



THE RESIDENCES AT
HUDSON YARDS
NEW YORK

 **RELATED**  **OXFORD**

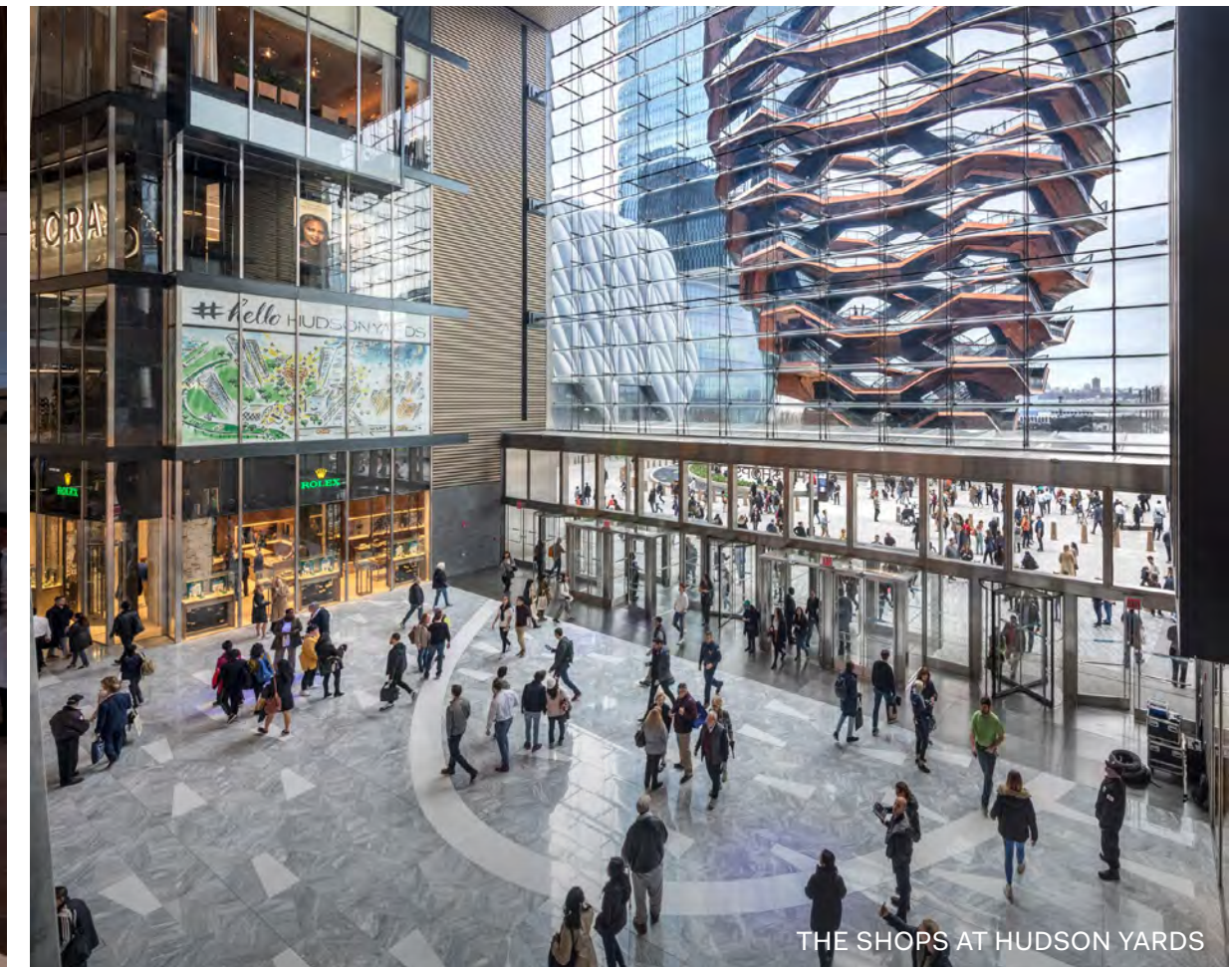
www.LiveHudsonYards.com

the BEST of NEW YORK CITY LIVING

Hudson Yards is New York's newest neighborhood and home to more than 100 diverse shops and culinary experiences, offices for leaders in industry, significant public art, dynamic cultural institutions including The Shed, modern residences, 14 acres of public plazas, gardens and groves and the world's first Equinox® Hotel.

Hudson Yards has become the cultural center of Manhattan's New West Side. This new neighborhood has not only changed the way New York looks to the world, but the way the world sees New York.

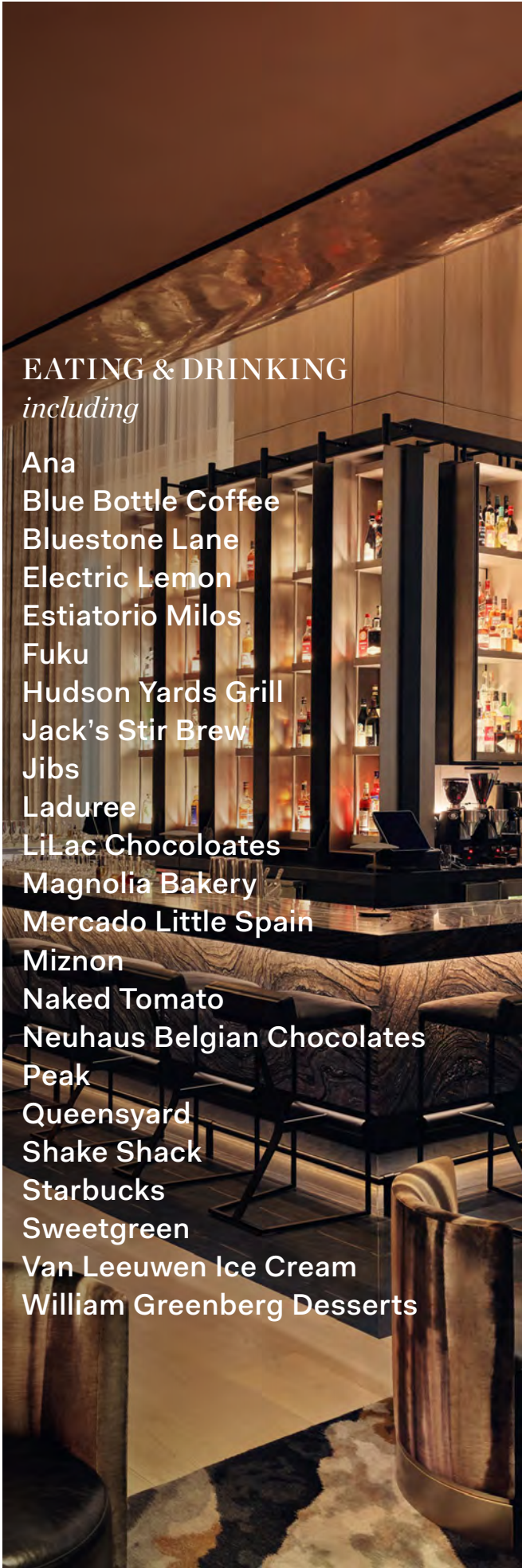
Developed by Related Companies and Oxford Properties Group, Hudson Yards is the largest private real estate development in United States history and spans from 30th to 34th Streets and 10th Avenue to the Hudson River.



with
**GLOBAL
REACH**

Residents of Hudson Yards will have front door access to unique experiences including over 100 retailers, 25 restaurants, a myriad of health and wellness pursuits, cultural programming and events, and first-class office space.

Hudson Yards has attracted some of the most innovative thought and lifestyle leaders to form a new community that embraces the energy of New York City.



EATING & DRINKING
including

- Ana
- Blue Bottle Coffee
- Bluestone Lane
- Electric Lemon
- Estiatorio Milos
- Fuku
- Hudson Yards Grill
- Jack's Stir Brew
- Jibs
- Laduree
- LiLac ChocoLoates
- Magnolia Bakery
- Mercado Little Spain
- Miznon
- Naked Tomato
- Neuhaus Belgian Chocolates
- Peak
- Queensyard
- Shake Shack
- Starbucks
- Sweetgreen
- Van Leeuwen Ice Cream
- William Greenberg Desserts



SHOPS
including

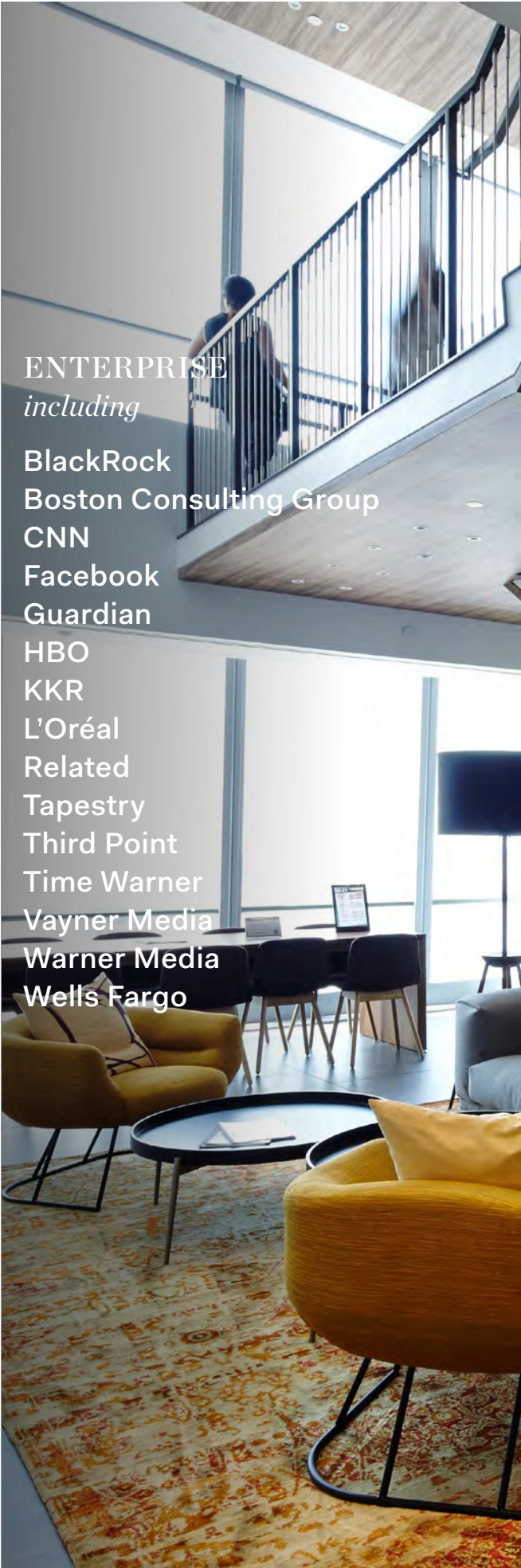
- Aritzia
- Brooks Brothers
- Cartier
- Coach
- Dior
- Dunhill
- Fendi
- Floga
- Herman Miller
- Jo Malone
- Kate Spade
- Kenzo
- Kiehl's
- Levi's
- Louis Vuitton
- LuLuLemon
- Mack Weldon
- Muji
- Panerai
- Pandora
- Piaget
- Scanlan Theodore
- Suit Supply
- Stuart Weitzman
- Theory
- Tiffany and Co
- Tod's



ENTERTAINMENT
including

- Backyard
- Camp
- City Climb
- Edge
- The Shed, A New Center For The Arts
- The High Line

- HEALTH & WELLNESS**
Including
- Equinox Fitness Club and Spa
 - Hospital for Special Surgery (HSS)
 - SoulCycle
 - The Health Center by Mt. Sinai
 - Vivvi: Child Care Reimagined



ENTERPRISE
including

- BlackRock
- Boston Consulting Group
- CNN
- Facebook
- Guardian
- HBO
- KKR
- L'Oréal
- Related
- Tapestry
- Third Point
- Time Warner
- Vayner Media
- Warner Media
- Wells Fargo

the NEW HEART
of NEW YORK

EDUCATION

Avenues World School (Grades K-12)	.06 miles
New York University	2.1 miles
Columbia University	4.0 miles
Fashion Institute of Technology	1.0 miles

TRANSPORTATION

7	at 34th St. / Hudson Yards	.16 miles
A C E	at 34th St. / 8th Ave	.48 miles
	Penn Station	.05 miles
	Heliport	.04 miles
	Lincoln Tunnel	.08 miles
	Ferry Terminal	2.2 miles



35 HUDSON YARDS

a LIMESTONE TOWER

The tallest residential building at Hudson Yards, 35 Hudson Yards is designed by David Childs and Skidmore, Owings & Merrill (SOM). Standing 92 stories tall, the mixed use tower features a beautiful facade of Bavarian limestone and glass.

The 143 two-to five-bedroom residences - which start on the 53rd floor above the global flagship Equinox Hotel Club and Spa - feature interiors by internationally renowned designer Tony Ingrao whose worldwide projects and distinctive style have redefined modern luxury and have become synonymous with refinement and quality.

35 Hudson Yards is also home to three renowned restaurants including Electric Lemon by Stephen Starr, Tavern by WS and Broken Coconut, a poolside restaurant and bar inside the Equinox® Fitness Club and Spa.





WS NEW YORK



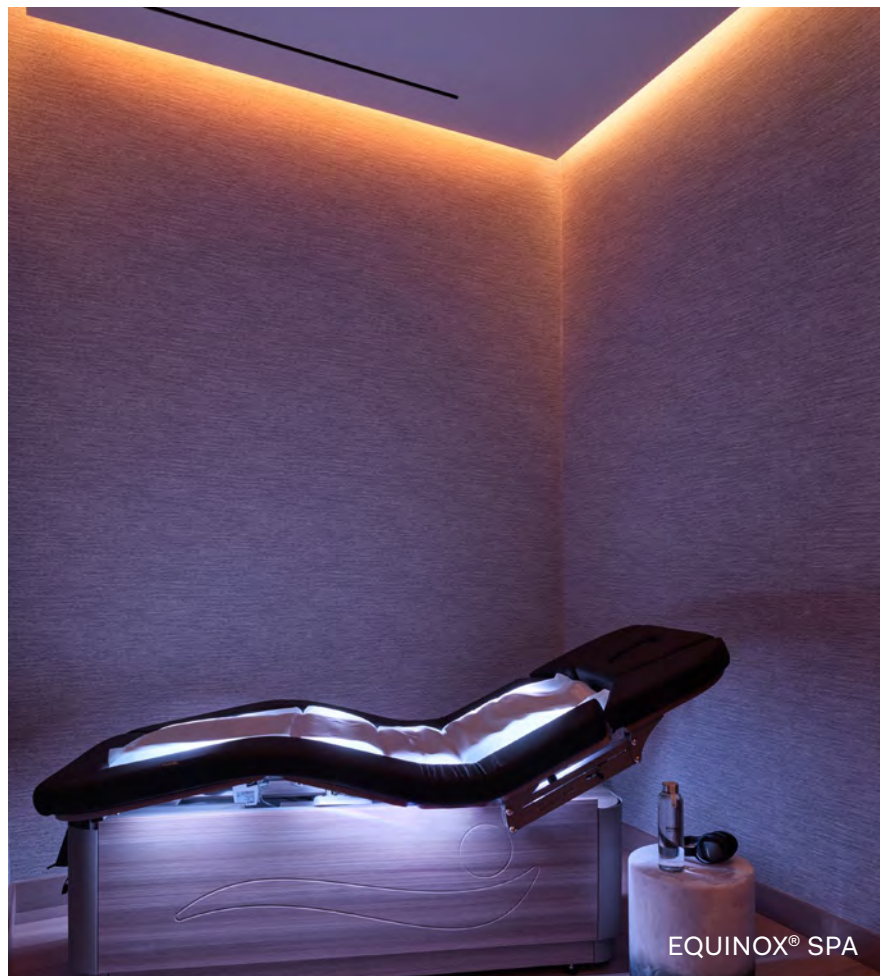
ELECTRIC LEMON
RESTAURANT BY STEPHEN STARR

35 HUDSON YARDS

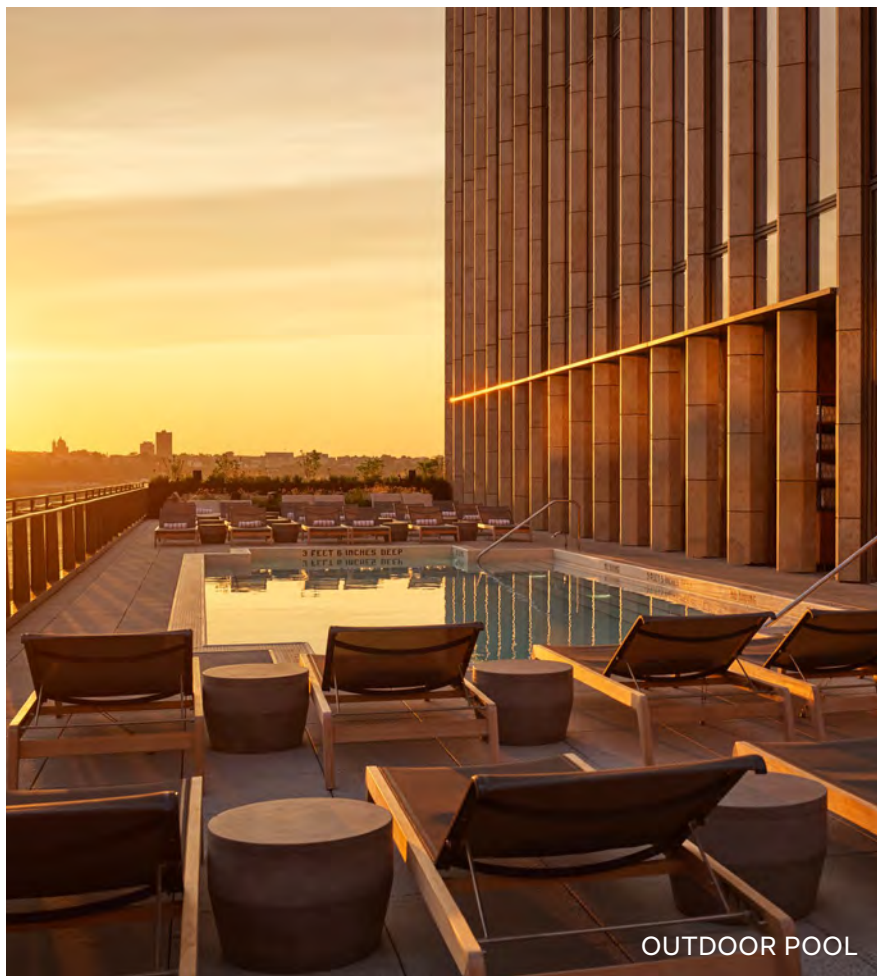
LIFESTYLE

Residents at 35 Hudson Yards have access to the ultimate lifestyle including hotel services and benefits unique to Hudson Yards and a wealth of world-class experiences to enrich the mind, body and soul.

Just an elevator ride away, the building features a premier Equinox® Club and Spa with indoor and outdoor swimming pools including a poolside restaurant and bar, Broken Coconut, and SoulCycle. Two on-premise restaurants offer incredible cuisine including a food and wine focused private membership social club, WS New York, and room service dining by Stephen Starr. 35 Hudson Yards is a beacon for those with rarefied tastes and an appreciation for the very best of New York, all in one inimitable place.



EQUINOX® SPA



OUTDOOR POOL



INDOOR POOL

35 HUDSON YARDS

LIFESTYLE

Residents of 35 Hudson Yards will also enjoy access to over 22,000 square feet of luxurious private amenities including:

- Private fitness center to augment the Equinox® Club, available exclusively to residents and their trainers
- Stretching and yoga studio
- Private and serene meditation room
- Corner lounge with billiard table
- Boardrooms and private office suite
- Screening room
- Cocktail lounge featuring an elegant bar
- Private dining room with adjacent library
- Golf simulator lounge, with minibar, sofas, and virtual access to the world's most exciting golf courses
- Children's playroom
- Resident storage units, available for purchase
- Grand Dining Room and terrace with sunset views
- Direct access to Electric Lemon restaurant and bar by Stephen Starr and the Equinox® Hotel.



COCKTAIL LOUNGE



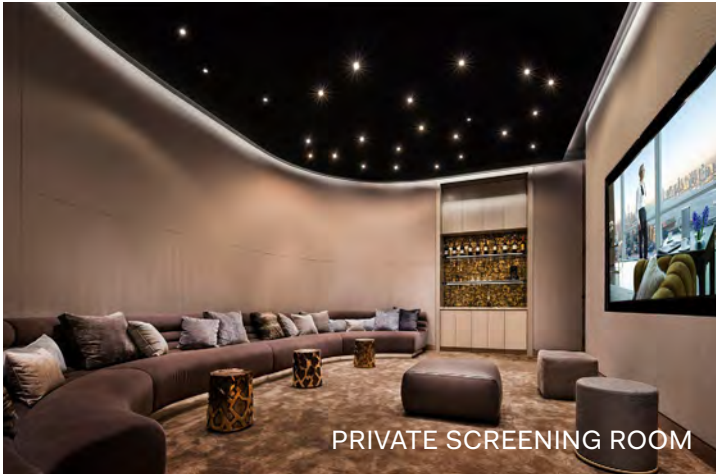
BILLIARD LOUNGE



PRIVATE DINING ROOM AND LIBRARY



CHILDREN'S PLAYROOM



PRIVATE SCREENING ROOM



GOLF SIMULATOR



MEDITATION ROOM



PRIVATE FITNESS CLUB

35 HUDSON YARDS

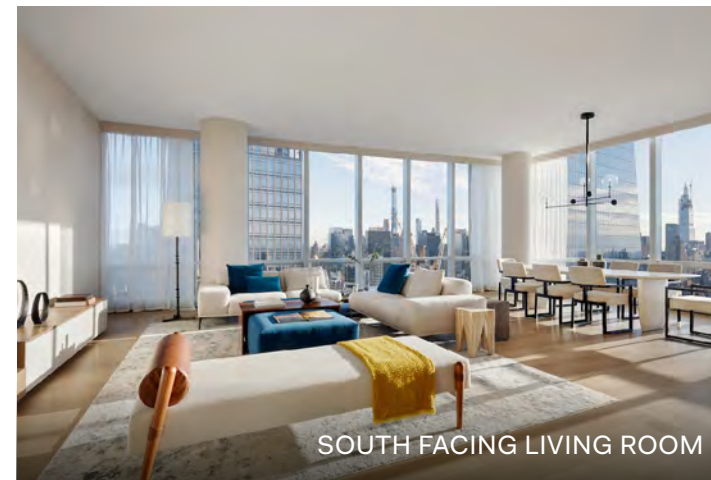
RESIDENCES

Residences Feature:

- No more than five residences per floor
- Oversized layouts featuring gracious entry foyers, expansive great rooms and select residences with outdoor private terraces
- 7.5 inch wide plank stained French oak flooring with satin finish
- Ceiling heights up to 10'10" (3.3M) and full floor penthouses reaching up to 14' (4.2M)
- Distinctive 10' x 5' faceted glass windows
- Smallbone of Deizes bespoke hand-crafted kitchen cabinetry with custom stained Eucalyptus panels and Opal White Marble countertops and backslashes
- Fully integrated Gaggenau appliances
- Primary bathrooms feature metallic finish maple vanities with crafted Kinon panels coupled with crystal knobs and Glassos countertop, radiant in-flooring heating, polished Iceberg quartzite slabs on walls and floors, Toto fully automated water closet and full depth soaking tub, Sherle Wagner fixtures, and Paul Decorative accessories
- Secondary bathrooms feature custom vanities with crafted Kinon panels in a polished chrome metal frame, polished Dolimiti marble floors and tub decks, Dornbracht fixtures
- Luxury powder rooms feature Vitraform custom cast glass sink in Starphire Pearl White finish, polished grey onyx feature wall, polished Polaris quartzite floor



GREAT ROOM WITH PANORAMIC VIEWS



SOUTH FACING LIVING ROOM



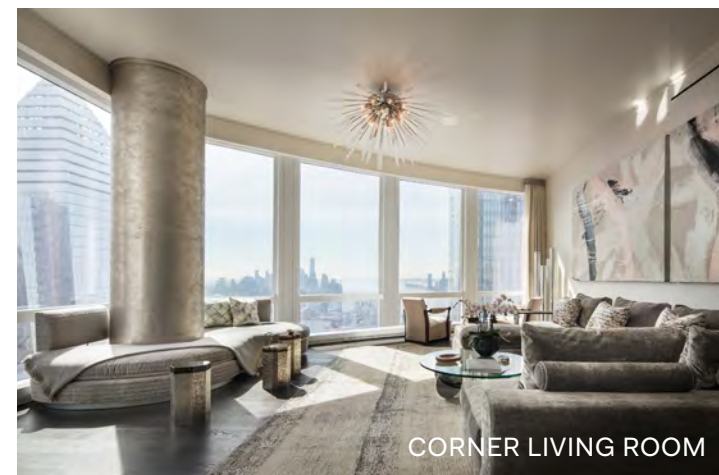
KITCHEN FEATURING GAGGENAU APPLIANCES



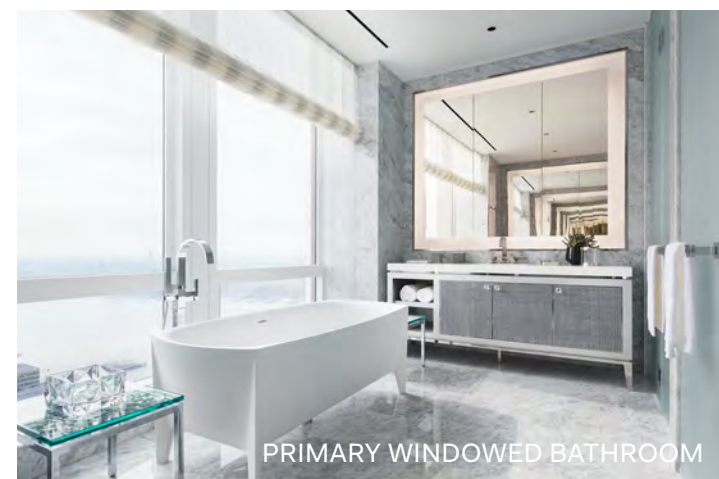
ENTRY FOYER



DINING ROOM WITH SKYLINE VIEWS



CORNER LIVING ROOM



PRIMARY WINDOWED BATHROOM



PRIMARY BEDROOM

35 HUDSON YARDS

RESIDENCES

AVAILABILITY

Expertly planned Two-Bedrooms with Hudson River views ranging from 2,022 SF to 2,174 SF (188 SM to 202 SM)

Generous Three-Bedrooms with dramatic city or river views ranging from 2,453 SF to 3,099 SF (228 SM to 288 SM)

Spectacular Four-to Five-Bedrooms ranging from 3,436 SF to 4,621 SF (319 SM to 429 SM)

Full-floor luxurious Penthouses with private terraces, 5+ bedrooms and over 10,000 SF (945 SM)



be
INSPIRED

Designed by Diller Scofidio + Renfro in collaboration with Rockwell Group, 15 Hudson Yards soars 88 stories high and has 285 two-to four bedroom homes. Its distinctive silhouette is defined by gradual curves that taper into four graceful arcs of glass, creating expansive luxury residences and a suite of sky-high amenities with panoramic views in all directions – the Hudson River, the city skyline and beyond.



15 HUDSON YARDS AND VESSEL



RESIDENTIAL ENTRANCE



RESIDENTIAL LOBBY



PRIVATE YOGA STUDIO



HIGH LINE LOUNGE



CHILDREN'S IMAGINATION SPACE



AQUATICS CENTER



FITNESS CENTER

FIFTEEN

HUDSON YARDS

LIFESTYLE

Residents will enjoy 3 full floors of world-class amenities encompassing the best in fitness, leisure and entertaining in meticulously designed spaces surrounded by 360-degree views. The entire 50th floor is dedicated to wellness pursuits including:

- Aquatics center with 75-foot-long two-lane swimming pool, lounge areas, pool shower and whirlpool
- Men's and Women's changing rooms, each outfitted with saunas, steam rooms, showers, bathrooms and lockers
- Private Spa with two treatment rooms for massages and personal services
- Beauty Bar outfitted for hair and makeup services
- 3,500-square-foot Fitness Center outfitted by The Wright Fit with stunning views in three directions
- Private studio for yoga, stretching and group fitness classes
- Children's Imagination Center

FIFTEEN

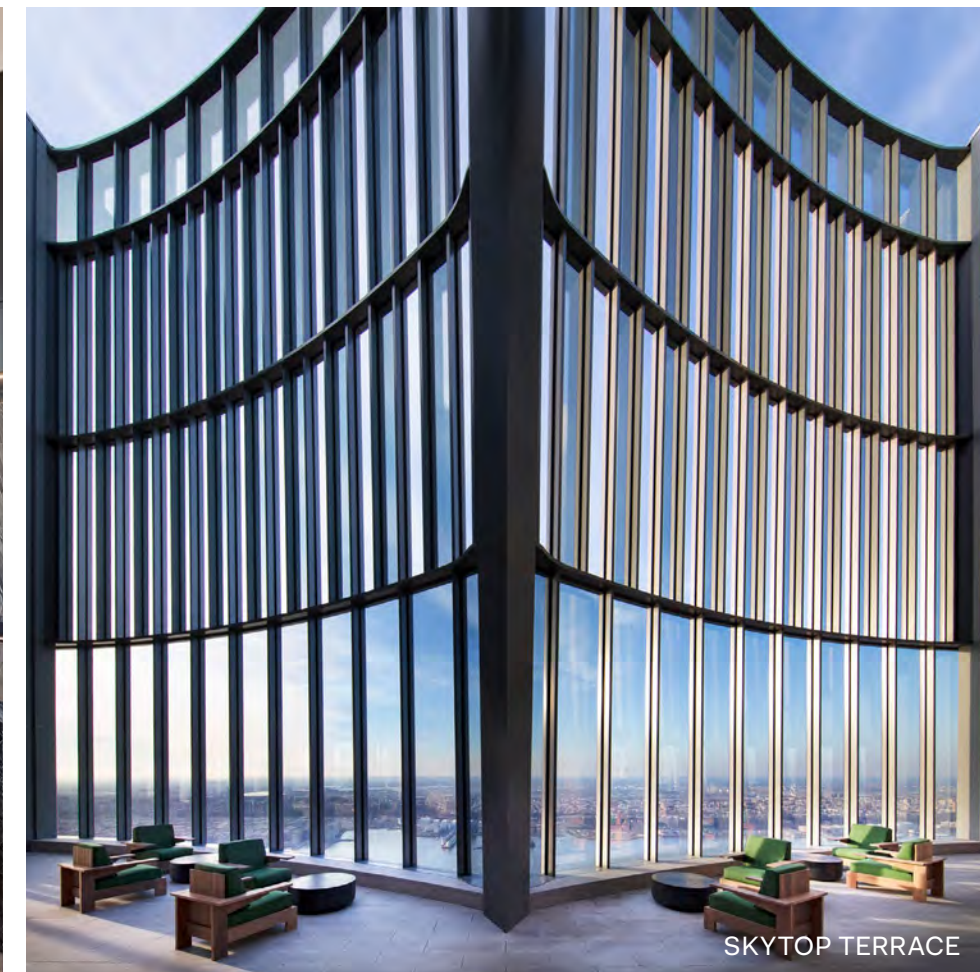
HUDSON YARDS

LIFESTYLE

The entire 51st floor is inspired by the ultimate live/work/play lifestyle with 12,000 square feet devoted to leisure pursuits, cultural desires and business needs with state-of-the-art amenities including:

- Lounge with Hudson River views
- Club room with billiard table, card table and a large screen television
- Atelier with communal working tables and lounge seating, with river and city views
- Two corner private dining suites with stunning views are available for private events up to 65 guests and are fully equipped with a pre-function bar area and a full catering kitchen.
- Sound-proof screening and performance room with stage and seating for up to 20 people
- Golf Simulator Lounge, featuring a simulator as well as a seating area with wide-screen television and minibar
- Wine storage rooms, available for purchase by residence owners
- Wine tasting room
- Business Center with dual conference rooms and printing station

Additionally, 15 Hudson Yards is home to Skytop, a one-of-a-kind open air rooftop oasis and entertaining venue 900 feet in the air surrounded by some of the best vistas in the world.





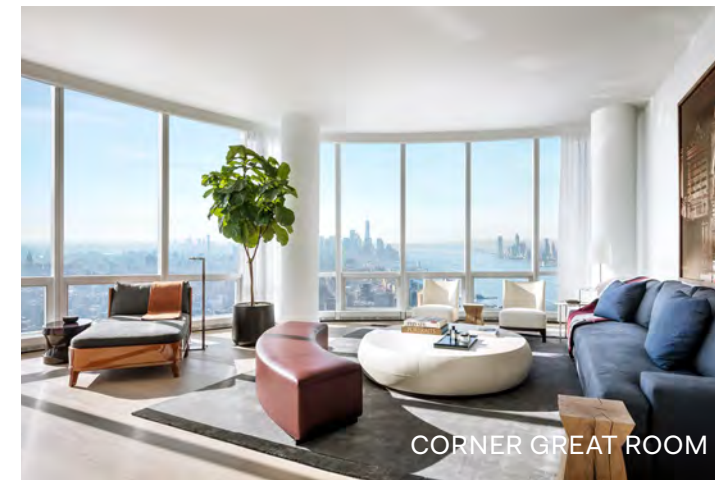
HOME OFFICE WITH PANORAMIC VIEWS



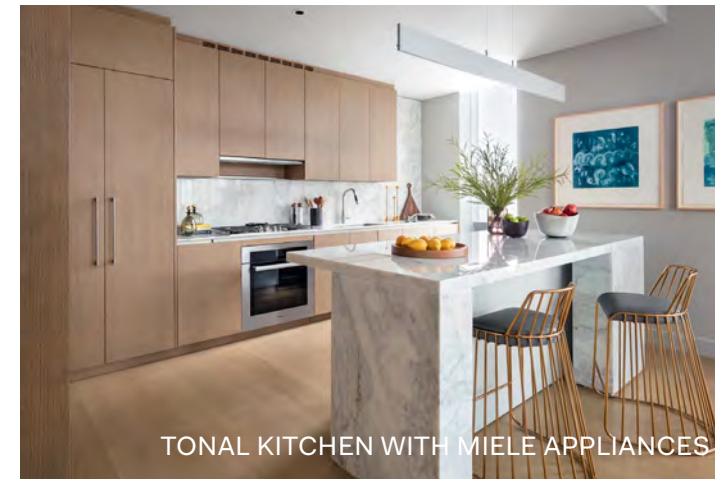
SOUTH FACING GREAT ROOM



DEN WITH HUDSON RIVER VIEW



CORNER GREAT ROOM



TONAL KITCHEN WITH MIELE APPLIANCES



EAST FACING GREAT ROOM



DOUBLE-HEIGHT PENTHOUSE GREAT ROOM

FIFTEEN

HUDSON YARDS

RESIDENCES

Residences Feature:

- Five distinct residence types featuring stunning views of the Public Square and Garden, the High Line Park, Vessel by Thomas Heatherwick, the majestic Hudson River, the Statue of Liberty and the impressive New York City skyline
- Ceiling heights up to 10'10" and double height penthouse residences featuring 26-foot living room ceilings and gas fireplaces
- Bluetooth-enabled, cloud-based keyless entry
- Ducted fresh air to individual residences with four points of filtration
- Onsite oil-fired building generator providing 100% emergency power backup
- Home automation with Lutron lighting and thermostatic control through wall-mounted tablet device – ready for residents to integrate into the home automation system of their choice
- Fully integrated Miele appliances
- Utility rooms with washer/dryer

FIFTEEN
HUDSON YARDS
RESIDENCES

Residences are available in two interior design palettes -Tonal and Contrast - finished with extraordinary quality and tailored details.

Tonal Scheme Features:

- Kitchens: Light oxidized dove dyed solid oak cabinetry and Calacatta Michaelangelo marble island and countertops with custom color back-painted Bendheim glass backsplash
- Primary Bathrooms: Floating stone double sink with millwork cabinetry in triple layer solid oak dyed in light oxidized dove, Blue de Savoie stone flooring with radiant heat and Extremoz marble tub surround, walls and floating vanity
- Secondary bathrooms feature vanities in triple layer brushed solid oak cabinetry, polished Solakas Cloudy Mist marble feature walls, tub front and floating vanity
- Powder rooms feature Nordic bone quartzite accent walls and floor

Contrast Scheme Features:

- Kitchens: Dark black dyed solid oak cabinetry and Grigio Trambiserra marble island and countertops with custom color back-painted Bendheim glass backsplash
- Primary Bathrooms: Floating stone double sink with millwork cabinetry in triple layer black dyed solid oak, Blue de Savoie marble stone flooring with radiant heat, tub surround, walls and floating vanity
- Secondary bathrooms feature vanities in triple layer brushed solid oak cabinetry, polished Solakas Cloudy Mist marble feature walls, tub front and floating vanity
- Powder rooms feature Nordic bone quartzite accent walls and floor



OPEN KITCHENS IN 'CONTRAST' FINISH PALETTE



PRIMARY BEDROOM



CORNER GREAT ROOM



WINDOWED BATHROOMS
WITH WATER VIEWS



OPEN KITCHENS IN 'TONAL' FINISH PALETTE



PRIMARY BATHROOM

FIFTEEN
HUDSON YARDS
RESIDENCES

AVAILABILITY

Generous and loft-like Two-Bedrooms ranging from 1,741 SF to 2,512 SF (162 SM to 232 SM)

Gracious Three-Bedrooms with panoramic views ranging from 2,217 SF to 2,617 SF (206 SM to 243 SM)

Grand and dramatic Four-Bedrooms with views spanning from the Hudson River to the New York Harbor and the Statue of Liberty ranging from 2,974 SF to 3,202 SF (276 SM to 297 SM)

Sophisticated Duplex Penthouses with double-height living rooms and unparalleled views spanning over 5,000 SF (465 SM)



*live where the
EVERYDAY is
EXTRAORDINARY,
ENGAGING and
EFFORTLESS*

Living at Hudson Yards gives you access to Related Life. Related Life is about making every day special by providing exclusive partnerships with preferred partners, access to unique programming, invitations to exciting events and a lifestyle like none other.

- Enriching Experiences
- Meaningful Connections
- Inclusive Exclusivity
- Effortless Living



THE RESIDENCES AT
HUDSON YARDS
NEW YORK



Related Companies

Related Companies is known as the most prominent privately owned real estate firm in the United States. Formed over forty years ago, Related is a fully integrated, highly diversified industry leader, with experience in virtually every aspect of development, acquisitions, management, finance, marketing, and sales. The company's portfolio of over \$50 billion in real estate assets owned or under development is made up of best-in-class mixed-use, residential, retail, office, and affordable properties in premier, high-barrier-to-entry markets.

Oxford Properties Group

Oxford Properties Group is one of the world's premier real estate investment, development, and management companies. Established in 1960, Oxford manages over \$45 billion of real estate assets on behalf of its co-owners and investment partners, with a global portfolio spanning over sixty million square feet.

Related Management Company

A focus on, and commitment to, providing the highest and most personalized level of service is one of the hallmarks of Related's best-in-class property management team.

The success on this front has also allowed Related Management Company to create and promote a groundbreaking suite of benefits and programming across their collection of properties while operating the highest quality residential buildings in the world with an emphasis on safety and security.

THE RESIDENCES AT
HUDSON YARDS
NEW YORK

 **RELATED**  **O|X|F|O|R|D**


corcoran sunshine

Exclusive Marketing & Sales Agents
Related Sales LLC
& Corcoran Sunshine Marketing Group

Hudson Yards On-Site Sales
info@LiveHudsonYards.com
+1 212 385 1515

35HudsonYards.com

15HudsonYards.com

The complete offering terms are in an offering plan available from Sponsor,
c/o The Related Companies, L.P., 30 Hudson Yards, New York, New York, 10023.
ERY South Residential Tower LLC, CD15-0325. ERY North Residential Tower LLC,
CD16-0313. Equal Housing Opportunity.



THE EDGE OBSERVATION DECK