

## January 2011

### Buildings In Profile BY DAN O'REGAN



The Edge

#### **The Edge**

22 N. 6th St. (South Edge) and 34 N. 7th St. (North Edge),  
Brooklyn

Located in Brooklyn's northern Williamsburg neighborhood, The Edge is a waterfront development that, by its completion, will offer a projected 1,075 luxury condominium residences with more than 60,000 square feet of retail space and below-grade parking for 700 cars. Located at Kent Avenue between North 5th and 7th Streets, the development is three blocks from the subway, and one stop from Manhattan.

With approximately 1.75 acres of open space, The Edge is situated on a redeveloped waterfront, which includes piers and a water taxi landing. Built with roughly 40,000 square feet of amenity space, The Edge boasts an outdoor spa complex, therapeutic steam bath, sauna, two fitness centers, yoga studio, multi-purpose recreation room, a glass-enclosed indoor pool with whirlpool, heated decks, and outdoor sun terrace overlooking Manhattan.

For residents seeking more leisurely pursuits there are two screening rooms, two residents' lounges, golf simulator room, library, Nintendo Wii game room, private party room, and a children's playroom.

Anticipating LEED Silver, The Edge features interiors that

incorporate energy-saving Miele and Bosch EnergyStar appliances, filtered air, insulated walls and windows, no VOC-emitting interior finishes, individual lighting and temperature controls, occupancy sensors for lighting in common areas, and water-efficient fixtures.

Built on a reclaimed and remediated industrial site, the development will get 35 percent of its energy from offsite power resources including wind, solar, hydro, and biomass energy. Additionally, construction and finish materials in the building were regionally sourced and recycled. A bike storage room and several hybrid Zipcars promote low-impact commuting.

Phase one of the development is currently underway. The 15-story North Edge tower has available residences ranging from 570-square-foot studios to 2,275-square-foot three-bedroom apartments. The 30-story South Edge tower offers homes ranging from 490-square-foot studios to 2,075-square-foot three bedrooms.

Rooms at The Edge feature interior design work by Andi Pepper, as well as views of the Manhattan or Brooklyn skylines. The Edge is FHA-approved with prices starting at \$395,000 for a studio, \$490,000 for a 1-bedroom, and \$640,000 for a 3-bedroom.

#### **THE DETAILS**

LEED Status: Anticipating LEED Silver

Developer: Douglaston Development

Broker/Agent: The Developers Group