



Daiwa House®
Group

Press Release

N e w s L e t t e r

July 15, 2020

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Daiwa House Industry Co., Ltd.
3-3-5 Umeda, Kita-ku, Osaka

**41-story Mixed-Use Academic and Condominium Building in Manhattan,
New York in the United States
Overview of the 100 Claremont Avenue Project**

Daiwa House Industry Co., Ltd. (Head Office: Osaka, President, CEO and COO: Keiichi Yoshii; hereinafter “Daiwa House”) is pleased to announce that we have determined the overview of our 100 Claremont Avenue Project. This is a project for a 41-story mixed-use academic and condominium building that we are working on in Manhattan, New York in the United States of America (hereinafter “the U.S.”)



【 Image of the 100 Claremont Avenue Project (high-rise on right)】

We will carry out this project through our U.S. subsidiary Daiwa House Texas Inc. This is a project that we will work on together with Lendlease Americas Inc. – the U.S. subsidiary of Lendlease Corporation Limited that is headquartered in Sydney in Australia and involved in projects worldwide, and New York City based developer, L+M Development Partners.

The 100 Claremont Avenue Project is a project we will develop on the campus of Union Theological Seminary. This is located in a neighborhood lined with educational and cultural facilities in Morningside Heights in Manhattan, New York.

The project will become the tallest high-rise building in Morningside Heights. It will be a 41-story high-rise building with a total floor area of 32,888 m² (354,000sqft) that is comprised of 165 units for sale, and the educational facilities and faculty housing of Union Theological Seminary. We plan to start selling the units in Summer 2021 and finish construction in Spring 2023.

- **Features**

1. **41-story mixed-use academic and condominium building with 165 units for sale**
2. **Condominium project in Manhattan, New York in the U.S.**

1. **41-story Mixed-Use High-rise Condominium with 165 Units for Sale**

The 100 Claremont Avenue Project will be the tallest mixed-use high-rise building in Morningside Heights (height: 144 meters (471 feet)) comprised of 165 units for sale, educational facilities and faculty housing over 41 stories. Robert A.M. Stern Architects, an iconic architecture firm in New York in the U.S., will design the building.

Furthermore, we are targeting to have this project certified under the LEED Gold^{*1} and Well Building Standard v2^{*2} standards.

The layout of the units for sale will be diverse to meet the needs of a wide range of generations (e.g., senior couples whose children have left home and families). It will mainly be for current students and graduates who are attending or who attended the nearby educational facilities. The units will range from one bedroom to four bedrooms that have a private area of approximately 65 m² to 315 m². (700 sqft to 3,400 sqft)

The common area will be home to a resident-only party room, fitness center, pool and a business center. Moreover, we will take security into consideration by deploying doormen available 24 hours a day in addition to a lobby concierge.

*1: This is an international building environmental performance evaluation system developed by the U.S. Green Building Council.

*2: This is an evaluation system that aims to create a better living environment.

2. **Condominium Project in Manhattan, New York in the U.S.**

The 100 Claremont Avenue Project is located in Morningside Heights in Manhattan, New York. This is a neighborhood lined with educational and cultural facilities centered on Columbia University, a member of the Ivy League^{*3}. In addition, it is adjacent to the Riverside Church which has a history of more than 90 years. It is also located close to not only Riverside Park but also Sakura Park, where approximately 2,000 cherry trees were donated by the Japanese community in the early 1900s.

This project is also situated in an excellent location in terms of convenience of transportation. It is 5 minutes on foot to 116th Street-Columbia University Station which is served by the 1 Line of the New York metro that runs through Manhattan north to south and it is under 30 minutes by subway to central Manhattan.

*3: This is the collective name for prestigious private universities located in the northeastern U.S.



【Streets of Morningside Heights】



【Columbia University】



【Riverside Park · Riverside Church】



【Riverside Park】

100 Claremont Avenue Project Property Overview

Name	100 Claremont Avenue Project		
Location	Morningside Heights in Manhattan New York		
Building use	1F to 3F: Lobby, amenities, educational facilities and parking 4F to 9F: Faculty housing 10F to 40F: Condominium 41F : Machine rooms etc.		
Site area	1,617 m ² (17,401sqft)		
Total floor space	32,888 m ² (354,000sqft)	Condominium sales area	19,416 m ² (209,000sqft)
Number of units for sale, number of floors and structure	165 units, 41 floors and reinforced concrete construction		
Design Architect / Architect of Record	Robert A.M. Stern Architects / SLCE Architects		
Construction	Lendlease Construction		
Start of construction	July 6, 2020		
Scheduled start of sales	Summer 2021		
Scheduled completion of construction	Spring 2023		
Living area per unit	65 m ² ~315 m ² (700sqft to 3,400sqft)		
Layout	53 one-bedroom units 75 two-bedroom units 34 three-bedroom units 3 four-bedroom units		

■ Overview of Lendlease Corporation Limited

Lendlease is a leading international property and infrastructure group with operations in Australia, Asia, Europe and the Americas. Our vision is to create the best places; places that inspire and enrich the lives of people around the world.

Headquartered in Sydney, Australia, and listed on the Australian Securities Exchange, Lendlease has approximately 13,000 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.

www.lendlease.com

■ Overview of L+M Development Partners Inc.

Since its inception in 1984, L+M Development Partners Inc. has been an innovator in developing quality affordable, mixed-income and market-rate housing, while improving the neighborhoods in which it works. A full-service firm, L+M works from conception to completion, handling development, investment, construction and management with creativity that leads the industry. L+M is responsible for over \$9 billion in development and investment, and has acquired, built or preserved nearly 30,000 high-quality residential units in New York's tristate area, the West Coast and Gulf Coast regions. Community leaders, government officials and institutional investors turn to L+M because of its consistent track record of excellence.

<http://lmdevpartners.com>.

■ Overview of Our Local Subsidiary

Company name:	Daiwa House Texas Inc.
Location:	222 W Las Colinas Blvd, Suite 1540 East, Irving, TX 75039
Investment company:	Daiwa House USA Inc. *Wholly owned subsidiary of Daiwa House Industry Co., Ltd.
Capital:	\$368,606,634
Number of employees:	23 (of these, ten are seconded employees)

Inquiries
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