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Inside the Sales Office of 1 Seaport, the Financial District's 60-Story Glass Condo

Overlooking the East River, this 700-foot tower will feature 80 condominiums, including seven penthouses, when it is complete.

BY [TANAY WARERKAR](#) MAY 17, 2016, 10:02A

Developed by the Fortis Property Group, 1 Seaport is located in a rapidly developing part of Lower Manhattan that was previously overlooked. With development having peaked on the western side of

Lower Manhattan, projects like 1 Seaport and the Pier 17 redevelopment project are paving the way for what's to come on the eastern side of the Financial District.

And so it stands to reason that architecture firm, Goldstein, Hill & West Architects has designed a unique residential building in the Financial District — the custom engineered glass will reflect the sky and the river, and the double paned glass will completely block out the sounds of the West Side Highway below and the East River beyond. Last week, Curbed was taken on a tour of the sales gallery for the project by John Gomes, one half of the Eklund Gomes team at Douglas Elliman, which is handling the sales and marketing on the project.

Prospective buyers get a little taste of everything when they walk into the sales gallery, which is located on the 17th floor of the equally glassy-looking [180 Maiden Lane](#), and provides a direct view of the construction site below at 161 Maiden Lane.



For a start, the sales gallery features a miniature version of 1 Seaport's two-story lobby that comes with 24-hour concierge service. There's a lounge too — known as the Piano Nobile Lobby Lounge, which in the actual building will be

fitted with a double-sided fireplace, a waterside terrace, and an eye-grabbing lighting installation overhead.

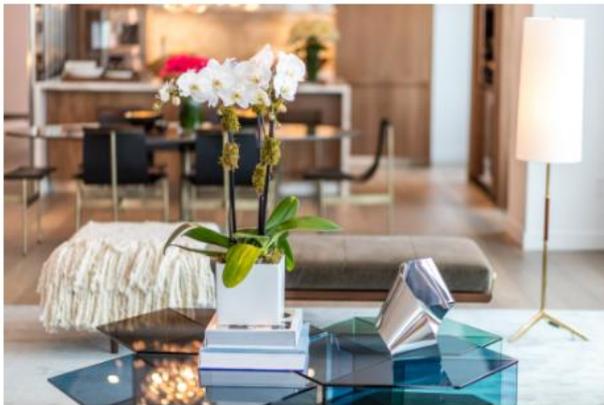
There's also a smaller version of the building's infinity pool that overlooks the East River. The miniature version is no less awe-inspiring, but the actual pool will be located on 1 Seaport's 30th floor, and will be a part of the Water Club. And what pray is that do you ask? Well, apart from the pool, it comes with a rain shower, a relaxation lounge, and glass enclosed wet and dry saunas. Other amenities in the building include a fitness center on the sixth floor that comes with studios for yoga and spin, and a kids play room. And then there's [FitLore](#) — a service that allows residents access to an in-home chef, personal meal delivery service, and on-call spinning and training sessions.



Now on to the apartment. This particular sales gallery wasn't specifically designed to fit the mold of one particular unit in the building, but was created to represent what the overall feeling of living in the building would be like, Gomes told Curbed. For instance, the sales gallery was designed by noted interior designer [Russell Groves](#), who is also doing the interiors for the building. 1 Seaport will also be the first to sport Groves' custom-designed and newly created plumbing fixtures.

The kitchen and living room offered expansive views of the Brooklyn Bridge, the Manhattan Bridge, and the [under construction Pier 17](#) on one side. And on the other were views of the under-construction skyscrapers rising in Downtown Brooklyn, as well as the Long Island College Hospital site in Cobble Hill, which incidentally is being redeveloped by the Fortis Property Group.

Because of the way that the glass curves on building at 180 Maiden Lane, the residents at 1 Seaport will have unimpeded views of the waterfront — in fact, every single apartment will have a waterfront view, Gomes told Curbed. Some of the standout features in the apartments, most of which were witnessed in the sales gallery include Calacatta Gold marble backsplashes and countertops in the kitchen, bespoke European Oak flooring, over 10-foot high ceilings in the living and bedrooms, and a custom designed resin vanity with integrated sink and wood walnut cabinetry.



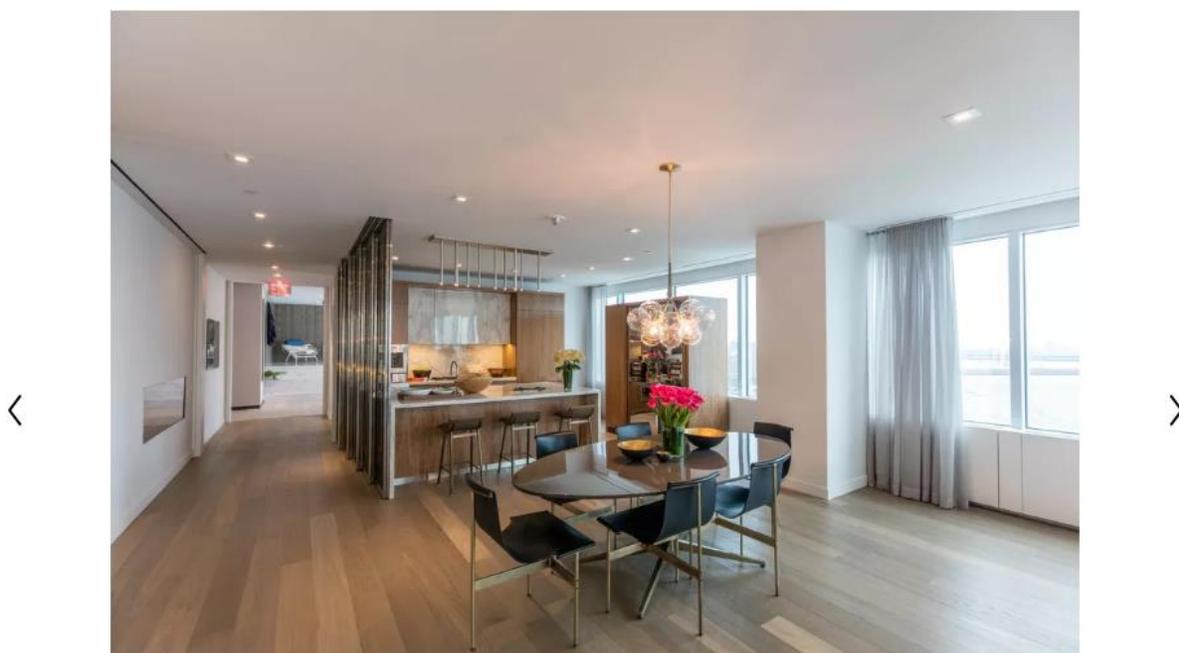
In select apartments, the kitchen also comes with a Gaggenau Steam Oven, which Gomes says is a rapidly growing trend for luxury apartments, and will soon be seen in several new projects across the city. Another dramatic addition to the apartment is the powder room - particularly the symmetry

between the Calacatta and African St. Laurent marble, which is no better witnessed than in the design of the lavatory.

What's perhaps most surprising considering the appliances, the finishes, and amenities is the fact that most apartments are priced under \$10 million (with a few exceptions). The most expensive unit released so far — a [three-bedroom penthouse](#) for \$7.525 million, recently went into contract, and about 25 percent of the units in the building have already sold. In fact, the penthouse sale is the highest price per square foot sale in the Financial District, a representative for the development told Curbed. Apartments otherwise range from the \$1 million - \$3 million mark, and the cheapest one currently available is a [one-bedroom retailing for](#) \$1.785 million.

Construction recently got underway at the site and is expected to wrap up in the spring of 2018.

GRID VIEW



All the interiors, even the one in the sales gallery here were done up by noted interior designer Russell Groves.

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