



54 OWLS
HLS

T49 KITCHEN NYC

NEW YORK'S HISTORIC CLINTON DISTRICT IS FAST BECOMING THE MOST DESIRABLE DESTINATION FOR LIVING IN MIDTOWN MANHATTAN AND 54OWEST IS LEADING THE WAY IN THIS DISCOVERY. UNIQUE IN ITS DESIGN AND UNMATCHED IN ITS QUALITY OF FIXTURES AND FINISHES THIS MODERN ARCHITECTURAL BEAUTY IS NEW TO A MARKET THAT IS NOT YET FULLY DISCOVERED. HELL'S KITCHEN IS THE PERFECT MIX OF OLD AND NEW - 54OWEST IS THE BEST OF THE NEW WEST SIDE STORY.

BLDG





540WEST BUILDING

WELL SITUATED IN MIDTOWN'S CLINTON DISTRICT, BETTER KNOWN AS "HELL'S KITCHEN," 540WEST IS A COMMUNITY IN ITSELF. THE GLASS AND STEEL FACADE REFLECTS BROWNSTONES ACROSS 49TH STREET IN A UNIQUE SEVEN-FLOOR, TWO-TOWER LAYOUT. THE SPLIT-LEVEL LOBBY TRANSITIONS INTO AN OPEN BREEZEWAY AND CENTRAL COURTYARD CONNECTING THE NORTH AND SOUTH BUILDINGS.





540WEST SITE PLAN

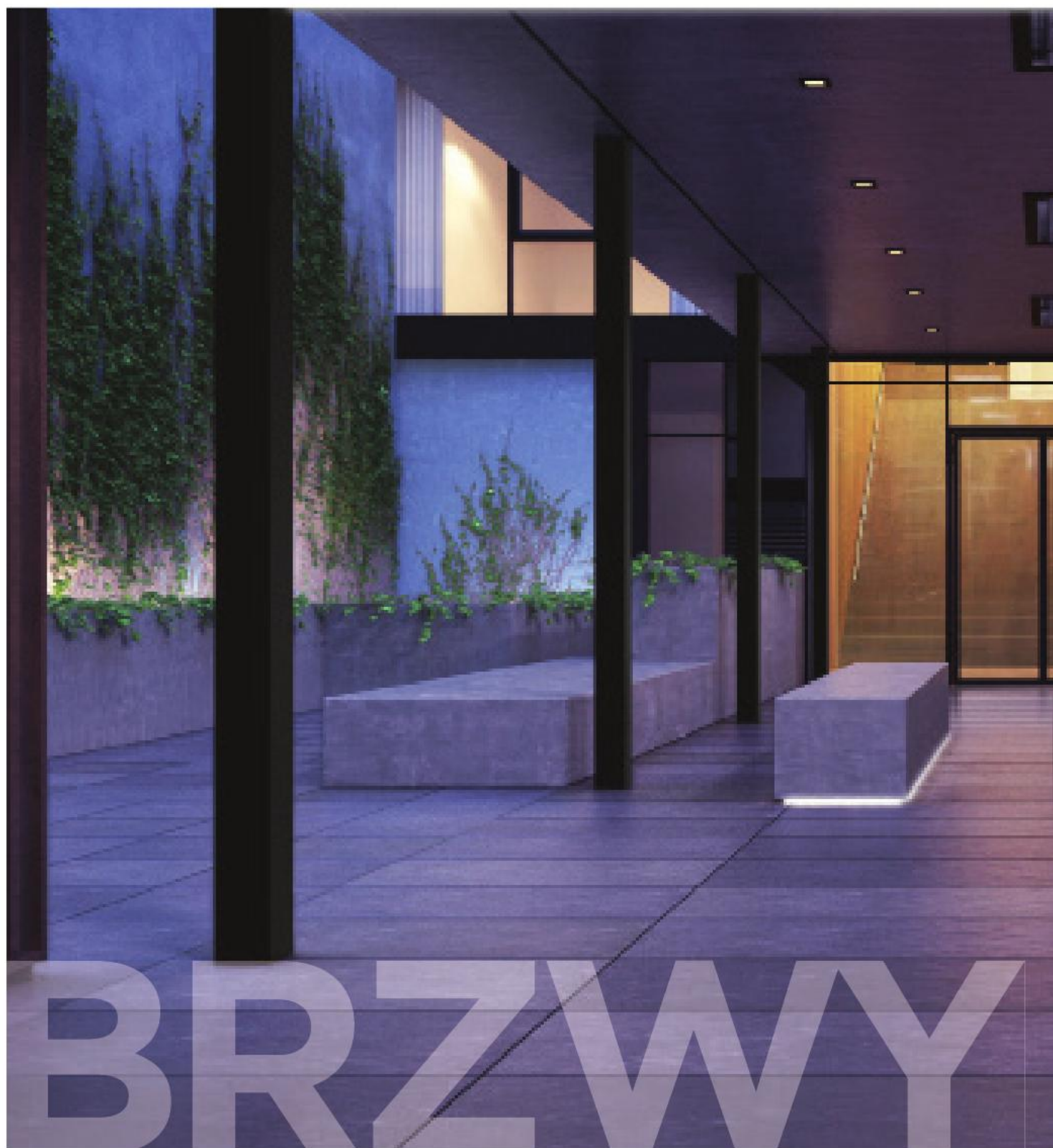
THE SITE PLAN AT 540WEST IS UNIQUE AND INNOVATIVE SPANNING THE BLOCK BETWEEN 48TH AND 49TH STREETS. TWO LOW-RISE OFFSET BUILDINGS FRAME AN OPEN SPACE BETWEEN. THE LAYOUT ALLOWS AN ABUNDANCE OF LIGHT, PRIVACY AND COMMON AREAS NOT AVAILABLE IN SINGLE-BUILDING SITES.

LBBY





540WEST LOBBY THE SPLIT-LEVEL ENTRANCE LOBBY AT 540WEST IS STEEPED IN A COOL MODERN AESTHETIC. THE LOOK OF ORGANIC MATERIALS, GLASS AND POLISHED CEMENT ARE CONTRASTED WITH THE WARMTH OF A RECESSED IN-WALL FIREPLACE AND SCULPTURAL HANGING LIGHT CLUSTERS.





540WEST BREEZEWAY AN OPEN-AIR BREEZEWAY CONNECTS THE NORTH AND SOUTH BUILDINGS AT 540WEST. THE INNOVATIVE DESIGN OF THIS PASSAGWAY ALLOWS COOL SHADE IN THE WARMER MONTHS AND SHELTER DURING INCLEMENT WEATHER WITH SIDES THAT ARE OPEN TO AN AIRY CENTRAL COURTYARD.

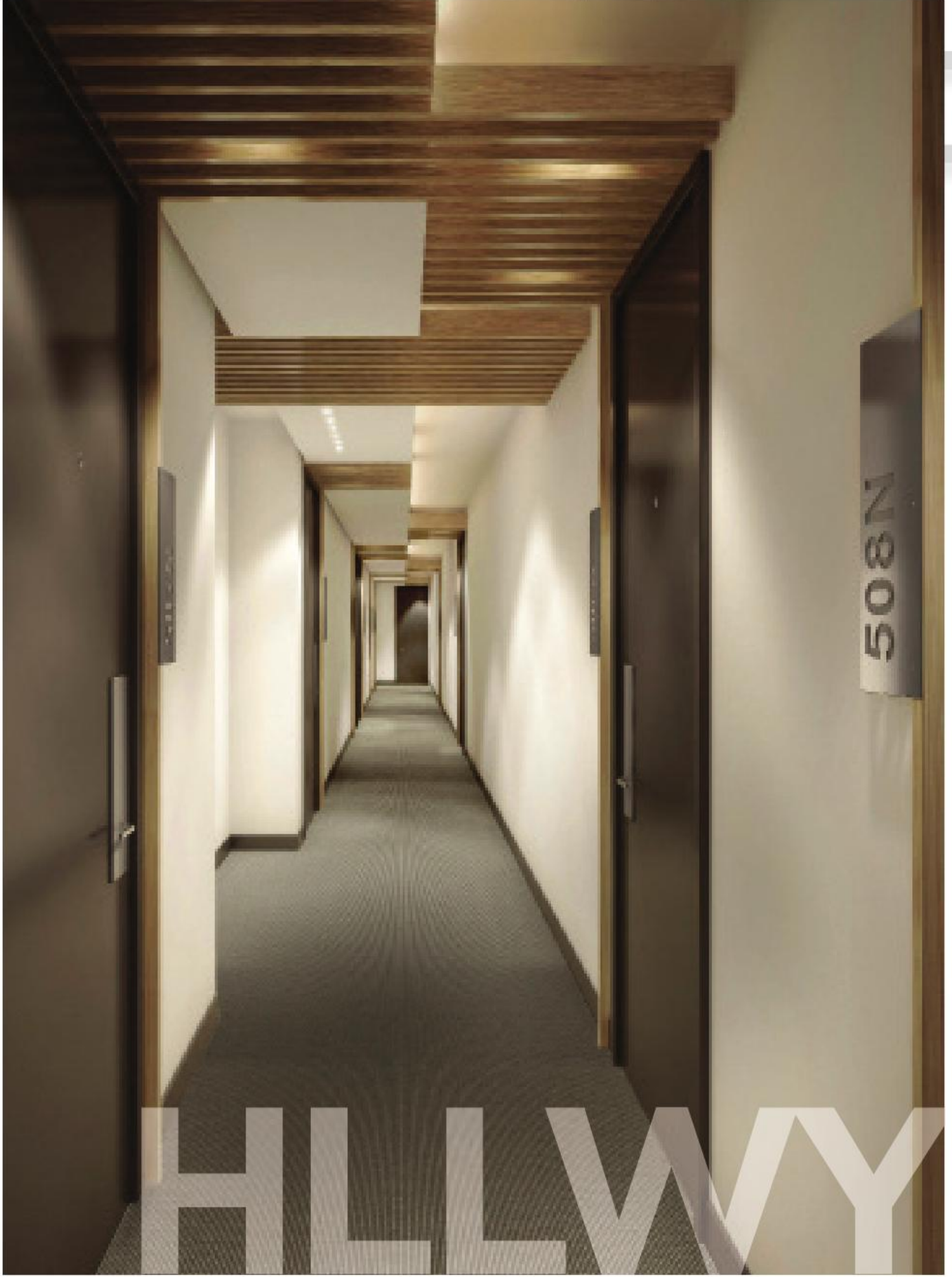




540WEST KITCHENS FEATURE AN INTEGRATED CUSTOM DESIGNED ITALIAN CABINETRY SYSTEM WITH SILVERSTONE QUARTZITE COUNTERTOP AND BACKSPLASH. FIXTURES INCLUDE A SLEEK AND SCULPTURAL CHROME FAUCET WITH PULL-OUT SPRAY, UNDERMOUNT STAINLESS STEEL SINK, BERTAZZONI OVEN AND COOKTOP, BUILT-IN DISHWASHER, AND THE SOFT GLOW OF UNDER-CABINET SPOT LIGHTING.

BTHRM





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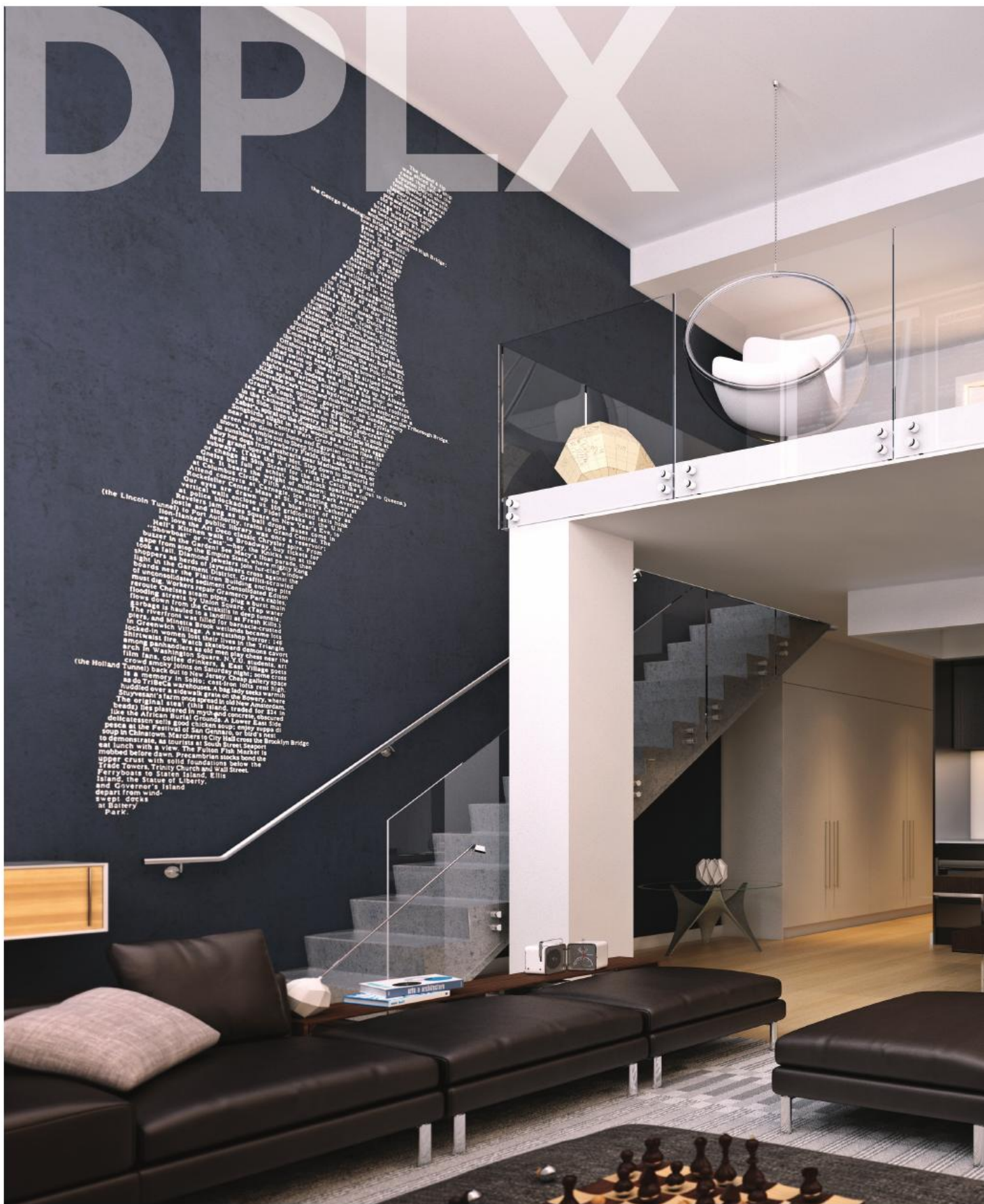
T49 SDNCS

EDGY, INTRIGUING, INNOVATIVE INTERIORS.

STUDIO-









CRTYRD







PNT HSE





540WS

COMMON AREAS DESIGNED TO

T49 LIFESTYLE

CREATE A SENSE OF COMMUNITY.

RFDCK





540WEST ROOF DECK

ENTERTAIN, SUNBATHE, AND ENJOY LEISURE TIME ON THE ROOF AT 540WEST. CREATED AS A MODERN GARDEN, THE ROOF DECK FEATURES CONTEMPORARY LOUNGE FURNITURE, CHAISES FOR TANNING, AN OUTDOOR GRILL, AND RETRACTABLE PRIVACY DIVIDERS.





540WEST CENTRAL COURTYARD

WITHIN THE SPACE FORMED BY TWO BUILDINGS IS A CENTRAL COURTYARD FOR USE BY ALL RESIDENTS AND THEIR GUESTS. PATIO SEATING, LANDSCAPED WALLS, TREES, PLANTERS, AND A FIREPIT CREATE A COMMON AREA THAT IS RELAXING AND BUILT FOR SOCIALIZING.

54OWEST BLDG AMENITIES

- 24 HOUR DOORMAN
- LOBBY LOUNGE WITH FIREPLACE
- FITNESS CENTER
- TWO LANDSCAPED ROOF DECKS
- LANDSCAPED, 6,000 SQUARE FOOT COURTYARD WITH LOUNGING/DINING AREA AND REFLECTING POOL
- OPEN AIR MOVIE VIEWING AREA IN COURTYARD
- BIKE STORAGE
- PET SPA
- INDIVIDUAL STORAGE COMPARTMENTS
- 10 YEAR 421-A TAX ABATEMENT (ANTICIPATED)

54OWEST BLDG DETAILS

- TWO 7-FLOOR BUILDINGS OFFERING STUDIO, 1 BEDROOM, 2 BEDROOM, DUPLEX LOFTS, MAISONETTE'S & LUXURIOUS PENTHOUSE APARTMENTS

54OWEST RESIDENCES DETAILS

- WHITE OAK FLOORS
- LAUNDRY CLOSET WITH WASHER AND DRYER HOOK UPS
- FLOOR TO CEILING WINDOWS
- CENTRAL HEATING & COOLING
- PRIVATE TERRACES
- CUSTOM BUILT-IN WARDROBE

54OWEST PENTHOUSE DETAILS

A LIMITED COLLECTION OF FIVE PENTHOUSE RESIDENCES IN EACH BUILDING.

PENTHOUSE KITCHENS

- KITCHEN CABINETS CUSTOM DESIGNED AND MANUFACTURED IN ITALY
- SILVERSTONE QUARTZITE COUNTER TOPS AND BACKSPLASH
- ITALIAN DESIGNED POLISHED CHROME FAUCET WITH PULL OUT SPRAY
- UNDER MOUNT STAINLESS STEEL SINK
- 48" INTEGRATED LIEBHERR REFRIGERATOR/FREEZER
- BERTAZZONI 30" 4 BURNER STAINLESS STEEL GAS COOKTOP
- BERTAZZONI 30" STAINLESS STEEL WALL OVEN
- INTEGRATED BLOMBERG DISHWASHER
- LIEBHERR WINE COOLER
- STAINLESS STEEL MICROWAVE



540WEST KITCHENS & BATHS

KITCHENS

- KITCHEN CABINETS CUSTOM DESIGNED AND MANUFACTURED IN ITALY
- UNDER CABINET LIGHTING
- SILVERSTONE QUARTZITE COUNTERTOPS AND BACKSPLASH
- ITALIAN DESIGNED POLISHED CHROME FAUCET WITH PULL OUT SPRAY
- UNDER MOUNT STAINLESS STEEL SINK
- INTEGRATED 24" LIEBHERR REFRIGERATOR/FREEZER
- BERTAZZONI 24" 4 BURNER GAS COOKTOP IN STAINLESS STEEL
- BERTAZZONI 24" STAINLESS STEEL WALL OVEN
- INTEGRATED BLOMBERG DISHWASHER
- STAINLESS STEEL MICROWAVE

MASTER BATHS

- ITALIAN PORCELAIN WALL AND FLOOR TILE
- CUSTOM DESIGNED VANITY, SHOWER AND DEEP SOAKING TUB
- HANDHELD SHOWERS
- OVERSIZED RAIN SHOWERHEADS

SECONDARY BATHS

- ITALIAN PORCELAIN WALL AND FLOOR TILE
- CUSTOM DESIGNED VANITY, SHOWER AND DEEP SOAKING TUB
- OVERSIZED RAIN SHOWERHEADS

540WEST DEVELOPMENT TEAM

SPONSOR:

FPG CLINTON AQUISITION, LLC

EXCLUSIVE SALES AND MARKETING:

HALSTEAD PROPERTY
DEVELOPMENT MARKETING, LLC

ARCHITECT:

S9, AN AFFILIATE OF PERKINS EASTMAN
ARCHITECTS, PC

INTERIOR/EXTERIOR DESIGN

MESHBERG GROUP, LLC

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD13-077. All materials and finishes shown in digital renderings are approximations. Actual finishes and colors may vary in final construction. Furnishings and accessories are shown to scale. Residences are not sold furnished. Square footage is rounded to the nearest foot and may change in final construction. All measurements on floor plans are rounded to the nearest inch. Measurements and square footage are subject to normal construction variations. Sponsor: FPG Clinton Aquisition, LLC. EQUAL HOUSING OPPORTUNITY

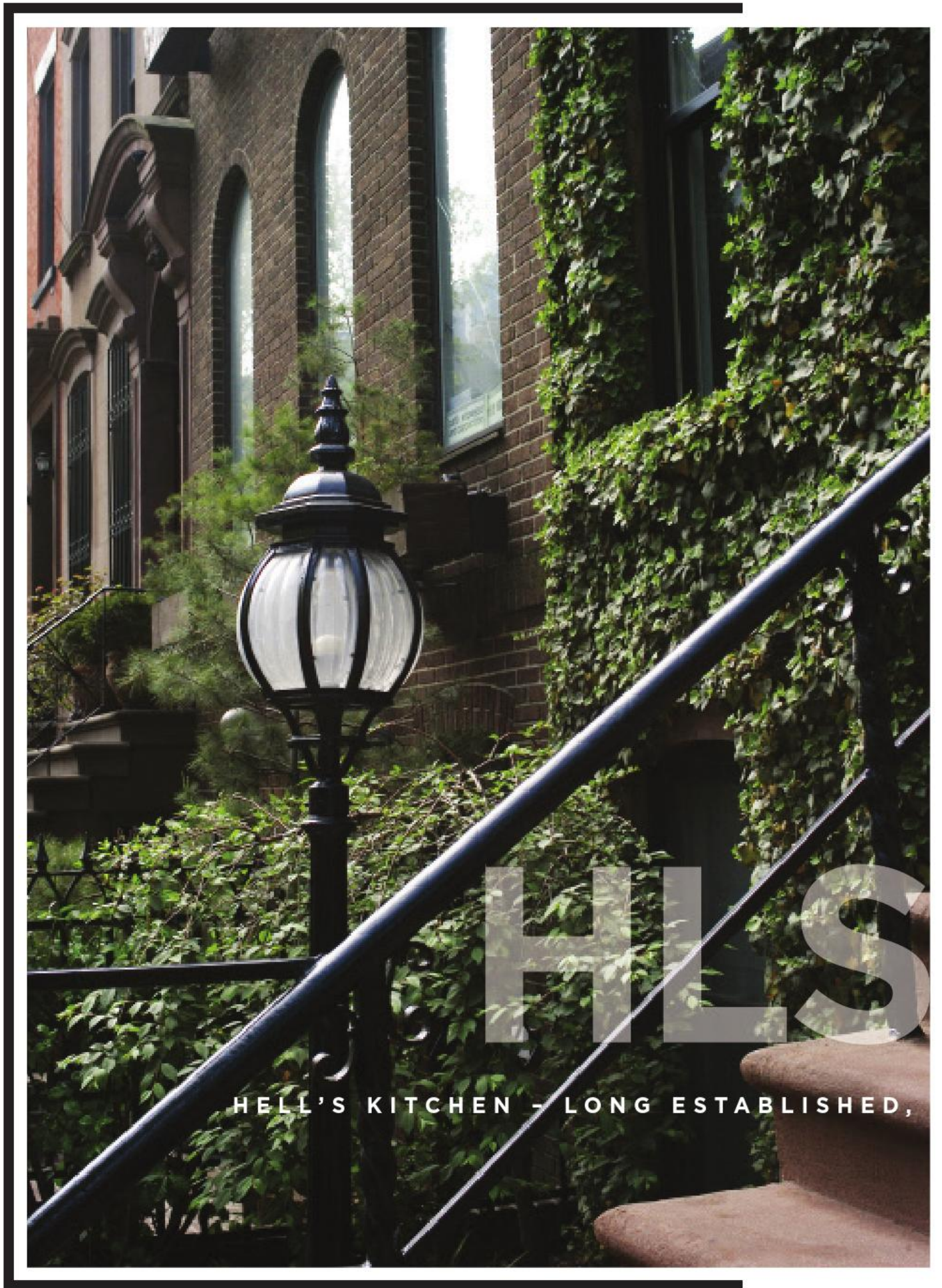
**A PROJECT BROUGHT TO YOU BY
FORTIS PROPERTY GROUP
AND WONDER WORKS CONSTRUCTION**



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CHN! HIBRHD

AN EXCITINGLY EDGY YET CLASSIC NEIGHBORHOOD, HELL'S KITCHEN HAS DEEP ROOTS IN MIDTOWN MANHATTAN. BURSTING WITH ENERGY AND DEVILISH CHARISMA, HELL'S KITCHEN CONTINUES TO EVOLVE AS NEW RESIDENTS MOVE IN AND ITS ROUGHER EDGES SMOOTH OUT. THIS CLASSIC NEW YORK CITY NEIGHBORHOOD IS NEAR IT ALL — THE HUDSON RIVER GREENWAY, BROADWAY THEATERS, MID-TOWN OFFICE BUILDINGS AND CENTRAL PARK, THE EXCITING NEW HUDSON YARDS PROJECT AS WELL AS THE MANY LOCAL RESTAURANTS, SHOPS AND NIGHTSPOTS. AS A STORIED NYC HAUNT, HELL'S KITCHEN CONTINUES TO LIVE UP TO ITS UNMISTAKABLE MYSTIQUE.



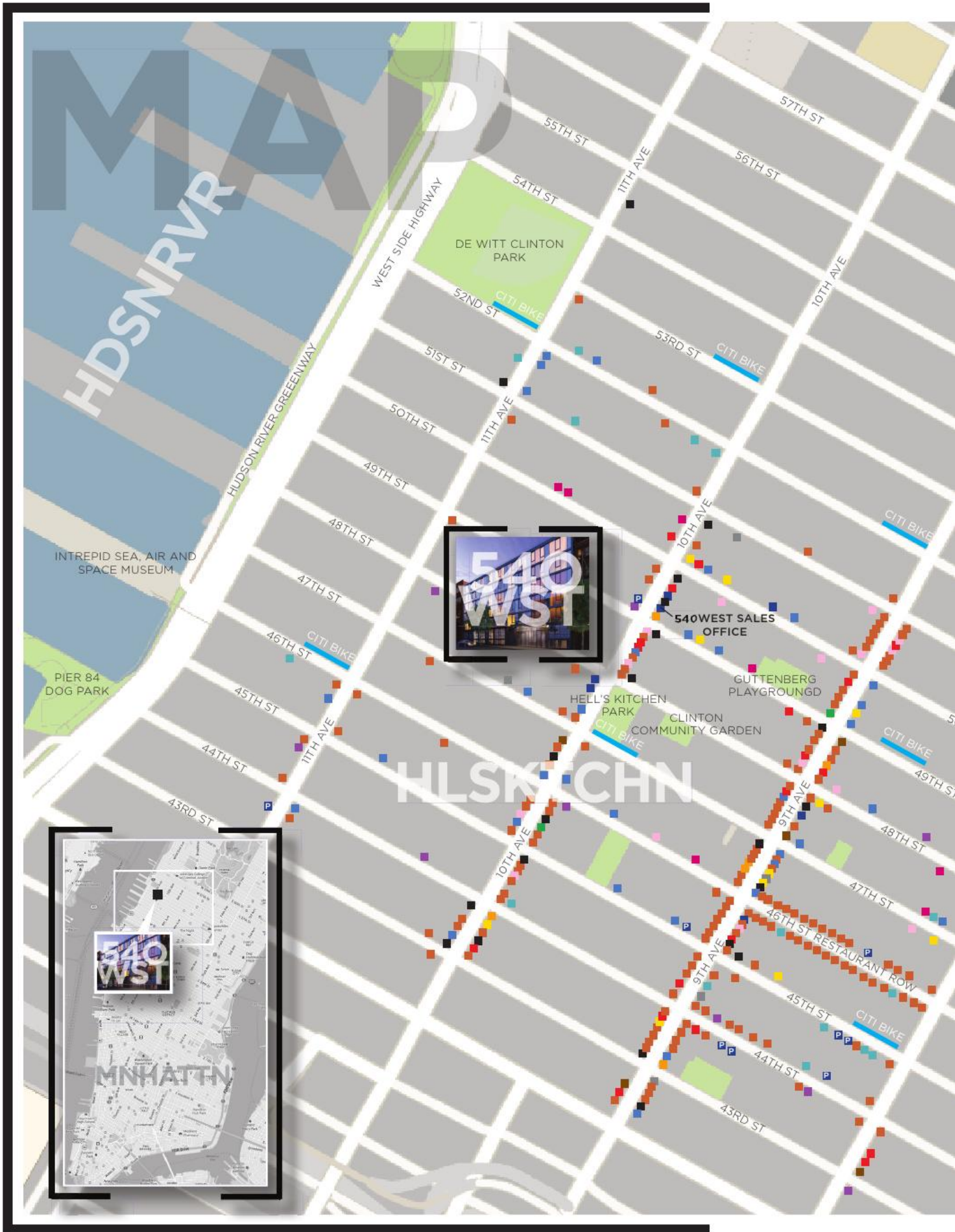
HLS

HELL'S KITCHEN - LONG ESTABLISHED,



KITCHEN

RECENTLY REDISCOVERED.





540WEST

PREVIEW LIST IS FOR REPRESENTATIVE PURPOSES,
AVAILABILITY AND PRICE IS SUBJECT TO CHANGE.

Studio/1 Bath				
Apt	Price	Interior / Exterior SF	Monthly CC	Monthly RE Tax with 421-A*
201N	\$735,000	542 / 0	\$618	\$110
305N	\$785,000	591 / 0	\$638	\$114
510N	\$835,000	533 / 0	\$623	\$111

1 Bedroom/1 Bath				
Apt	Price	Interior / Exterior SF	Monthly CC	Monthly RE Tax with 421-A
304N	\$1,045,000	712 / 0	\$795	\$142
108N	\$1,125,000	803 / 0	\$864	\$154
508N	\$1,205,000	802 / 0	\$886	\$158

Duplex 1 Bedroom Loft/ 2 Baths				
Apt	Price	Interior / Exterior SF	Monthly CC	Monthly RE Tax with 421-A
104N	\$1,495,000	1,001 / 0	\$1,110	\$180

2 Bedroom/2 Bath				
Apt	Price	Interior / Exterior SF	Monthly CC	Monthly RE Tax with 421-A
303N	\$1,595,000	997 / 0	\$1,160	\$207
403N	\$1,625,000	997 / 0	\$1,169	\$209
106N	\$1,825,000	1157 / 0	\$1,248	\$223
306N	\$1,885,000	1157 / 0	\$1,297	\$231
CY7N	\$2,100,000	1150 / 419	\$1,230	\$219

2 Bedroom/2 Bath/ Penthouse w/Private Terrace				
Apt	Price	Interior / Exterior SF	Monthly CC	Monthly RE Tax with 421-A
PH6N	\$3,100,000	1,346 / 756	\$1,642	\$293

540WEST.COM / 212-521-5753

SALES OFFICE: 716 10TH AVENUE AT 49TH STREET

EXCLUSIVE SALES AND MARKETING AGENT: HALSTEAD PROPERTY DEVELOPMENT MARKETING

*NOTE: R.E TAX CALCULATION INCLUDES ANTICIPATED 421-A ABATEMENT
ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS SUBJECT TO ERRORS AND OMISSIONS AND SHOULD BE VERIFIED
WITH THE TERMS OF THE OFFERING PLAN CD13-077 BEFORE AN OFFER IS TENDERED. EQUAL HOUSING OPPORTUNITY

540 W 54TH ST HLSKITCHEN NYC

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