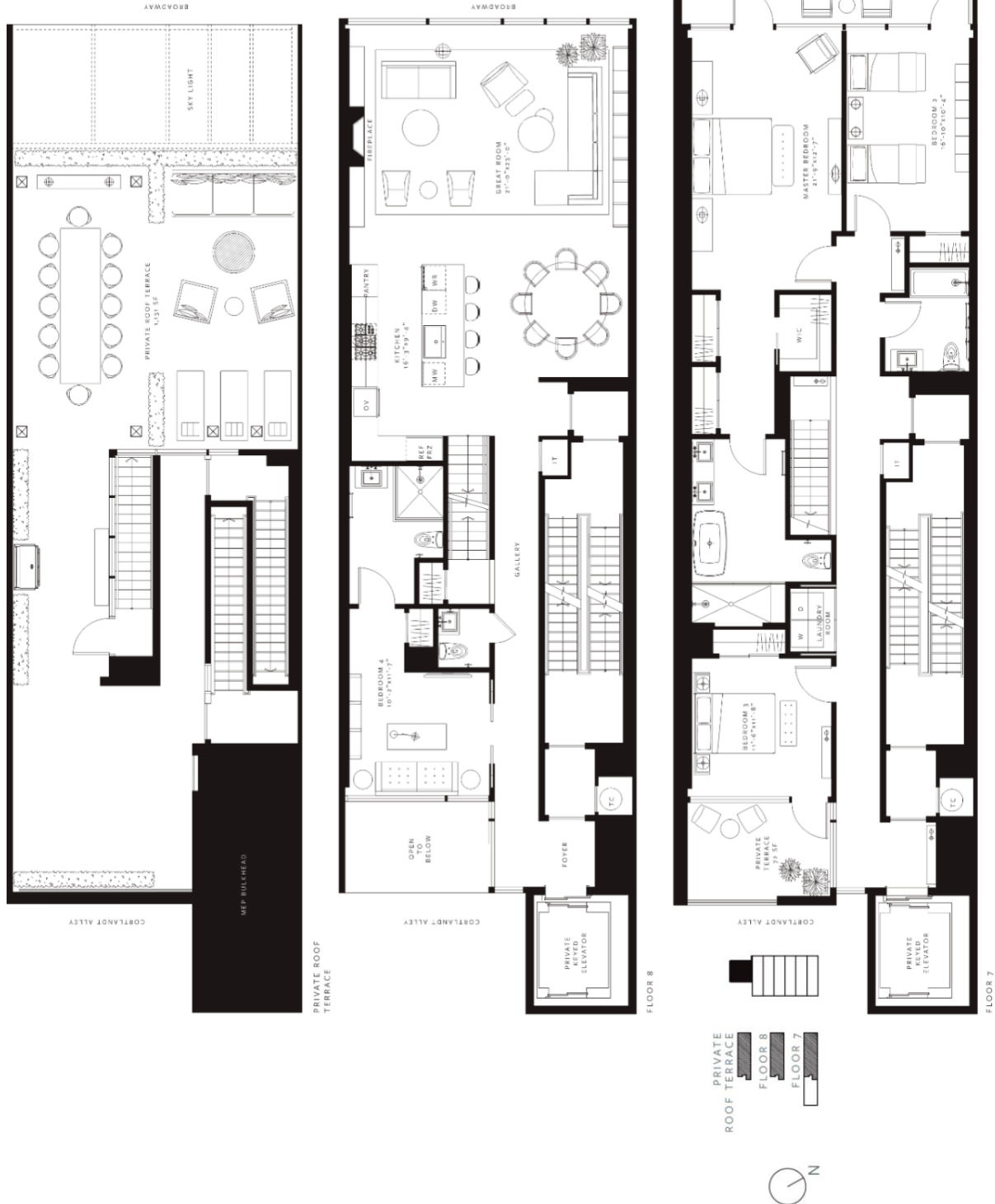
This 3 bedroom / 4.5 bathroom penthouse occupies the highest level of Six Cortlandt Alley's original structure. This full-floor loft contains a 1,139 square-foot private rooftop-oasis — the largest contiguous stretch of outdoor space available within the building.



SIX CORTLANDT ALLEY

PENTHOUSE A 3,276 INT. SF
1,360 EXT. SF
FLOORS 7, 8 & 4 BEDROOMS
PRIVATE ROOF TERRACE 3 BATHROOMS
TERRACE POWDER ROOM

Penthouse A



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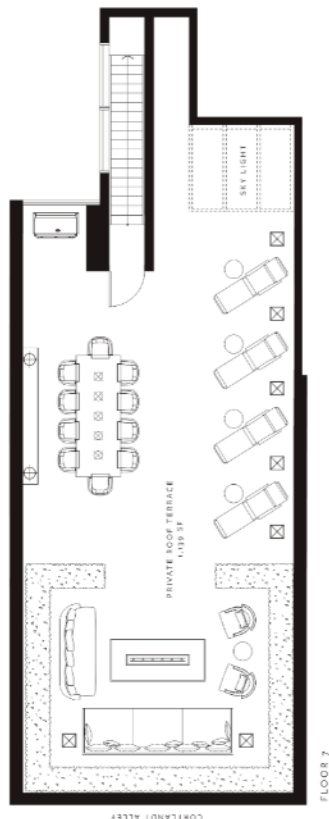
Penthouse B

SIX CORTLANDT ALLEY

PENTHOUSE B

FLOOR 6 &
PRIVATE ROOFTOP
TERRACE

3,643 INT. SF
1,139 EXT. SF
3/4 BEDROOMS
4 BATHROOMS
POWDER ROOM



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Spanning only three short blocks, Cortlandt Alley is one of Tribeca's shortest and most private streets, and one of the building's most distinguishing benefits. The alley is a "downtown" version of a motor-court, providing residents and their guests with a private means of coming and going that is away from the bustle of Manhattan. Cars can pick up and drop off directly in front of the building's entrance with little-to-no traffic or pedestrian interaction.



What's Happening in the Area

The area surrounding 6 Cortlandt Alley is on the rise! With the addition of Au Cheval at 79 Walker and art galleries moving into the area (see below), now is the opportune time to buy in this rapidly developing pocket of Tribeca!

- [Art Galleries Brush Off Chelsea for Tribeca](#) – WSJ (2/19/19)
A wave of galleries has opened in the past few years in the northeast portion of Tribeca, an area roughly bordered by Lispenard Street to the north and Leonard Street to the south.
- [Kreps Gallery Heads to 22 Cortlandt Alley](#) – Art News (11/28/18)
Chelsea dealer Andrew Kreps is planning to decamp for the Lower Manhattan neighborhood of Tribeca, opening in a two-floor, 10,000-square-foot space on 22 Cortlandt Alley in May 2019.
- [Bronx Museum Plans Venue in Lower Manhattan](#) – Art News (9/28/18)
The Bronx Museum of the Arts is planning what it's calling an "artist workspace and exhibition venue" at 80 White Street in Tribeca.
- [Au Cheval Is Finally Here](#) – Eater NY (3/5/19)
One of the nation's most popular burger joints is officially open in New York City. Chicago's Au Cheval has landed at 33 Cortlandt Alley.
- [The Tribeca Art District Continues to Gel](#) – Tribeca Citizen (7/19/18)
The past few years have seen a number of major additions to Tribeca's gallery scene, particularly in the northeast.
- [Art Gallery Moving to 394 Broadway](#) – Tribeca Citizen (11/28/18)
Andrew Kreps Gallery is moving from W. 22nd Street to Tribeca, specifically, the burgeoning arts-and-design district of northeast Tribeca.

Please contact us tour the building, or submit an offer
212.867.3333 or info@prusa.com



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