

Success at Alexan CityView on Bayonne Waterfront
Saturday, May 29, 2010
North Jersey Homes

Trammell Crow Residential will celebrate the one-year anniversary of Alexan CityView with more than 225 leases signed at the collection of 544 rental homes, rising on a waterfront site at the Peninsula at Bayonne Harbor. The leasing pace over the last 12 months places the Alexan CityView at the top of the list of successful Hudson County rental communities.

"People might be surprised to learn of the tremendous success we've experienced at Alexan CityView, despite economic concerns and a challenging real estate market," said Richard Murphy, managing director of Trammell Crow Residential. "It's a true testament not only to our ability to offer the kind of homes and lifestyle renters desire, but also to the public's strong belief in the overall plan and prospect for additional development at the Peninsula as the market begins to rebound."

Alexan CityView provides Manhattan-style living complete with New York City views at rents that begin at \$1,635 per month for studio, one-, two- and three-bedroom apartments. Townhomes also are available, with rents starting at \$3,550.

More than 150 residents have already moved in. The developer recently released the second building, which offers a 100 percent smoke-free environment. The first of its kind in New Jersey, and nearly unheard-of in the New York Metropolitan marketplace, it makes an appropriate addition to the largest LEED-Certified multifamily development in the United States.

Also housing one-, two- and three-bedroom residences, the new section offers direct views of the waterfront and Manhattan skyline, as well as a number of designs offered for the first time at Alexan CityView, including residences with curved windows that maximize the waterfront views.

The hallmark of Alexan CityView is the community's 9,000-square-foot, WiFi-enabled clubhouse. It encompasses a fitness center with a children's playroom, an indoor half-basketball court, an executive business center, a media lounge and a club with billiards, tabletop shuffleboard, a teaching kitchen and several HDTVs. Outside, a heated pool and a sundeck can be found. Residents also can take advantage of a 24-hour virtual concierge service and controlled-entry enclosed parking garage.

"A neighborhood dog park is now open, and plenty of open, green space with well-manicured courtyards will be added as development progresses," adds Karen Kossow, vice president of Sales and Marketing for Kettler Management, which is handling leasing and property management services. "What's more, a shuttle is available to whisk residents to and from Alexan CityView to the 34th

Street Hudson Bergen Light-Rail Station and the Grove Street PATH Station, which offers easy access into New York City."

Situated on a 297-acre site along New York Harbor, Alexan CityView offers views of Manhattan, the Verrazano Bridge and the Bayonne Golf Club. The location provides access to the New Jersey Turnpike, Routes 78 and 440 and the Holland Tunnel.

Many apartments have private courtyard balconies and terraces, and nine-foot ceilings are provided in the living areas.

Kitchens include stainless steel Energy Star appliances, granite countertops, chef's islands or breakfast bars with pendant lighting, and European-inspired, flat-panel cabinets with stainless pulls. Bathrooms feature ceramic-tile tub surrounds, vanity-width mirrors and Moen fixtures. Residences also include individual washers and dryers and available high-speed Verizon Fios phone, cable and Internet.

For additional information on Alexan CityView, and to schedule a tour of the clubhouse and furnished model apartments, visit www.AlexanCityView.com or call 201-455-5825.

PHOTO COURTESY OF TRAMM WELL CROW RESIDENTIAL

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