

**RXR REALTY LAUNCHES LEASING AT NEW WESTCHESTER RESIDENTIAL  
DEVELOPMENT,  
360 HUGUENOT IN NEW ROCHELLE**

*Prominent New York Developer Unveils New Luxury Rental Project, the First High-Rise to Hit the Market Under the Innovative Zoning Framework Enacted by the City of New Rochelle in 2015*

**NEW YORK – June 17, 2019** – RXR Realty, one of the largest real estate owners, managers and developers in the New York Tri-State area, together with its partners ABS Partners and Brause Realty, announced today the launch of leasing at 360 Huguenot in downtown New Rochelle. Located in Westchester County, just north of New York City, the project is the first high-rise development to hit the market consistent with New Rochelle’s 2015 Downtown Rezoning – a rezoning covering approximately 274-acres that was developed by the City, working in collaboration with RXR, as Master Developer. The rezoning is one of the largest and most significant economic development initiatives in Westchester County history, entitling over 11 million square feet of new, mixed-use development that builds on the unique character of New Rochelle’s downtown.

“The commencement of leasing at 360 Huguenot is another important step forward in our work to make what already is one of Westchester’s most interesting downtowns even more successful, generating jobs, housing and tax revenue for the city and county,” said Seth Pinsky, executive vice president of RXR Realty. “At 360 Huguenot, we are bringing a new level of luxury living to the area, and, reflective of our commitment to ensuring that Downtown New Rochelle becomes a magnet for residents, businesses and visitors alike, we are doing so in a manner that will also enhance the neighborhood’s status as a center of culture, with the addition of a new arts and cultural space at the building’s base. We are confident that 360 Huguenot represents just the opening lines of an exciting new chapter in the long and illustrious history of New Rochelle.”

360 Huguenot is a 28-story apartment building featuring 280 rentals, designed by PS&S Architecture. Units range from studios starting at approximately \$1,900 per month to two-bedrooms starting at \$3,100. Occupancy is slated for July 2019. Residences feature hardwood floors, walk-in closets, stainless steel appliances, Latch keyless technology and unparalleled views of the New York City skyline, Westchester County and the Long Island Sound.

The upscale living experience at 360 Huguenot is enhanced by a list of amenities, including a 24-hour attended lobby with fireplace, an outdoor terrace with grills and green space, a

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private dining lounge, a conference room, a game room with billiards, an expansive indoor/outdoor yoga studio and fitness center with Peloton bikes, a pet spa, electric car charging stations, on-site valet parking and bicycle storage.

“360 Huguenot will raise the bar for luxury living in Westchester County,” said Brad Hamel, senior vice president of operations at Alliance Residential, the company handling leasing at the building. “The building’s ideal location and contemporary design complemented by a robust amenity package offers the ultimate balance between suburban and city living.”

In addition to containing 14,000 square feet of new retail space, the base of 360 Huguenot contains a brand-new, 10,000 square foot arts and cultural space that RXR constructed and will be programmed by the City as part of New Rochelle’s Community Benefit Bonus program. Additionally, last month, RXR, in conjunction with the city of New Rochelle announced a contest for artists, the winner of which will receive a studio apartment, free of charge, for one year in 360 Huguenot. In connection with the construction of 360 Huguenot, RXR has also restored the historic façade and marquee of the former Loews Theatre along Main Street, which had been closed and gutted several years ago before RXR’s involvement.

“The launch of 360 Huguenot is a major milestone in the economic and cultural renewal of Downtown New Rochelle,” said New Rochelle Mayor Noam Bramson. “In addition to bringing modern, high-quality housing to the Downtown core, 360 Huguenot will enhance our local arts scene with its cultural center and community gallery space, which will be programmed and operated by the City. We look forward to continuing our successful partnership with RXR and to starting this new chapter in New Rochelle’s exciting evolution.”

360 Huguenot is located within a five-minute walk of the New Rochelle train station, which is serviced by Amtrak and MetroNorth and today offers a convenient 28-minute commute to Grand Central Terminal. Upon completion of the MTA’s East Side Access project, New Rochelle’s train station will also offer commuters convenient access to Penn Station in Manhattan. Residents of 360 Huguenot are also in close proximity to New Rochelle’s historic Rochelle Park and Glen Island Park. For more information, please visit <https://www.360huguenot.com/>.

360 Huguenot is being developed in partnership with ABS Realty and Brause Realty.

In December 2015, the New Rochelle City Council unanimously approved a new zoning plan after a year-long, highly collaborative research and planning process led by RXR Realty as Master Developer. The adoption of the Downtown Overlay Zone provides a clear and transparent approval process with a form-based code intended to create a vibrant downtown that welcomes new investment and responds to market trends. The plan entitled over 11 million square-feet of development potential with a mix of uses including residential, retail, restaurant, office, hospitality, and other institutional space.

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### **About RXR Realty**

RXR Realty LLC (“RXR”), is a New York-based, vertically integrated real estate operating and development company with expertise in a wide array of value creation activities, including distressed investments, uncovering value in complex transactions, structured finance investments and real estate development. RXR’s core growth strategy is focused on New York City and the surrounding region. The RXR platform manages 72 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.7 billion, comprising approximately 23.1 million square feet of commercial operating properties and approximately 6,300 multi-family and for sale units in various stages of development in the New York Metropolitan area.