



NEW YORK

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The Hamilton of Sunset Park: Two Years Strong

A benchmark for mixed-use development in Sunset Park creates its own community



In the two years since **The Hamilton** opened its doors, more than 70 percent of the original residents are still in place and it is consistently 93- to 95-percent leased. The sprawling mid-rise, mixed-use development at **968 60th Street**, with 92 apartments and 14,000 square feet of retail, has an established residential community with predominantly millennial renters. Bolstering its unique status in the neighborhood will be **Shokunin BBQ**, an upscale Japanese barbeque and sushi restaurant opening on the Fort Hamilton side of the building in early 2019.

"The Hamilton was initially an unusual development for Sunset Park, but today echoes the diversity and family orientation of the neighborhood," says **Yoel Sabel** of **Halcyon Management**. "Our goal was to develop a distinctly lifestyle-driven building with rents consistent with area rates, which we accomplished."

Among **The Hamilton's** free communal lifestyle amenities are a business center/library, 1,500-square-foot, fully-equipped gym, screening room, furnished roof-deck with multiple barbeque grills and unobstructed views of Brooklyn and Manhattan skylines, PGA golf-simulator room, and a safety-padded children's playroom with toys and height-consistent furnishings.

Located across the street from the N train and a short walk from the D train, **The Hamilton's** proximity to transportation has attracted many residents working at nearby Industry City, who are also able to bike to work, as well as healthcare professionals from such local hospitals as Maimonides Medical Center and NYU Lutheran Medical Center. Another product of its value-driven

rents and ease of travel to and from Manhattan, the building has also become home to Wall Street workers and a host of creative professionals, such as fashion designers, independent filmmakers and television writers.

Built by **Halcyon Management**, the same group responsible for **101 Bedford** in Williamsburg and **The Plex** in Crown Heights, **The Hamilton** has spacious layouts and on-site, residents only parking. As in other Halcyon buildings the stylish interiors and amenity spaces were created by **international interior designer Hadas Metzler** and feature open kitchens with stainless steel appliances, blond-wood cabinetry, ceramic tile backsplashes and Caesarstone counters. The porcelain-tiled bathrooms have fashionable black matt-finish faucets and hardware, and deep soaking tubs or separate showers. Other apartment extras include exceptional closet-space, in-unit storage, high ceilings, oversized windows, and hardwood floors.

Stretching along Fort Hamilton Parkway, between 60th and 61st Streets, **The Hamilton** is also close to schools, parks and abundant retail. The retail and restaurants on the strip comprise a culturally eclectic mix of Russian, Hispanic, Japanese and Korean-owned businesses, among others. Another area retail corridor, only two blocks from the building, is "Lucky 8th Avenue," also known as Little Fuzhou Chinatown with myriad multi-cultural shops, massive groceries, and blocks and blocks of restaurants.

More information about **The Hamilton** may be found at www.Thehamiltonbrooklyn.com or by calling 718-633-1033.