



Financial District condo 77 Greenwich launches sales from \$1.78M

The 500-foot building is rising on the site of a former Syms discount department store

By [Zoe Rosenberg](#) | [@zoe_rossenberg](#) | May 17, 2019, 11:08am EDT



The condos start on the building's 15th floor, serving to maximize its water views. | Binyan Studios

The glass residential tower rising from the former site of a Syms discount department store on Trinity Place launched sales this week, with prices starting at \$1.78 million for a one-bedroom. The building at 77 Greenwich Street has been over a decade in the making, and now joins a Financial District brimming with similarly high-end residential developments, hotels, and office space that have reestablished the neighborhood as a residential and cultural destination in Manhattan.

The 500-foot, 42-story building is designed by FXCollaborative, the firm behind the new [Statue of Liberty Museum](#), and features a faceted glass tower that rises from a cast stone base. The 15-story base will be home to a new public elementary school that will also incorporate the preserved [Robert & Anne Dickey House](#), a once-elegant Federal-style mansion that dates to 1810.

The building's 90 condos will start on the 15th floor, amplifying water views from the floor-to-ceiling glass windows. The apartments' interiors are designed by Deborah Berke Partners, whose other posh New York projects include 432 Park Avenue and 40 East End Avenue. The one, two, three, and four-bedroom condos all come with powder rooms, and have been designed to achieve LEED certification.





En suite master bathrooms come with radiant heated flooring.

The condos feature white oak floors, kitchens with honed Blue de Savoie marble countertops and Poliform cabinets, and master bathrooms decked out in white marble and with radiant heated floors. While none of the condos have private outdoor space (only the one penthouse), the residences do share access to a handful of green spaces throughout the building that are designed by Brooklyn's Future Green Studio, whose work includes the rooftop at the Met.

Those spaces include a 3,600-square-foot rooftop garden, a so-called meditation deck, and a 2,350-square-foot lower floor terrace with pergolas and a dog run. There's also a 950-square-foot terrace off of the building's 41st floor amenity spaces, which will include a lounge with a fireplace, a double-height gym, a private dining room with a catering kitchen, and a children's playroom.

The Marketing Directors are the exclusive sales and marketing agents of the project. Some of the condos currently on offer include an 842-square-foot one-bedroom [asking \\$1.78 million](#), a 1,328-square-foot two-bedroom [asking \\$2.93 million](#), and a 1,983-square-foot three-bedroom [seeking \\$4.925 million](#).

Work is underway on the tower and is slated to wrap up in 2020, when closings are set to begin.



The building was approved by the Landmarks Commission in 2016.

<https://ny.curbed.com/2019/5/17/18629149/77-greenwich-condos-for-sale-manhattan>