

MEDIA RELEASE

LENDLEASE, LMXD AND DAIWA HOUSE ANNOUNCE LAUNCH OF SALES AT CLAREMONT HALL

Transformative mixed-use development designed by Robert A.M. Stern Architects offers unique opportunity to live immersed in the culture and academia of Morningside Heights

(NEW YORK, June 15, 2022) - [Lendlease](#), a leading global real estate group, together with LMXD, an affiliate of [L+M Development Partners](#), and [Daiwa House Texas, Inc.](#), today announced the launch of sales at [Claremont Hall in Morningside Heights](#). Situated within the campus of Union Theological Seminary (UTS), a globally respected 180-year-old center of theological education, the 41-story, mixed-use condominium building - designed by iconic New York architecture firm [Robert A.M. Stern Architects](#) (RAMSA) - will provide residents with majestic views of the Hudson River, Riverside Park, Central Park and Midtown Manhattan and offer unparalleled access to the rich culture and academic community of the broader Morningside Heights neighborhood.

“With its world-class design, impressive suite of amenities, and unique location that exudes the vibrancy of Morningside Heights, Claremont Hall is truly a one-of-a-kind living experience,” said Brian Reardon, Vice President of Development, Lendlease Development. “We are thrilled to provide prospective residents with New York’s newest luxurious living opportunity situated amongst renowned academic institutions and iconic landmarks.”

Located at 100 Claremont Avenue at the corner of West 120th Street, prospective Claremont Hall buyers can choose from approximately 165 condominiums for sale ranging from one to four bedrooms, designed by RAMSA. Prices for the residences start at \$1.205 million and vary in size from 700 to 2,765 square feet, not including the three penthouses, which will be released at a later date. The homes feature sweeping river and park views, generous ceiling heights, oversized windows and European white oak flooring. The state-of-the-art open kitchens are appointed with a Bosch appliance package, custom RAMSA-designed Italian cabinetry with a choice of a classic Bianco or modern Grigio finish, Calacatta Laza quartz countertops and chrome fixtures and hardware. Select homes feature private outdoor terraces or loggias overlooking the city and the Hudson River.

RAMSA designed Claremont Hall in collaboration with UTS to integrate with the broader campus and surrounding neighborhood. The Collegiate Gothic architectural style of the tower takes cues from the Gothic Revival character of UTS, with a more literal use of stonework at the base that seamlessly connects the entry facade with the surrounding historic campus buildings. A painterly mix of contrasting bricks and custom precast panels on the exterior allows Claremont Hall to seamlessly integrate with the visual texture of its

The Lendlease logo is a stylized, abstract shape composed of overlapping geometric forms in shades of green and yellow. The word "lendlease" is written in a lowercase, sans-serif font in white, positioned within the central part of the logo.

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surroundings. Select residences are similarly envisioned to inspire with bold details such as bay windows and terraces.

Once fully constructed, Claremont Hall will also provide approximately 54,000 square feet of modern classrooms, academic offices and faculty-designated apartments. The new building is targeting the U.S. Green Building Council standards for LEED Gold Certification. Corcoran Sunshine Marketing Group is the sales and marketing agency of record, leading exclusive sales.

“We are thrilled that Lendlease, LMXD and Daiwa House Texas entrusted us with the design of Claremont Hall, in collaboration with Union Theological Seminary,” said Paul Whalen, Partner at RAMSA. “Together we conceived the tower as a celebration of contextual architecture through connection to a beloved and historic neighborhood. Claremont Hall shares many of the architectural features and characteristics that define the Gothic style of Union Theological Seminary and Riverside Church. With careful setbacks and a vocabulary of sympathetic detailing, we were able to connect buildings of widely varying scales with a result that ensures the continuity of this neighborhood’s comfortable urbanism into the 21st century.”

The impressive suite of amenities and the lobby arrival – designed in partnership with CetraRuddy Architects – merge Old World influences with a fresh sensibility. The curated mix of amenities include a walnut-paneled library, grand dining room, children’s playroom, a creative maker’s room, resident lounge with a terrace, fitness center, onsite parking and a stunning indoor pool – the former refectory for seminary students and faculty. The pool includes soaring Gothic ceilings and original chandeliers and ceiling beams that provides a serene retreat for residents year-round. The entire amenity collection features modern yet earthy colors, textures and materials, along with a balance of classical and contemporary furniture, creating a design scheme that is both aspirational and approachable.

“As interior designers for the public and amenity spaces of Claremont Hall, my colleague Ximena Rodriguez and I took the flavor of the Old World spirit of the Gothic Revival landmark and provided a medley of curated luxury interpreted for modern sensibilities,” said Nancy Ruddy, Founding Principal of CetraRuddy Architects. “The warmth of natural materials detailed with craft, as well as tactile and textural materiality interpreted with jewel-tone hues, create a sense of welcome, warmth and home; all with unexpected eclectic elements that delight the eye and create a unique viewpoint at Claremont Hall.”

From its elevated position overlooking the Hudson River, Claremont Hall sits at the crown of the Upper West Side and integrates with the historic context of the Morningside Heights neighborhood, a community of brilliance and natural beauty. With easy access to many of the city’s most significant parks - including Riverside Park, Sakura Park, Central Park and Morningside Park - residents will have access to an abundance of outdoor activities, bike paths, dog runs and family-friendly activities. The area is home to several architectural icons including Riverside Church, General Grant National Memorial, the Peace Fountain and Columbia University, and is well-known for its rich culinary scene and arts and culture offerings.



Additionally, the Development partnership has pledged \$5 million toward the Morningside Heights community to protect and support its neighbors and has funded \$1.49 million to date, enabling financial support for community groups working to address impacts of the pandemic in the community and beyond. Over the course of the 5 year pledge, \$1.1 million will go to community groups based in Morningside Heights, including a newly created fund by the Morningside Heights Community Coalition at the New York Community Trust called the Morningside Heights Community Fund, and to P.A.'L.A.N.T.E, a group that fights homelessness and the displacement of vulnerable tenants. The remaining funding will enable social justice programming to develop the next generation of community leaders.

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The complete offering terms are in an offering plan available from Sponsor. File No. CD-20-0302. Sponsor: Broadway Community Owner LLC, c/o Lendlease, 200 Park Avenue, 9th Floor, New York, NY 10166. Equal Housing Opportunity.

About Lendlease

[Lendlease](#) is a leading global real estate group with operations in Australia, Asia, Europe and the Americas. Our purpose is to create value through places where communities thrive. Headquartered in Sydney, Australia, and listed on the Australian Securities Exchange (ASX: LLC), Lendlease has approximately 8,200 employees internationally. Our core capabilities are reflected in our operating segments of Development, Construction and Investments. The combination of these three segments provides us with a sustainable competitive advantage and allows us to provide innovative integrated solutions for our customers.

In the US, Lendlease's development business brings over 60 years of global experience to bear in urbanization, communities and infrastructure development. Leveraging our placemaking expertise and integrated business model, we are committed to delivering transformational urbanization projects and investments in gateway cities that generate social, environmental and economic value.

About LMXD

LMXD, an affiliated development and investment company of L+M Development Partners, is responsible for building mixed-use communities in the Northeast and around the country. LMXD has a double bottom line philosophy, which means we measure success not only in financial returns but also by the positive impacts we make in the communities we serve. Founded in 1984, L+M is a full-service real estate development firm which develops, invests, constructs, and manages properties with industry-leading innovation. Together, L+M and LMXD are responsible for over \$10 billion in development and investment and have acquired, built, or preserved nearly 40,000 high-quality residential units in a variety of urban markets nationwide, primarily in New York's tristate area. Having developed the groundbreaking Essex Crossing on Manhattan's Lower East Side, the LMXD team continues to set a new standard in mixed-income development. Our projects provide homes for much-loved institutions such as the National Black Theater,



International Center for Photography, the New Jersey Performing Arts Center, Newark Museum, and many others. LMXD's integrated team, civic spirit and track record make us a valued development partner for institutions looking to grow.

About Daiwa House

From its humble beginnings in the early 1950s creating small, affordable prefabricated housing to its status now as the largest single-family homebuilder in Japan, the Daiwa House Group continues to make strides in the United States by fulfilling its corporate mission of effective leadership, innovation and environmentalism through its wholly owned subsidiary: Daiwa House Texas Inc. Founded in 2011, the firm has already established a reputation for quality and excellence by developing premiere multifamily properties in most major metro areas across the country and, after the acquisition of Stanley Martin in 2017, Trumark Companies in 2020 and CastleRock Communities in 2021, construction of scores of robust single-family homes throughout the Texas, East and West Coasts. In the coming decades, Daiwa House Group and Daiwa House Texas Inc. look forward to continuing their goal of partnering with developers to provide Americans with superior places to live.

About RAMSA

Robert A.M. Stern Architects, LLP, is a 240-person firm of architects, interior designers, and supporting staff. Over its fifty-year history, the firm has established an international reputation as a leading design firm with wide experience in residential, commercial, and institutional work. As the firm's practice has diversified, its geographical scope has widened to include projects in Europe, Asia, South America, and throughout the United States. The firm maintains an attention to detail and commitment to design quality which has earned international recognition, numerous awards and citations for design excellence, including National Honor Awards of the American Institute of Architects, and a lengthening list of repeat clients.

About CetraRuddy Architects

CetraRuddy Architecture is a global thought leader in architecture and interior design, co-founded by John Cetra and Nancy J. Ruddy in 1987. Together, they have led the firm with a guiding principle that architecture and design must engage the urban fabric while enriching the human spirit. Reflecting on 35 years of practice, accomplishments and aspirations, the firm has developed a DNA defined by the passion and spirit of creating and the diversity of backgrounds and cultures that make up the firm. Embracing the challenges of each project as unique opportunities, CetraRuddy develops a focused narrative that is always project specific and reflective of each client's mission. Notable work includes projects as diverse as residential market-makers One Madison, Walker Tower and 443 Greenwich; the trend-setting hospitality venue SushiSamba London, and cultural projects that include Lincoln Square Synagogue, the Choice School in Thiruvalla, India, and the Fotografiska Museum of Photography in New York City.

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