

Fact Sheet

“The goal was to design a building with classical elegance in terms of its symmetries, simple grids and order.”

Sir David Chipperfield

The Bryant, the first residential building in New York City designed by the award-winning British architect, David Chipperfield, is one of the most exciting urban residential architectural accomplishments in recent history. Situated on verdant Bryant Park and high above the new boutique Park Terrace Hotel, every residence in The Bryant dominates a corner of the tower and owns panoramic skyline or park views. The Bryant is located in the geographic center of New York. There is no more convenient address in Manhattan: The Bryant is steps from Fifth Avenue shopping, the vibrant Theater and West Side Gallery Districts, Midtown Business District, and minutes from Downtown's thriving restaurant and culture scene.

A hallmark of Chipperfield's design is to make the complex appear deceptively simple. In this instance the building's custom made aggregate terrazzo façade transitions seamlessly into the carefully considered interiors, creating crisp architectural frames to the multiple floor-to-ceiling windows in each residence, as well as a border for the warm-toned herringbone floors. Residences start on the 16th floor, each with bespoke millwork, cleverly concealing storage, appliances, and mechanical systems, and allowing continuous, full ceiling heights to carry throughout every living space, kitchen and hallway. Honed, hand-selected Italian marble complements the kitchens and baths.

The Bryant is the embodiment of high, purposeful design and unparalleled centrality. This new landmark is sure to become one of the most desired park front addresses in all of Manhattan.

THE
BRYANT
16 WEST 40

Residence Features

Stunning cast aggregate and stone façade continues from exterior to interior, elegantly wrapping columns that divide floor-to-ceiling windows

Swiss manufactured, slim profile, floor-to-ceiling high performance sliding windows by Vitrocsa

Juliet balconies in north and south facing rooms¹

A corner living room in each residence assures maximum daylight and skyline views toward Bryant Park and the Empire State Building

Uninterrupted ceiling planes with heights of 9'6" throughout all living spaces, kitchens and hallways

Custom white lacquer millwork in each room offers built-in storage, while also concealing mechanical equipment to afford uninterrupted ceiling heights

Quarter-sawn 3" fumed oak floor in herringbone pattern throughout; honed terrazzo border at the perimeter

Four-pipe HVAC system for maximum comfort and year-round flexibility in heating and cooling; all equipment concealed behind custom millwork with integrated linear diffusers above

Hydronic radiant heated floors throughout all main living areas

Oversized entry doors with custom David Chipperfield Architects (DCA) designed black matte metal hardware by FSB

Pre-wiring for window treatments

Video and CAT6 data wiring throughout

Bosch 800 series washer and dryer (one bedroom residences and Residence 16C)

Bosch 800 series washer and Whirlpool 7500 series fully-vented dryer (2+ bedroom residences)

¹ South facing residences on floors 16 and 17 do not have Juliet balconies.

Kitchens

DCA custom-designed white lacquered millwork cabinetry from Italy with ergonomic pulls and soft-close drawers

Calacatta Gold marble countertops, backsplash, and side panels; select residences feature Calacatta Gold waterfall island with overhang for seating

Gaggenau 4-burner cooktop with fully-vented hood

Gaggenau 24-30" stainless steel wall oven

Gaggenau 24-30" stainless steel convection speed oven/microwave (2+ bedroom residences)

Fully-integrated 30-36" Gaggenau refrigerator

Fully-integrated 24" Gaggenau dishwasher

Fully-integrated 24" Gaggenau under counter wine refrigerator (select residences)

Elkay under-mount stainless steel sink with InSinkErator disposal

Dornbracht fittings in black matte finish

Master Baths

Statuarietto marble slab walls with custom beveled-edge detail and terrazzo floors; honed finish

Bendheim fluted glass enclosed wet room with Statuarietto marble walls with custom beveled-edge detail; rain shower and Duravit Vero soaking tub with Statuarietto marble tub deck; terrazzo floors in honed finish

Custom DCA designed double vanity with under mounted sinks, Statuarietto marble slab top, millwork drawers, and concealed electrical outlets; inset medicine cabinet above with integrated sidelights

Fluted glass enclosed water closet (select residences)

Ideal Standard wall mounted commode designed by DCA

Dornbracht rain shower, handheld shower, fittings and accessories in black matte finish

Radiant heated floors

Secondary Baths

Statuarietto marble slab wainscoting with custom beveled edge detail and terrazzo floors; honed finish

Bendheim fluted glass enclosed shower with Statuarietto marble slab walls and terrazzo floors; honed finish

Custom DCA designed millwork vanity with under mounted sink, Statuarietto marble slab top and concealed electrical outlets; inset medicine cabinet above with integrated side lamps

Ideal Standard wall mounted commode designed by DCA

Dornbracht fittings, accessories, and handheld shower in black matte finish

Powder Rooms

Statuarietto marble slab walls with custom beveled edge detail and terrazzo floors; honed finish

Custom DCA designed millwork vanity with under mounted sink and Statuarietto marble slab top; mirror with integrated side lamps

Ideal Standard wall mounted commode designed by DCA

Dornbracht fittings and accessories in black matte finish

Penthouses

11' ceilings throughout the entertaining level

Double-height 438 sq. ft. (40.7 sq. m.) loggia off entertaining level

Terrazzo flooring on the entertaining level seamlessly continues up the stairs to the top level sun room; quarter-sawn 3" fumed oak floor in herringbone pattern on the bedroom level

Private internal elevator providing access to all three levels

Gas burning fireplaces clad in Red Jasper marble in living room, dining room, and master bedroom suite

Corner master bedroom suite with fireplace, dressing area and windowed bath with hand-carved solid marble freestanding tub

DCA custom designed fumed oak millwork cabinetry with ergonomic pulls and soft-close drawers

Gaggenau 36" 5-burner cooktop with 36" fully-vented hood

Integrated side-by-side Gaggenau 30" refrigerator and 24" freezer

Gaggenau coffee maker

Integrated 27" Sub-Zero wine refrigerator

Separate prep kitchen with Gaggenau cooktop, wall oven, Sub-Zero refrigerator, and dishwasher

Private roof deck accessible from adjoining sun room with powder room and Calacatta Gold waterfall island with sink, under counter refrigerator, and overhang for seating

2 Access to the Terrace Club is included at no charge for the first two years of occupancy

3 Available for an additional fee

Services & Amenities

24-hour attended private residential lobby with walls clad in rare Portoro Extra marble; terrazzo floor border with inset terrazzo field featuring custom aggregate blend; bespoke bronze reception desk; chandelier by Viabizzuno

Private lobby lounge custom designed by DCA with terrazzo floor, leather paneled walls, custom lighting and fluted glass doors, with Portoro Extra marble trim

6th Floor Terrace Club Lounge designed by Stonehill Taylor (Crosby Street Hotel, NoMad Hotel, Ace Hotel) featuring 15' ceilings, fireplace, conference and dining rooms, full bar for entertaining, and landscaped terrace overlooking Bryant Park; available for private events²

Residential corridors feature blackened timber walls, terrazzo floors with inset carpet, and custom lighting

State-of-the-art fitness center with sauna

A full suite of a la carte hotel services provided by the Park Terrace Hotel³

In-building restaurant with priority reservations for residents³

In-residence dining and catering from in-building restaurant³

Private residents' storage³

Cold storage in lobby

Bicycle storage



Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. The complete offering terms are in an offering plan available from the sponsor. File No. CD14-0292. Sponsor: HFZ Bryant Park Owner LLC, c/o HFZ Capital Group, 600 Madison Avenue, NYC 10022