An aerial photograph of a body of water, likely a bay or harbor, showing a dark, winding path or channel that cuts through the lighter blue water. The water is textured with small waves and ripples. The path starts from the bottom right and winds towards the top left.

A DESTINATION OF PROMINENCE,  
WHERE THE WATERFRONT AND THE CITY CONVERGE.  
A PLACE THAT IS ENRICHED BY OUR HISTORY  
AND INSPIRES OUR FUTURE.





## A Modern Lighthouse.

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80 Residences.  
60 Stories.  
Three levels of amenities.  
One horizon pool above the clouds.

Introducing 1 Seaport, the first all-glass residential tower in The Seaport, Manhattan's oldest new neighborhood. The building soars nearly 700 feet above the waterfront and overlooks the Brooklyn Bridge. Hues of the sky and river shimmer off the custom-designed glass façade. Undulating terraces and an illuminated crown accentuate 1 Seaport's sculptural profile.





# 1 SEAPORT

Reflections of a **New** New York.

The island of Manhattan is iconically situated on New York Harbor, one of the largest natural waterways in the world. 1 Seaport anchors New York's historic Seaport District. This new, elegant tower is surrounded by the best of the New Downtown, including the new Pier 17, the Brooklyn Bridge, Brookfield Place, One World Trade Center, and iconic luxury retail and epicurean destinations.



## A New Waterfront Perspective.

There is no other New York neighborhood quite like this. The Seaport offers a new perspective on city living. Water taxis, leisure yachts, and sailboats activate the river as a mode of convenient and romantic transportation.







## The Poetry of Arrival.

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36 pendant lights illuminate your private driveway.

Welcome to 1 Seaport.





## A Sanctuary of Light and Stone.

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Custom pendant lights, complemented by up-lit bollards, cast a welcoming glow on the stone and brass detailed porte cochère. A 24-hour valet services the exclusive cobblestone private driveway.



## An Elevated Entrance.

Intimate grandeur is revealed at the two-story reception, with 21 travertine stairs rising to the piano nobile. Celebrated *Architectural Digest* (AD100) designer Groves & Co. conceived the public and private spaces to exemplify the quintessence of The Seaport.







## Star Gazing.

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Three hundred and seventy-five hand-blown sculptural lights glow day and night. The Groves & Co. light constellation and double-sided fireplace welcome residents to the second-story lobby with adjoining terrace.



## Personal Greeting.

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A well-designed first impression. Stationed at the sculptural Calacatta Gold marble reception desk, framed by metal bronze walls, is the twenty-four-hour concierge. Along with the porte cochère valet, the concierge at 1 Seaport offers an intuitive level of personalized service for the eighty residences.

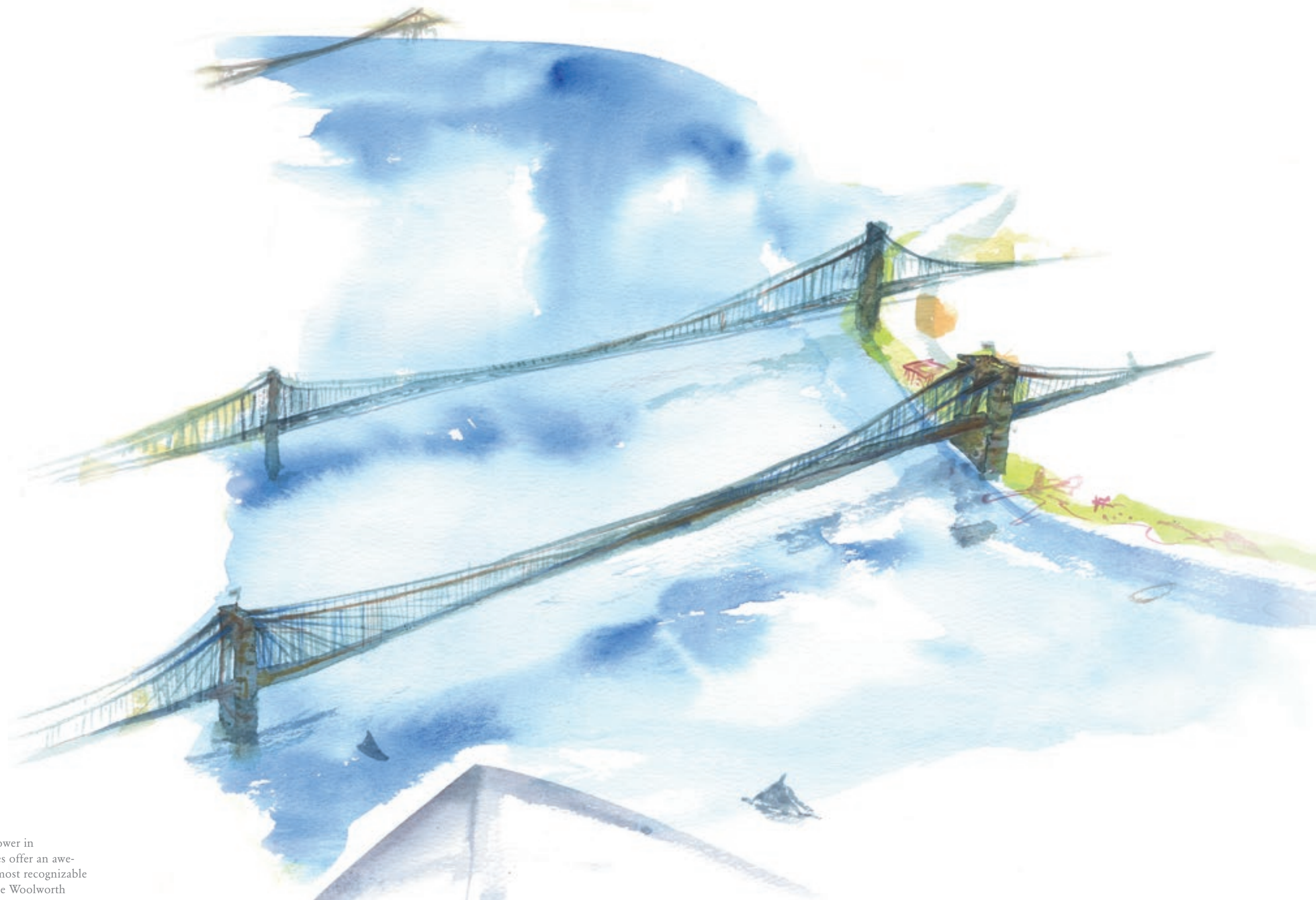




## Notable Neighbors.

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Situated inside the only all-glass residential tower in The Seaport, 1 Seaport's condominium homes offer an awe-inspiring intimacy with some of New York's most recognizable landmarks, including the Brooklyn Bridge, the Woolworth Building, the Historic Seaport, and the Statue of Liberty.







See the Water in a New Light.

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Famed inventor Thomas Edison shot one of the first films capturing the water vistas of The Seaport on May 20, 1903. More than a century later, this infinite panorama inspired Groves & Co. designs for each residence. Eleven-foot ceilings with floor-to-ceiling glass walls showcase the magnificent light, harbor, and city views.



Views That Have Inspired  
for Over a Century.

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1 Seaport offers a rarified perch above the New York Harbor. Residences feature optimized sight lines with open kitchens, culinary islands, and integrated cabinetry, all contributing to the spacious and uninterrupted living areas.







### Frame Your View.

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The tailored floor-to-ceiling, triple-paned glass walls feature unique six-and-a-half-foot-wide double picture windows designed to frame 270-degree postcard views at eye level. Bespoke detailing includes hand-stained oak flooring as well as custom millwork and hardware.





## High-Definition Living.

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1 Seaport is crowned by the Penthouse Collection. Its seven one-of-a-kind homes offer a breathtaking perspective, overlooking New York's most iconic bridges and landmarks. Each penthouse is designed around a specific architectural attribute, such as a wrap-around terrace or a duplex living room, with sixteen-foot ceilings and three exposures encased in floor-to-ceiling glass.



## Kitchens with Altitude.

At your doorstep is the new 40,000-square-foot food hall created by Michelin-starred chef Jean-Georges Vongerichten. Prepare your purchases in the open-plan Gaggenau appliance kitchen that is seamlessly integrated into the living area. The custom walnut cabinetry features upper-door Calacatta Gold inlays, concealed pulls, and an illuminated Calacatta Gold marble backsplash.





## Set Sail.

Master baths epitomize a yachting vernacular, with select residences offering a direct view of Brooklyn Bridge Park. The gray-limestone feature wall stretches from the shower to the custom walnut vanity and mirror. Above the large freestanding tub is a discrete niche of satin nickel. The teak slatted exterior shower wall and tub deck inject a nautical nature into the bathing environment. The bathroom fittings, including the satin nickel fixtures and pendant lighting, are custom designed by Groves & Co.







## The Jewel Box.

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The strong geometrical composition of the powder room features imported stone and backlit distressed brass.



## Smartly Tailored.

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Secondary baths exhibit a similar sense of nautical materiality as in the master baths with the tub apron and vanity crafted in walnut. The elegantly illuminated built-in medicine cabinet casts a warm glow on the Calacatta Gold marble floor and shower wall. The custom fittings are cast in satin nickel with wood detailing.







A Culinary Island.

In the duplex two-bedroom and full-floor three-bedroom residences, Groves & Co. crafted an epicurean experience that is designed for entertaining. The sweeping Calacatta kitchen island offers a commodious space for seating and gathering while the cocktail chifffonier, made of custom walnut, opens to expose a polished nickel wet bar integrated with wine cellar, sink, and glassware storage.





## Counting Bridges.

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Corner master bedrooms, with expansive harbor-side terraces, are perfectly perched over the East River, offering cinematic views of the Brooklyn, Manhattan, Williamsburg and Verrazano bridges.





The illustration is a watercolor painting depicting a woman with long dark hair, wearing a black and white striped one-piece swimsuit, floating in a vast, open space. She is positioned in the lower right quadrant, facing away from the viewer and looking towards a large window. The window is composed of a grid of blue lines, through which a river and a bridge are visible. The bridge has a red and blue structure. The sky is a mix of light blue and white, suggesting clouds. The floor is a solid light blue. The overall style is soft and artistic, with visible brushstrokes and a dreamy atmosphere.

## Serenity Above All.

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1 Seaport houses two full-amenity floors that overlook the river, including a hydrotherapy and pool experience that touches the sky and spans the thirtieth floor.

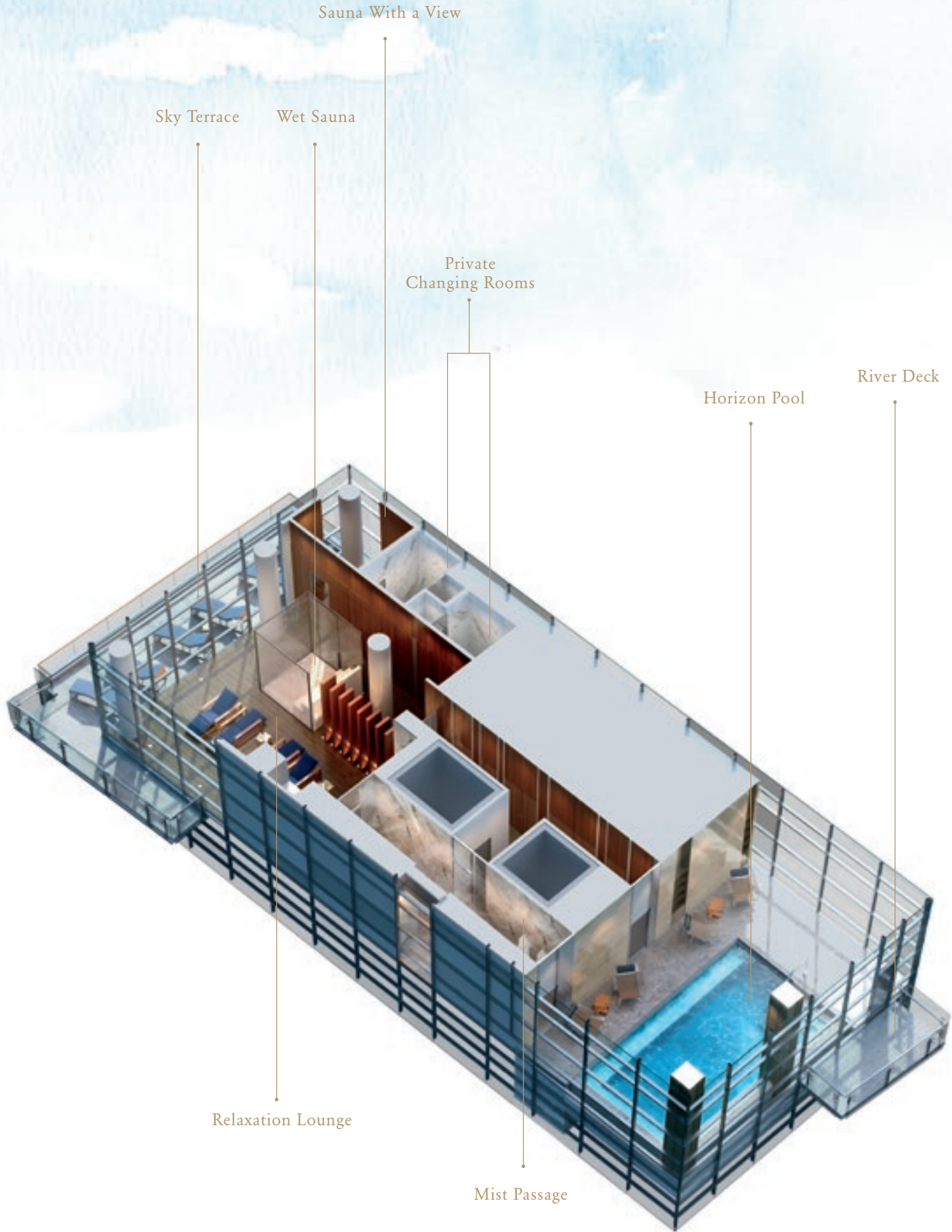


Chill Out - Work Out.

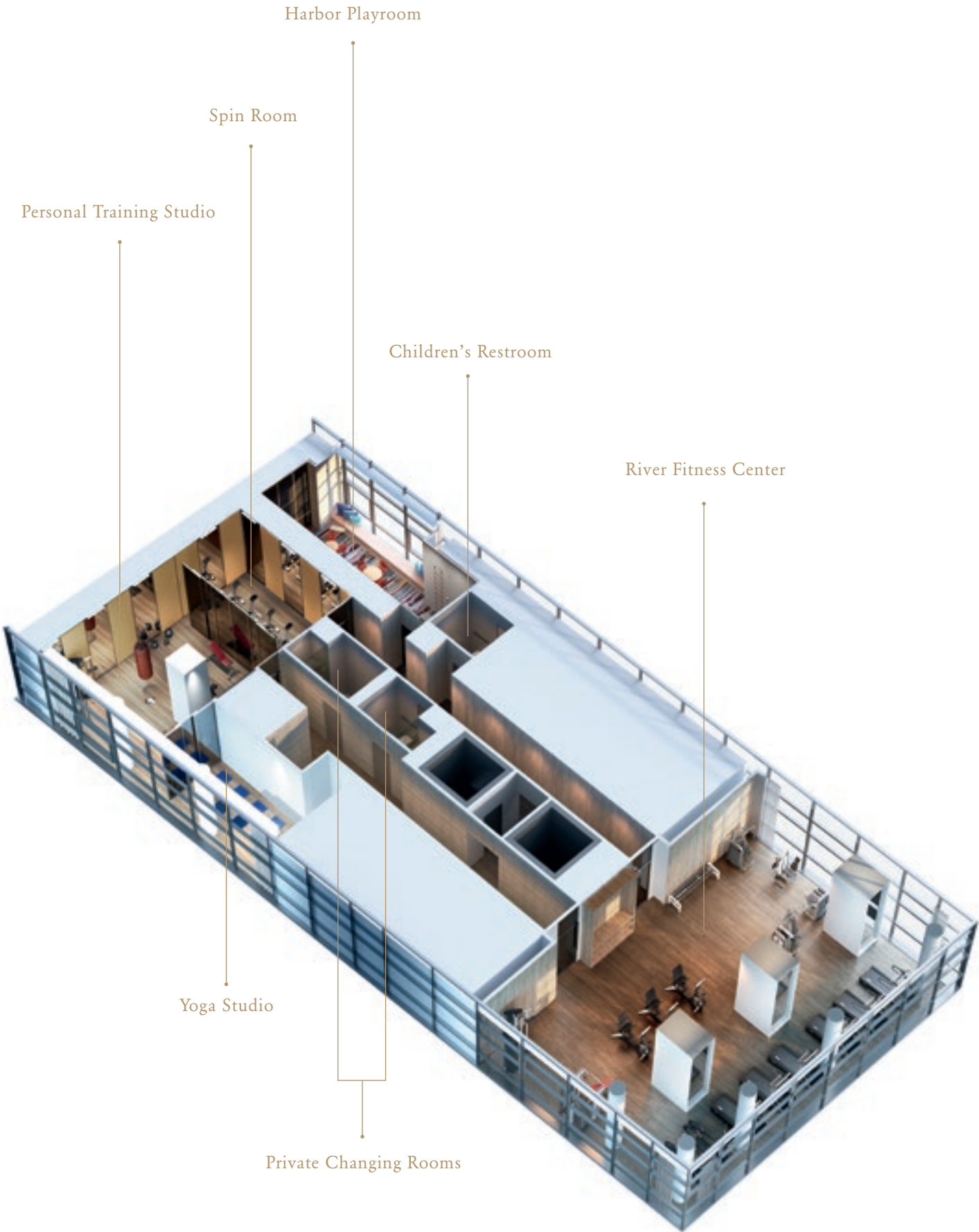
The thirtieth floor is home to New York’s first hydrotherapy circuit in the sky, inspired by European spa philosophy and re-engineered for transformative drama. Relax in the glass-edged horizon pool. Recharge while traversing the misted water passage. Renew in the lounge with sauna and stream retreats. Revitalize, under the sun, on the Sky Terrace. Repeat daily.

The sixth floor is devoted to fitness and activity for both children and adults. A glass atelier contains an extensive range of state-of-the-art cardiovascular equipment, providing residents with the opportunity to exercise with awe-inspiring views. A conditioning studio, curated by FitLore, offers private salons for spin, yoga, and personal training. Adjacent is the children’s playroom, where kids can get “captured” in a shark swing overlooking the harbor.

◀ see the deep end



WATER CLUB Floor 30



WELLNESS FLOOR Floor 6





## The Water Club.

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A transformative experience 297 feet in the sky. Spanning the entire thirtieth floor, this restorative water circuit is arguably the most stunning residential spa in New York, featuring a cinematic glass-edged horizon pool. Swim, or float, with a bird's-eye view of the harbor, bridges, and landmarks that define Manhattan.



## Night & Day.

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Best-laid plans by day, champagne toasts at night. Bridge views and harbor lights create a memorable backdrop for The Water Club's Sky Terrace, thirty floors above the magic of Manhattan.







Off the Grid.

The hydrotherapy circuit includes rejuvenating hot and cold elements: a steam room, a misted water passageway, and a teak detailed sauna with floor-to-ceiling windows overlooking New York Harbor.





Lounging in  
the Front Row.

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Custom chaises offer a remarkable skyline and waterfront perspective. The lounge leads to the sauna and steam retreats.





## Engineered for a Better You.

It's more than an entire floor. Here you'll find an advanced gymnasium as well as spin, yoga, and training studios encased in floor-to-ceiling glass, all overlooking the harbor and Brooklyn Bridge Park waterfront. The exclusive partnership with FitLore encompasses a dedicated wellness portfolio, including a fitness concierge, on-call spinning and training sessions, and à la carte private culinary services with personal meal delivery and in-home chefs.





## Laughter by the Water.

The children's playroom is a harbor-side escape designed to let imaginations run wild. Escape into the mouth of a shark, swing over rocks, climb to the top, or color the boats. This is a place where children rule and parents can bond... strategically placed adjacent to the sixth-floor fitness center.



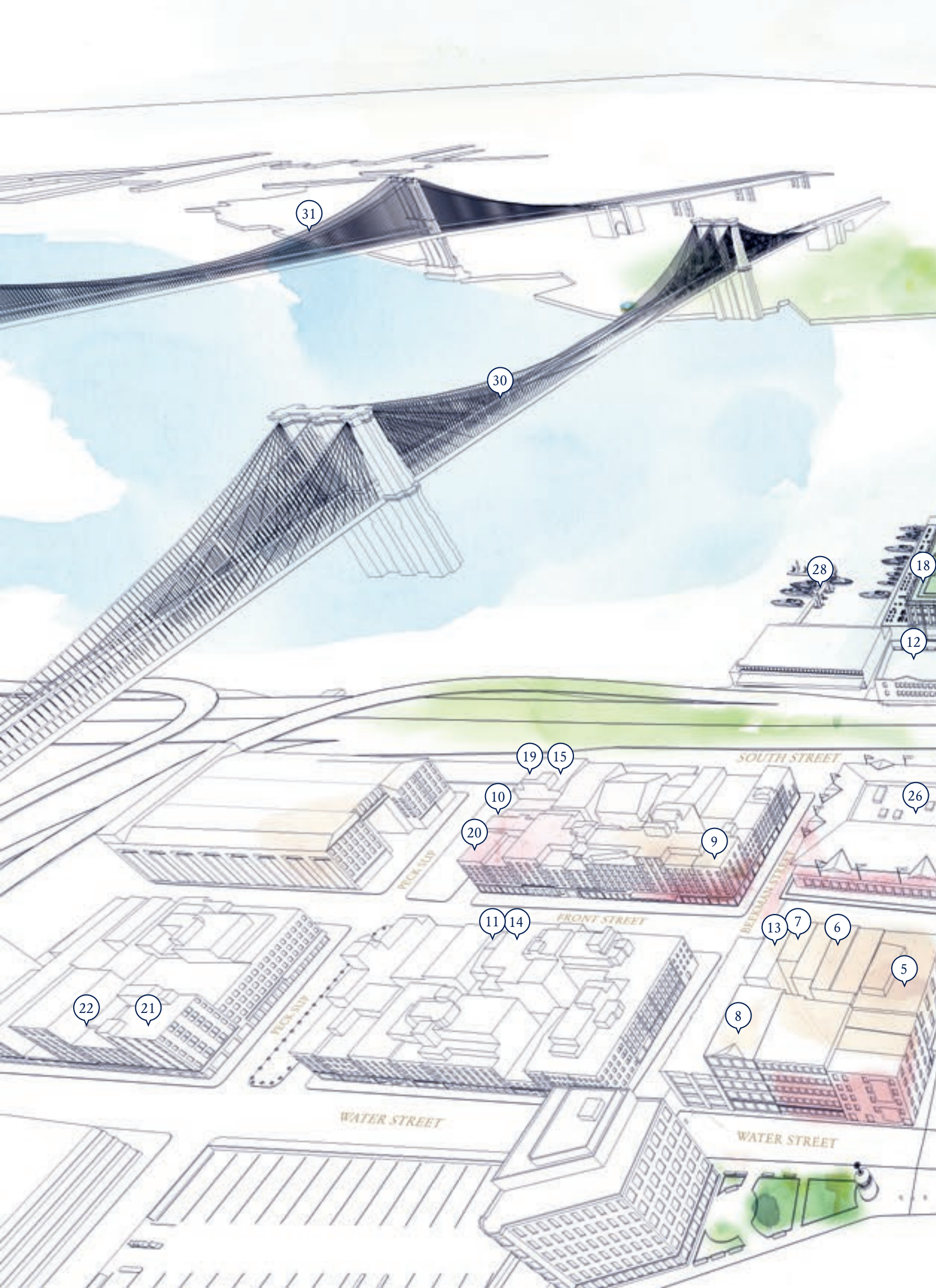
## Front and Centered.

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Centered on Front Street is the largest concentration of restored early-nineteenth-century commercial buildings in New York City. The Seaport has a charming historical patina that cannot be reproduced. This welcoming residential district is being enhanced by some of the most exciting redevelopment projects in Manhattan.







#### RETAIL

1. Pier 17 Shopping \*
2. McNally Jackson Bookstore \*
3. Whisper Editions
4. Christian Benner Custom
5. Seaport Studios
6. Northern Grade
7. The Rialto Jean Project
8. Bowne & Co. Stationers
9. Emily Thompson Flowers
10. The Salty Paw
11. Gilded Age

#### GOURMET

12. Jean-Georges Tin Building Market \*
13. Fulton Stall Market
14. Jack's Stir Brew Coffee
15. Pasanella & Son Vintners
16. Watermark Bar

17. Industry Kitchen
18. Jean-Georges Restaurant \*
19. The Paris Café
20. Nelson Blue
21. Acqua at Peck Slip
22. Mark Joseph Steakhouse

#### FEATURES

23. Pier 15 Park
24. New York Water Taxi
25. David Rockwell's Imagination Playground
26. iPic Theater \*
27. South Street Seaport Museum
28. Seaport Marina \*
29. East River Esplanade
30. Brooklyn Bridge
31. Manhattan Bridge

\* coming soon

#### 1 SEAPORT

### The New Seaport.

**\$1.5 BILLION**

Infrastructure investment  
by Howard Hughes Corporation.

**40,000 SQ. FT.**

Seafood-themed marketplace  
by Jean-Georges Vongerichten  
in the neighboring Tin Building.

**505 SEATS**

Within the eight auditoriums of iPic  
Theaters, the most luxurious movie  
complex in New York.

**3 TONY AWARD NOMINATIONS**

For David Rockwell, one of the world's  
most theatrical designers and creator of  
the adjacent Imagination Playground.

**50,000 SQ. FT.**

Of lawn and parks overlooking the East  
River on the award-winning revitalization of  
Historic Pier 15 at the East River Esplanade.

**3 MICHELIN STARS**

The most highly awarded chef in New  
York, Jean-Georges Vongerichten, is  
opening his newest restaurant at Pier 17.



# In With the Old. In With the New.

Always welcoming and perfectly positioned, it is no wonder that The Seaport was the first settlement in New York. Today, it is at the center of the New Downtown and adjacent to Brooklyn, both home to the most exciting development projects in New York. Parks, waterfront piers, luxury shopping destinations, and celebrated restaurateurs. This is where it is happening. And it's all right at your doorstep.





## Forward Thinking Since 1625.

The Seaport has attracted visionaries since its founding as New York's first neighborhood. Today, collaborators including Jean-Georges Vongerichten, David Rockwell, and the Howard Hughes Corporation are transforming the district into the most exciting waterfront destination in Manhattan.

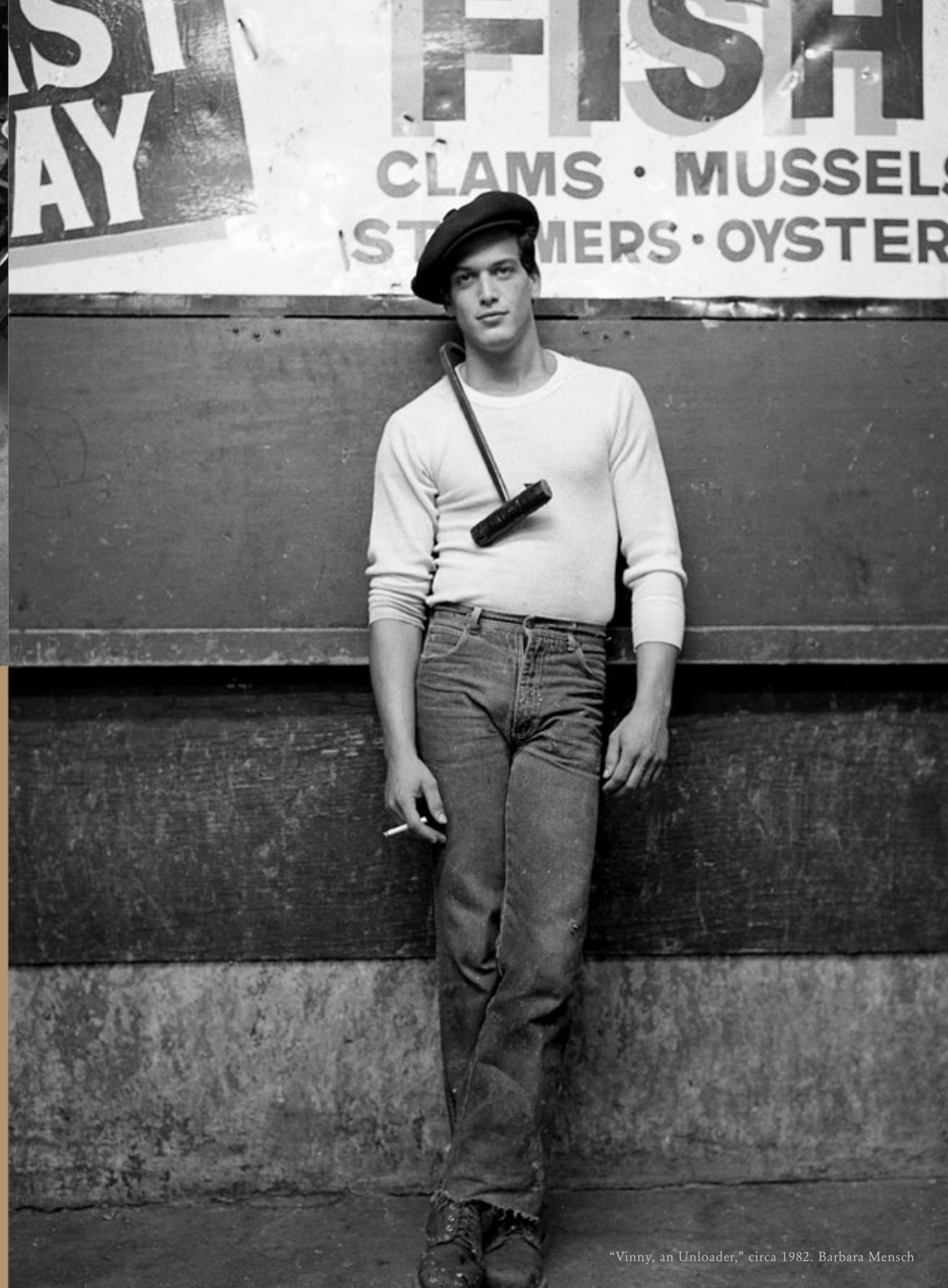






## Streets of Personality.

The Seaport continues to be one of New York's most vital neighborhoods. For more than 193 years, it housed the most important wholesale East Coast fish market in the United States. Now, Fulton Market is being recast as a cultural and retail destination by the Howard Hughes Corporation.



"Vinny, an Unloader," circa 1982. Barbara Mensch





## A New Vision in a Historic Setting.

1 Seaport is at the center of the \$1.5 billion transformation of the Seaport District, a design-centric portfolio of public and private development projects that includes iconic public open spaces, chic boutique hotels, curated retail, and destination dining.





## Stepped in History.

Adjacent Schermerhorn Row has been called “the original World Trade Center,” housing Manhattan’s first collection of traders, importers, and counting houses, now fully restored with curated independent fashion and home retailers. It is one of the cobblestone streets that leads to modern treasures, including a reimagined Pier 17 and Fulton Market—a premier fashion and dining marketplace that includes The Seafood Brasserie by Jean-Georges Vongerichten and iPic Theaters, the most luxurious cinematic complex in Manhattan.





A wide-angle photograph of a modern waterfront park deck. In the foreground, a large, rectangular green roof sits on a wooden deck. To the right, there are lounge chairs and a table. In the middle ground, a long wooden walkway leads to another deck area with more seating. Two people are walking on the walkway. The background shows a wide river and a hazy city skyline across the water.

## Al Fresco Every Day.

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Your neighborhood park is a 50,000-square-foot lawn that floats over the river. Circling 1 Seaport is the East River Esplanade, more than two miles of waterfront parks, bicycle paths, riverside cafes, and the dynamic Pier 15 with an observation deck and sky lawn. Children can play all day at the adjacent award-winning Imagination Playground, designed by David Rockwell.





## A Waterfront Playground.

The Seaport is a welcoming district for young minds. Explore the street of ships at the South Street Seaport Museum, skate and run along the East River Promenade, celebrate birthdays at the Kidville children's amusement center, and dream at the Imagination Playground, which was designed by lauded architect David Rockwell with custom toy installations.







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1. PASANELLA & SON VINTNERS.  
Specialty store and enoteca.
  2. INDUSTRY KITCHEN.  
Modern American cuisine.
  3. EMILY THOMPSON FLOWERS.  
Arrangements and artist-designed decorative objects.







## The Best of Two Boroughs.

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Just across the river and easily accessible by the neighboring Brooklyn Bridge and water taxi, the mile-and-a-half-long Brooklyn Bridge Park includes a waterfront cove, a 140-slip marina, reclaimed piers, a Jean Nouvel-designed pavilion with a turn-of-the-century carousel, and Empire Stores, a retail-focused warehouse conversion with a rooftop restaurant from the creators of Soho House. Surrounding the park are Brooklyn's most prestigious enclaves, with hip eateries and fashion-forward boutiques, including DUMBO, Cobble Hill, and Brooklyn Heights.





First on the Waterfront.

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Between the Statue of Liberty and the Brooklyn Bridge, an iconic tower that reshapes the skyline. Amenities that float above all. A collection of residences that make the best city in the world seem even more magical.



## TEAM

### Fortis Property Group

DEVELOPMENT

Fortis Property Group is a world-class New York-based residential real estate developer specializing in benchmark projects that transform neighborhoods and enhance the cityscape. Its projects combine a unique and distinctive blend of modern elegance, thoughtful design, and exceptional craftsmanship. Its national commercial portfolio is complemented by a collection of luxury residential developments in Manhattan and Brooklyn including 540 West, a transformative, block-through luxury condominium development in Hell’s Kitchen; 212 North 9th Street and The Atelier in Williamsburg; 30 Henry Street in Brooklyn Heights; and the highly anticipated multi-block redevelopment between Atlantic Avenue and Amity Street in Cobble Hill.

### Groves & Co.

INTERIOR DESIGN

Listed as one of the premier practices by: *Architectural Digest’s* AD100, *Interior Design*, *Elle Décor*, *New York*, and *Luxe* magazines. Groves & Co. has also been featured in *Architectural Record*, *The New York Times*, *Travel & Leisure*, *W*, *Women’s Wear Daily*, and the *Wall Street Journal*, among many others. Honors include awards from the American Institute of Architects, *Interior Design*, and *Hospitality Design*. The impressive client base includes corporate and personal commissions from the world’s leading tastemakers including Tiffany & Co., Giorgio Armani, Donna Karan, Coach, Ralph Lauren, Michael Kors, Derek Lam, and Frédéric Fekkai.

### Goldstein Hill & West Architects

ARCHITECTURE

Goldstein Hill & West Architects (GHWA) is a New York City-based architecture firm dedicated to the creation of the highest-quality multi-use buildings. GHWA is a collaboration of design professionals deeply experienced in the planning and design of high-rise residential and hospitality buildings, retail structures, and multi-use complexes. Together the team has designed many of the most prominent structures in the New York City metropolitan area, including the multitude of residential buildings at Riverside South and the award-winning 56 Leonard Street.

### Douglas Elliman

#### The Eklund Gomes Team

EXCLUSIVE SALES & MARKETING

Douglas Elliman Development marketing, a branch of Douglas Elliman real estate, ranks among New York City’s largest and most prominent sales and marketing firms. Drawing from decades of experience, the Elliman team offers a complete suite of real estate services, market-specific knowledge, and comprehensive in-house research. Through a strategic international partnership with Knight Frank residential, the world’s largest privately owned property consultancy, the company also markets its properties to global audiences in 43 countries.

### Williams New York

CREATIVE BRANDING

Williams New York is an internationally recognized branding and marketing company with more than 20 twenty years of experience in creating some of the most recognized and valuable brands in the real estate, retail, and hospitality sectors. The global portfolio includes iconic developments in the Americas, Asian Pacific, Middle East, and Europe. The company increases value by developing tailored and compelling brand experiences that encompass film, photography, illustration, 3D rendering visualizations, interactive digital, print, sales experiences, and social media content. More than branding buildings, Williams New York specializes in place making, elevating, and defining some of the most significant neighborhoods around the globe.



The complete offering terms are in an offering plan available from the Sponsor. File # CD15-0152. Sponsor Name: FPG MAIDEN LANE, LLC, 45 Main Street, #800, Brooklyn, NY 11201. Equal Housing Opportunity. The artist and computer renderings and interior decorations, finishes, fixtures, appliances and furnishings are provided for illustrative purposes only but do reflect the planned scale and spirit of the Building. Sponsor makes no representation or warranties except as may be set forth in the Offering Plan and reserves the right to make substitutions of material, equipment, fixtures, finishes and appliances in accordance with the terms of the Offering Plan. Sponsor makes no representation as to the continued existence of any restaurant, store, museum, park or other establishment name herein. All square footages and dimensions are approximate and subject to normal construction variances and tolerances. Valet services referenced herein will be at an additional cost to Unit Owners. Sponsor makes no representation that future construction in the neighborhood surrounding the Condominium will not result in the obstruction of the views from any windows and/ or Terraces.







