

101 WALL

BETWEEN WATER AND FRONT

FIFTY TWO LUXURY CONDOMINIUM RESIDENCES
INTERIORS BY PIET BOON | EXPANSIVE AMENITIES
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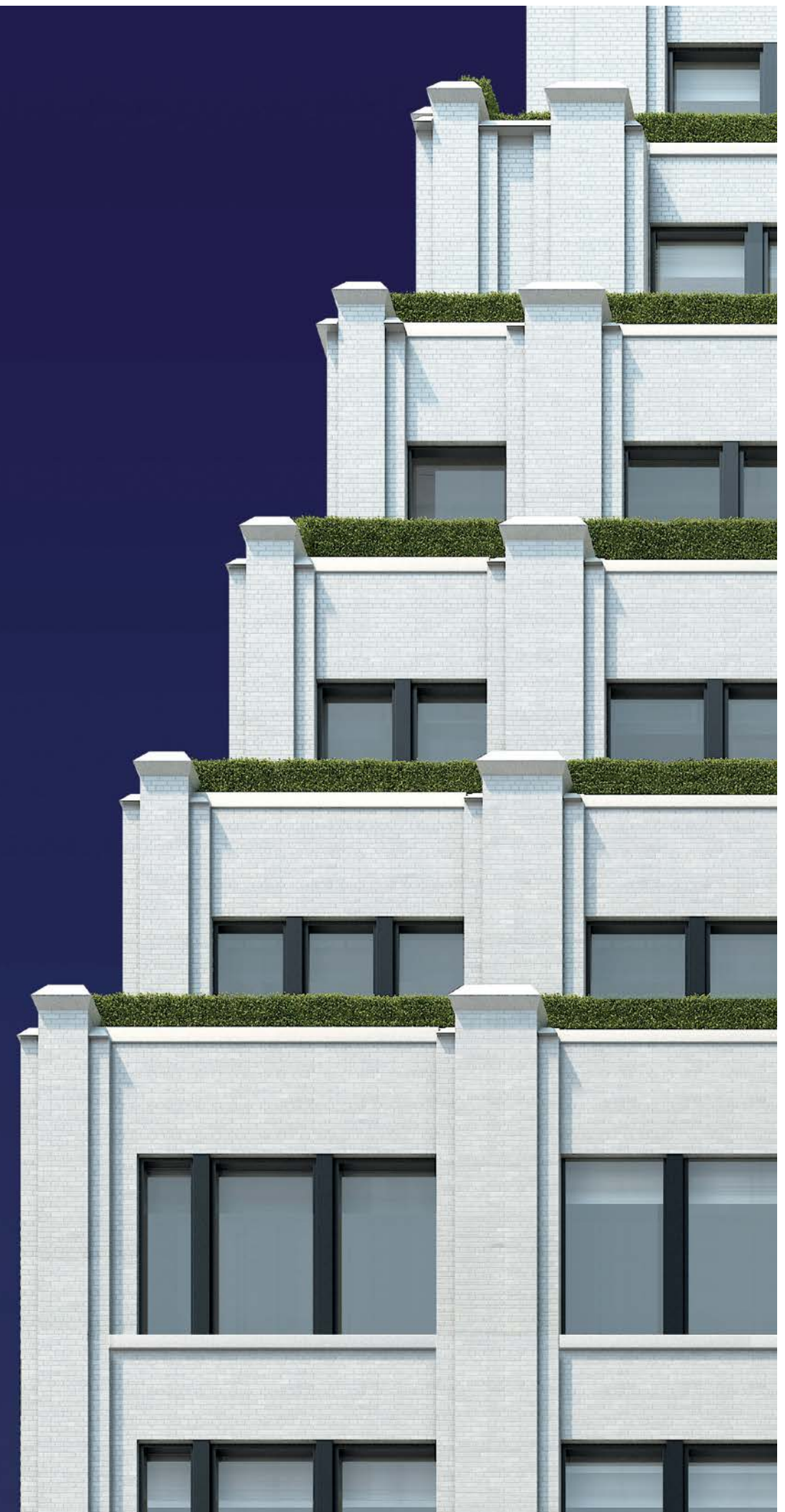
101 WALL

BETWEEN WATER AND FRONT

TRUE LUXURY LIES IN EXPERIENCE AND
QUALITY OF LIFE.

OUR DESIGN PHILOSOPHY FOR 101 WALL
WAS INSPIRED BY THE GEOMETRIC
CHARACTER OF THE BUILDING AND THE
SUBTLITIES OF LIGHT IT CREATES.
WE IMAGINED IT AS A TRANQUIL RETREAT,
A PLACE OF CALM AND REFINEMENT.

PIET BOON, DESIGNER



AN ARCHITECTURAL GEM, REIMAGINED

Just steps from the East River waterfront esplanade, 101 Wall Street is a singularly elegant example of the many architectural gems that bring depth and texture to lower Manhattan's intimately scaled streets.

Constructed in 1931, 101 Wall's glazed brick façade and newly landscaped setback terraces reflect the strong geometric lines characteristic of the Art Deco era. Within the lobby, original decorative elements have been preserved as part of a comprehensive and thoughtfully envisioned renovation.





COMFORT, FUNCTIONALITY AND AN EYE FOR BESPOKE DETAILS ARE FUNDAMENTAL WHEN CREATING A SUBTLE SENSE OF LUXURY.

PIET BOON

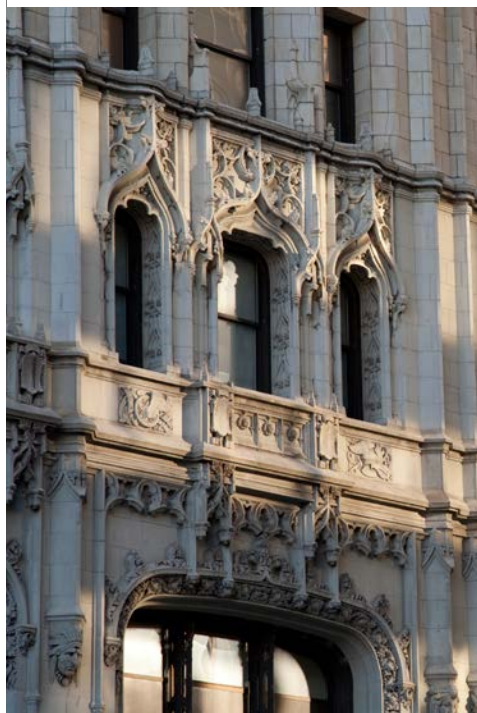


The subtle ornamentation of 101 Wall Street's façade is highlighted with accents of brass at the lobby entrance. The lobby features a honed limestone floor and concierge desk, elegant new lighting, furnishings by Piet Boon, and the original ornate brass elevator doors.

A NEIGHBORHOOD RICH IN HISTORY

For more than two centuries, from the time of the Dutch East and West India Trading Companies to the establishment of the New York Stock Exchange, Wall Street has been an iconic symbol of financial influence on the world stage. Tucked between the East and Hudson Rivers, the winding cobblestone streets, historically landmarked buildings, and lively parks that surround it recall the charm and elegance of European cities and old New York.

Historic landmarks near 101 Wall Street include the Statue of Liberty, the South Street Seaport, the Woolworth Building, Fraunces Tavern, and the Brooklyn Bridge.



PIET BOON: A MODERN MASTER'S VISION FOR LOWER MANHATTAN'S CONTEMPORARY LIFESTYLE

Internationally renowned Dutch designer Piet Boon is the visionary behind residences distinguished by their refined sophistication. Expert craftsmanship and tailored details are hallmarks of Studio Piet Boon's understated aesthetic.

Piet Boon is passionate about natural materials that beautify and appreciate over time. His interiors are crafted with a well-considered balance of comfort and functionality; they are light and contemporary, yet offer timeless appeal.



ULTIMATE SOPHISTICATION

The rich Art Deco heritage of 101 Wall Street is echoed in simple, yet sophisticated contemporary interiors. Bespoke entry and interior doors with inset panels set a tone of subtle luxury that is further enhanced by new oversized casement windows, wide-plank herringbone floors, tall custom baseboards, and beamed ceilings.

Spacious, light-filled layouts, some with corner Living Rooms, offer a tranquil retreat.





Kitchens feature finely crafted white lacquer cabinetry with an oak finish, honed stone countertops, and a full suite of Bosch appliances fully integrated with millwork paneling. Master bathrooms offer marble surfaces and custom white lacquer vanities with honed marble countertops and backlit medicine cabinets. Most have a glass-enclosed shower with brushed nickel fixtures and a separate soaking tub.

UNCOMPROMISED SIMPLICITY

Kitchens and Bathrooms designed by Piet Boon feature custom cabinetry, fine natural materials, premium appliances, sophisticated fixtures, and atmospheric lighting.





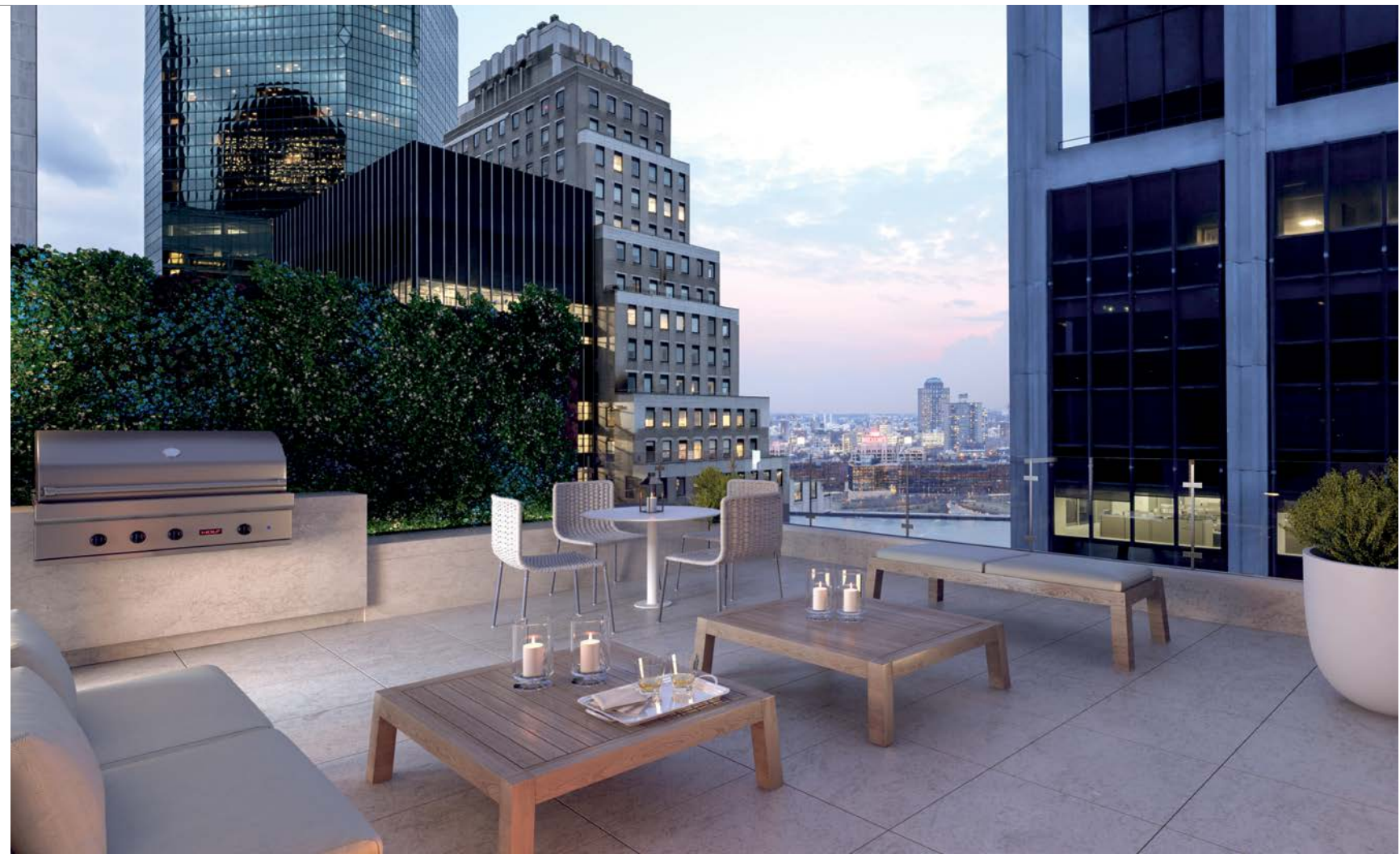
WITH A REFINED PALETTE, WE'VE EMPHASIZED CLEAN, STRONG LINES THAT CREATE SUBTLE DIMENSIONS OF SHADOW AND LIGHT.

PIET BOON

101 Wall Street offers a limited collection of duplex residences, including two penthouses, each of which features direct elevator access, private outdoor space, gracious entertaining areas, and dynamic views.

INDOOR & OUTDOOR LIFESTYLE AMENITIES

Designed by Piet Boon with a signature balance of sophistication and effortless luxury, the Lounge features comfortable sitting and dining areas, a bar for serving cocktails or a buffet, and a discreet catering kitchen. Situated next to a Children's Playroom, Game Room, and a Library that's perfect for quiet studying, the amenity suite appeals to every age and lifestyle. A landscaped roof terrace with captivating skyline and East River views offers grilling and alfresco dining areas.



With accents of bronze, herringbone oak floors, and Piet Boon furnishings, the Lounge offers a welcoming space for relaxation and special events. The landscaped and furnished Roof Terrace with a 42" Wolf gas grill – perfect for intimate outdoor gatherings or an afternoon barbecue – is situated next to a powder room and wet bar.



In consultation with Kevin Dineen, the owner of Structure Personal Fitness, Piet Boon has designed the ultimate private Training Studio. Elegantly optimized for rigorous health regimes, it features turf flooring for specialized resistance training and is equipped with state-of-the-art cardio and strength training equipment. After workouts, the steam room and sauna provide a healthful respite, while a golf simulator is perfect for off-green practice sessions. The bike room is conveniently located near the fitness center, as is the private storage that comes with every residence. An engagingly designed and accessorized Children's Playroom is ideal for young residents and the Library provides the perfect space for quiet work or studying.



MANHATTAN'S MOST EXCITING NEW WATERFRONT DESTINATION

Now undergoing a visionary redevelopment, the South Street Seaport and historic Front Street feature indoor and outdoor dining and entertainment destinations just steps from the East River and 101 Wall Street.

Part of the Manhattan Waterfront Greenway, the East River Esplanade provides paths for biking, jogging, and skating, and the new park at Pier 15 offers elevated green spaces, waterfront dining, and spectacular views. For seasonal day trips, ferries to the Fort Tilden and Sandy Hook beaches are only steps away.



DINING, SHOPPING & ENTERTAINMENT

Designed by an award-winning array of the world's finest architects, the new World Trade Center will offer multiple levels of high-end retail and restaurants, including Stuart Weitzman, John Varvatos, and Mario Batali's Eataly.

A wide variety of nearby restaurants ranges from classic fine dining venues such as Cipriani Downtown and Delmonico's to casual eateries like Adrienne's Pizza Bar on Stone Street.

Local independent retailers with an urban-chic twist include Pasanella &

Son Vintners, offering wines from small vineyards and legendary winemakers as well as a fascinating selection of aperitifs and local distilled spirits, and Rialto Jean Project, an eco-friendly, philanthropic denim brand specializing in hand-painted, one-of-a-kind vintage fashions.

Luxury boutiques and specialty shops such as Hermès, Tiffany & Co, Thomas Pink, and Maison du Chocolat will soon be joined by Diane Von Furstenberg,

Calypso St. Barth, Paul Smith, and Vince, among many others already confirmed to be coming downtown.

The newly designed Fulton Center, already a state-of-the-art hub for nine subway lines, will soon house an abundance of retail and dining destinations to complement the recently opened Hudson Eats and Le District at Brookfield Place.



TEAM

PIET BOON

Established in 1983 by Dutch designer Piet Boon®, Studio Piet Boon is an internationally renowned design practice recognized for its multi-disciplinary design services and its remarkable talent of balancing functionality, aesthetics and individuality into one of a kind design experiences.

The bespoke Studio Piet Boon total concept approach blends exterior, interior and product design skills with each project's context, culture and environment, delivering outstanding quality on a global scale. Since its inception the studio has acquired an impressive international portfolio of private, corporate and commercial clients.

KARL FISHER

Karl Fischer Architect was established in 1984 in Montreal, Canada as a boutique design firm. Over the past 20 years, the office has expanded its business throughout Canada, the United States, and internationally. A graduate of McGill University, Karl Fischer's expertise in design and planning have earned him accolades in several arenas, including awards and press coverage in prominent publications including The New York Times.

CLAREMONT GROUP

Claremont Group has built its foundation on providing only the highest quality and value for every property within its diverse portfolio. For over 30 years, the company has developed and managed an impressive assortment of properties that has included commercial and mixed-use projects, hotels, opulent single-family townhomes, and luxury residential condominiums throughout the Northeast. In Manhattan, the Group has created a spectrum of first-class residential projects that range from the Claremont House, an elegant 19-story condominium on the Upper East Side, to 8 Union Square South, an exclusive boutique condominium with 20 residences overlooking Union Square Park in one of downtown's most vibrant neighborhoods.

CORCORAN SUNSHINE MARKETING GROUP

Corcoran Sunshine Marketing Group is the recognized leader in the planning, design, marketing and sale of luxury residential developments. The company is proud to be the leader in value creation for the world's most prestigious luxury residential developers. With over 25 years of experience in marketing and collective sales in excess of \$35 billion, the company offers unparalleled marketing expertise with the additional benefit of The Corcoran Group and its international affiliates' powerful distribution network.

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