



N°33 PARK ROW

ARCHITECTURE BY RICHARD ROGERS
ROGERS STIRK HARBOUR + PARTNERS

THIRTY 1- TO 5-BEDROOM
RESIDENCES AND PENTHOUSES ON
LEVELS SIX THROUGH TWENTY-THREE,
MANY WITH PRIVATE OUTDOOR SPACE

MAXIMUM OF THREE RESIDENCES PER FLOOR
ARTIST RENDERING



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Architecture

The first residential property in New York City by Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners.

With N°33 Park Row, Pritzker Prize-winning architect Richard Rogers and his team at Rogers Stirk Harbour + Partners expand their international portfolio of premier residential properties to New York City.

This striking tower joins RSH+P's critically acclaimed projects on the global stage, including One Hyde Park in London, the Centre Pompidou in Paris, and One Monte Carlo in Monaco.

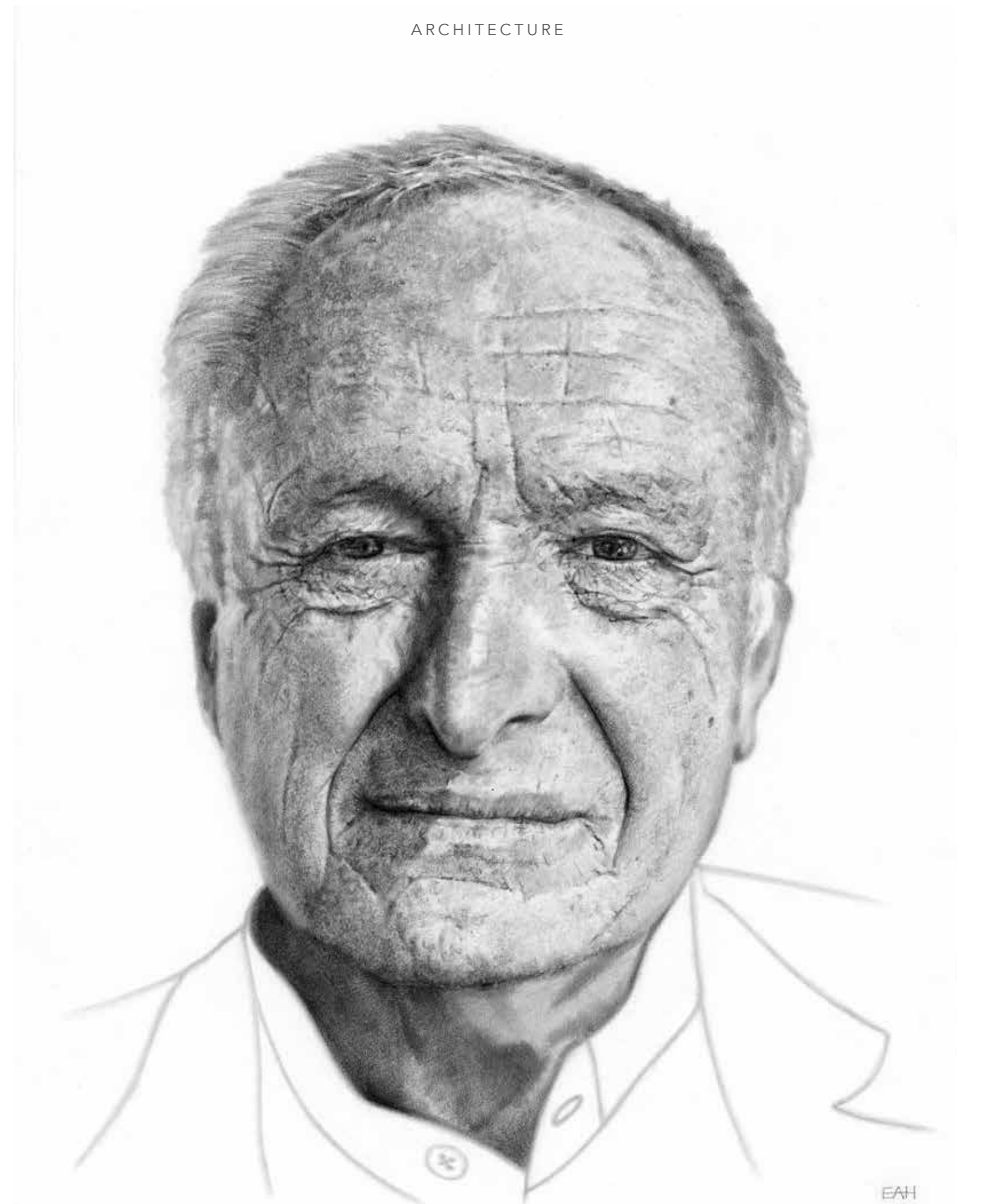
Overlooking lower Manhattan's historic City Hall Park and offering the rare privilege of fully preserved, unobstructed park views from every residence, N°33 Park Row is a pure expression of RSH+P's ability to capture the essence of the places their buildings occupy, as well as the lifestyle of those who call them home. Materials, design, and craftsmanship inspired by the history of lower Manhattan are brought together to create thoroughly modern residences. The treetops and landscaped pathways of City Hall Park appear tantalizingly close through floor-to-ceiling windows.

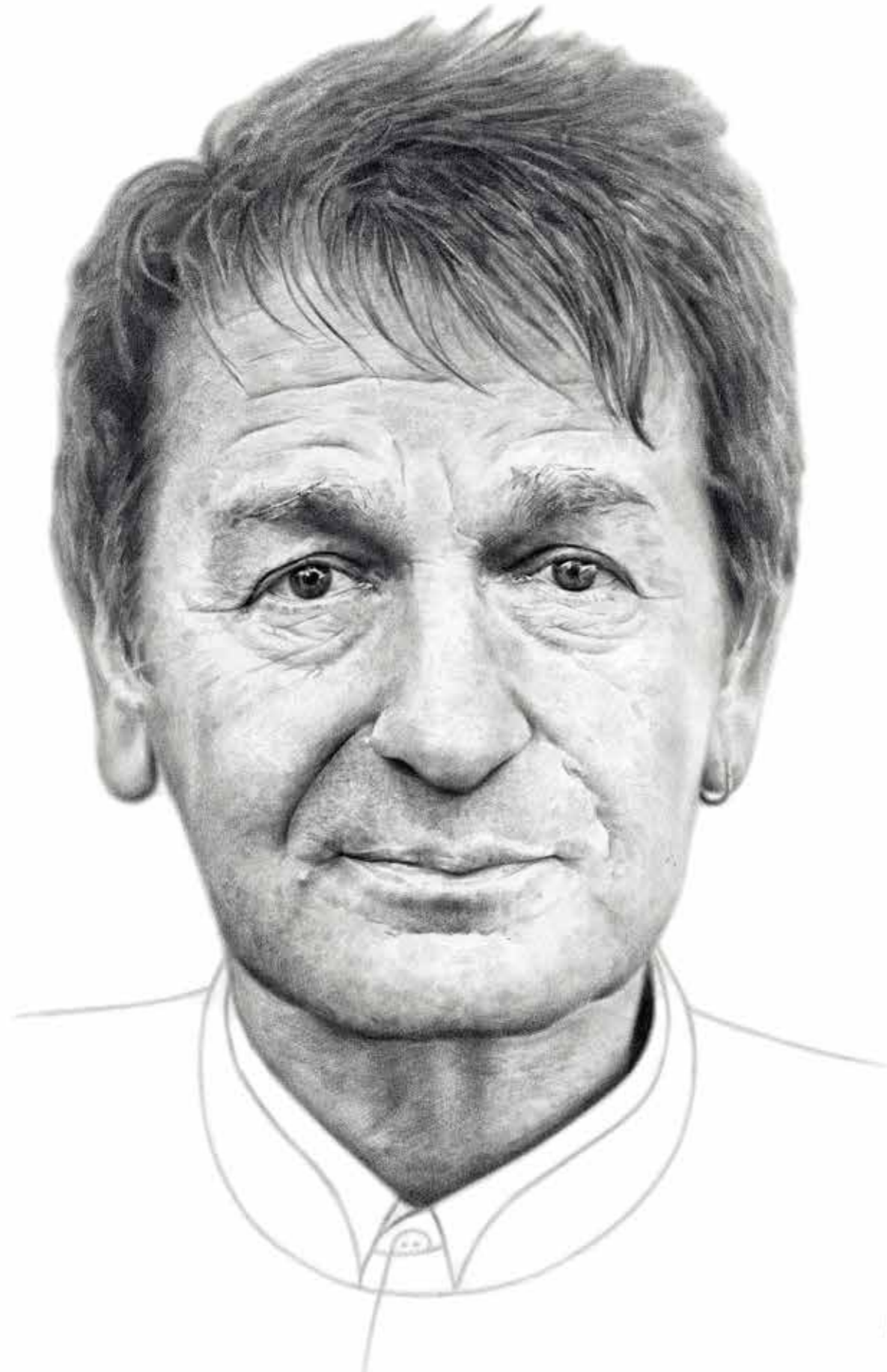
Intimacy is a theme at N°33 Park Row. With just thirty residences, the boutique scale of the building provides great personal privacy. N°33 Park Row is a building that bridges past and present and balances the need for retreat with the passion to be at the center of the many shopping, dining, and entertainment destinations found throughout this vibrant neighborhood.

“I have always believed that humane and progressive architecture is one that creates beauty out of function. Not just for the sake of beauty in itself, but because beautiful buildings and public spaces help people achieve their potential.”

RICHARD ROGERS
2007 PRITZKER ARCHITECTURE PRIZE
LAUREATE ACCEPTANCE SPEECH

Richard Rogers has been recognized with some of the most prestigious awards in architecture. He is the 2007 Pritzker Architecture Prize Laureate, recipient of the 1985 RIBA Gold Medal, winner of the 1999 Thomas Jefferson Memorial Foundation Medal, winner of the 2000 Praemium Imperiale Award for architecture, and winner of the 2006 Golden Lion for Lifetime Achievement (La Biennale di Venezia). In 1986, he was named a Chevalier, l'ordre national de la Légion d'honneur by France. Most recently, in 2008, he was made a member of the Order of the Companions of Honour. He was knighted by Queen Elizabeth II in 1991. Rogers is a senior partner at the London-based architecture firm Rogers Stirk Harbour + Partners.





“One Hyde Park and N°33 Park Row each face a park to the north and exhibit a similarity in terms of aspiration and quality with carefully composed façades that exhibit a richness of depth, shadow, and texture.”

GRAHAM STIRK, SENIOR PARTNER
ROGERS STIRK HARBOUR + PARTNERS

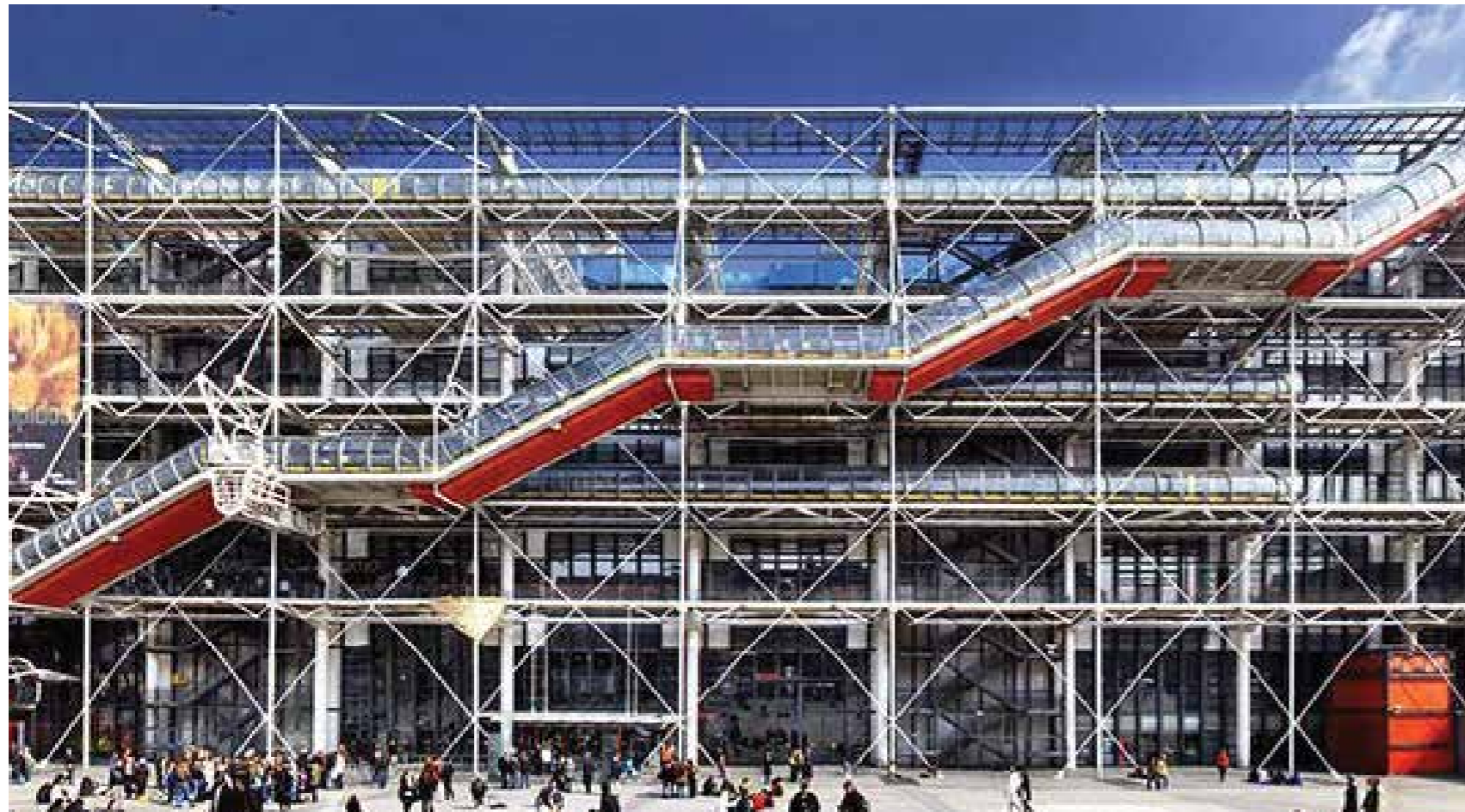
Graham Stirk, together with Ivan Harbour and Richard Rogers, drives the design direction of RSH+P's practice and the evolution of its design language to create sustainable and thought-provoking architecture for the future. His intellectually rigorous approach to the analysis and interpretation of a client brief and site informs the process and form of architecture to create functional, flexible, and elegant buildings and spaces. The many prestigious UK and worldwide projects Stirk has been involved with include an expansion to the Lloyd's Register headquarters in London; an award-winning office development at 88 Wood Street in the City of London; the Bodegas Protos winery in Peñafiel, Spain; the World Conservation and Exhibitions Centre at The British Museum, and the Macallan Distillery and Visitor Experience in Speyside; Scotland, each of which was shortlisted for the Stirling Prize in 2000, 2001, 2009, 2017, and 2019, respectively.



ONE HYDE PARK
LONDON, UNITED KINGDOM | 2010



ONE MONTE CARLO
MONTE CARLO, MONACO | 2008



CENTRE POMPIDOU
PARIS, FRANCE | 1977



N°33 PARK ROW
NEW YORK, UNITED STATES | 2021

II

City Hall Park: The Evolution Of An Historic Landmark

Exquisitely restored with historic lanterns and cast-iron balustrades, City Hall Park is downtown Manhattan's most significant park.

An oasis of greenery at the nexus of Tribeca and the Financial District, where commercial towers, retail shops, and restaurants create a dynamic urban atmosphere. City Hall Park's history mirrors the evolution of lower Manhattan. Originally the site of a pasture in the seventeenth century, City Hall Park became a gathering place in the 1800s, and a prized location for monuments to some of the city's and nation's greatest achievements through the nineteenth and twentieth centuries. Today, beautifully landscaped, designed with walking paths, and the site of seasonal events and art installations, City Hall Park is a space for recreation, relaxation, and discovery.

The Unique Perspective Of Park-Front Living

With exceptional skyline views from each of its thirty residences, N°33 Park Row provides residents with a unique perspective on the ways in which history and contemporary life blend together in lower Manhattan.

The crowns of historic and landmark buildings such as the Woolworth Building, City Hall, and the Potter Building harmoniously exist alongside towers designed by acclaimed contemporary architects. The winding streets outside N°33 Park Row's lobby lead residents quickly to redesigned parks along the Hudson and East River waterfronts, with biking and running paths as well as spaces for summer concerts and outdoor recreation.



CITY HALL PARK FROM BROADWAY
& PARK ROW, CIRCA 1908



III

Preserved Park Views &
Luminous Northern Light

Living and entertaining spaces
in N°33 Park Row's residences
highlight unobstructed,
forever-preserved views
over City Hall Park, along
with the uniquely beautiful
qualities of northern light.

Preferred by artists throughout the Northern Hemisphere, northern light is constant throughout the day. Harmonious and never harsh, it is ideal for residences, offering gentle, indirect illumination from sunup to sundown without ever requiring the use of shades or curtains that would detract from the pleasure of each home's park and skyline views.



N

Boutique Living &
The Privilege Of Privacy

With just thirty residences situated on levels six through twenty-three, N°33 Park Row has the elegant, welcoming atmosphere of a private club or boutique hotel.

The intimate scale of N°33 Park Row is juxtaposed with the grand scale of its individual residences, which feature stunning 11- to 22-foot ceilings and wall-to-wall, floor-to-ceiling windows overlooking City Hall Park. It is a remarkable and delightful pairing directly from the minds of Rogers Stirk Harbour + Partners.



ARRIVAL, N°33 PARK ROW

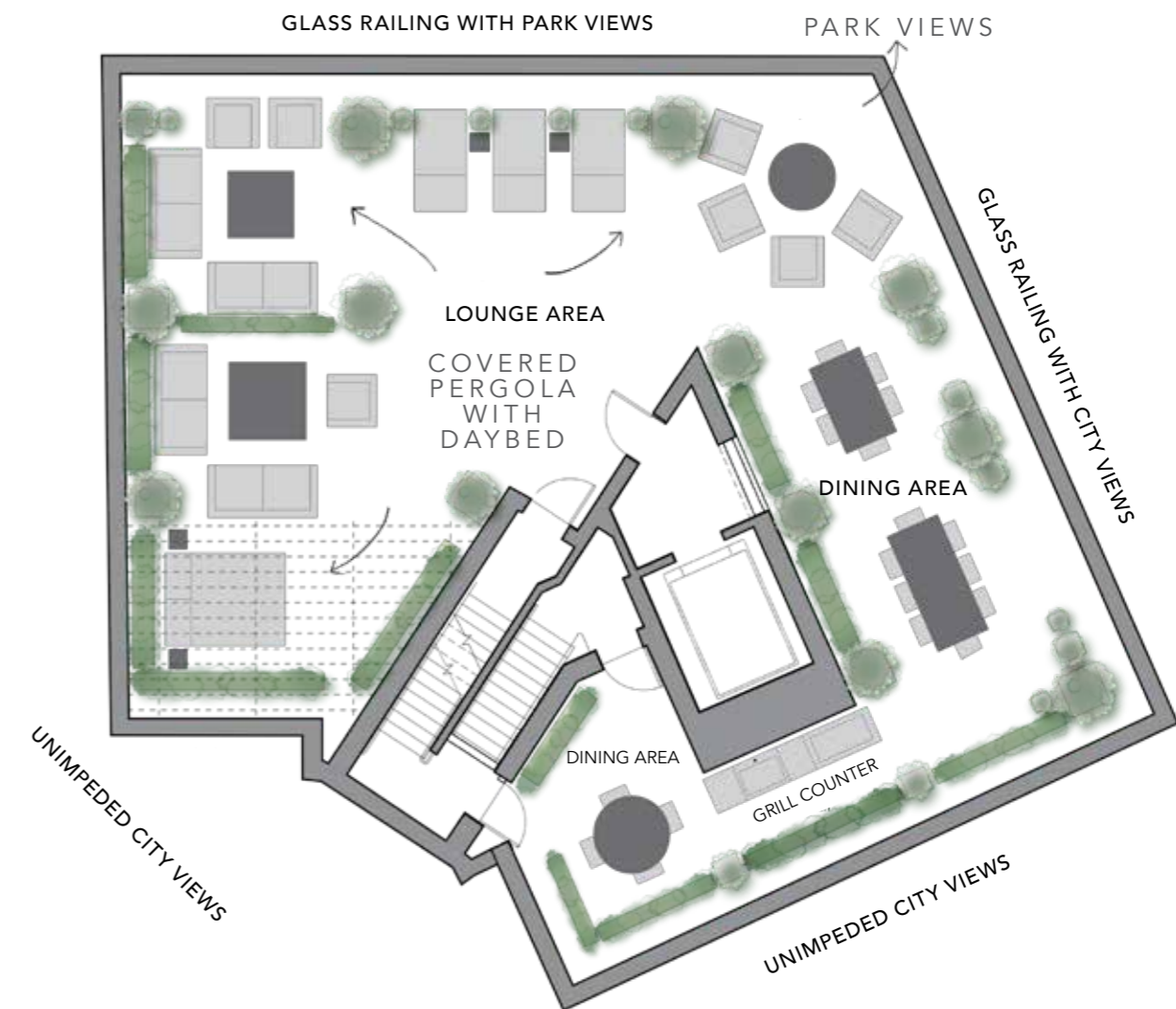
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Outdoor Living & Entertaining

N°33 Park Row's loggias, terraces, and Juliet balconies command park views and add dramatic dimension to the expanded living space of each residence.

Intimate and grand proportions are purposefully considered in the voluminous column-free interiors, capturing both the human scale of City Hall Park's nine-acre landscape and the breathtaking boundlessness of Manhattan's iconic skyline. A shared 2,500-square-foot rooftop terrace provides residents with an inspired, elegantly furnished setting for outdoor dining, socializing, and relaxation in the skyline.

Custom-perforated copper screening frames outdoor spaces to provide privacy while allowing airflow. While the screening design is streamlined and modern, the use of copper is a deliberate reference to the decorative elements of nearby historic buildings and an homage to New York City's industrial heritage.



CONCEPTUAL PLAN



PENTHOUSE 1, PRIVATE LOGGIA

ARTIST RENDERING



ARTIST RENDERING

Residential Interior Design Highlights

- Private loggias, terraces, and Juliet balconies with custom copper screen detailing
- Loft-inspired, column-free interiors and corner great rooms in select residences
- Floor-to-ceiling windows
- Uninterrupted wall space, ideal for artwork
- Circulating fresh air system with central linear air diffusers
- 11' to 22' ceiling heights
- 9' tall sliding glass doors opening to private outdoor space
- White oak entry door with Valli&Valli satin nickel-plated hardware
- Integrated recessed lighting
- Acoustical sound mat under flooring
- 6" wide white oak plank flooring



RESIDENCE A, FLOOR 15, LIVING ROOM

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PENTHOUSE 3, LIVING ROOM

ARTIST RENDERING



Bespoke Kitchens

Open-plan kitchens offer the same level of sophisticated design, master craftsmanship, and thoughtful material selection as N°33 Park Row's exterior architecture. Designed with furniture-quality cabinetry and sculptural marble islands with waterfall edges, the kitchens are seamlessly integrated to form a visually stunning living and entertaining experience.

- Dornbracht brushed stainless-steel sink
- Honed tundra gray marble countertops, backsplashes, and culinary island
- Custom white oak cabinetry
- Separate wine refrigeration in select units
- Miele convection oven, steam oven, refrigerator, and gas cooktop with a fully vented hood





Custom Primary Baths

Primary baths recall an ancient European spa, reimagined for contemporary sensibilities. Dramatically veined and bookmatched marble cladding and modern vanities are brought together to create a tranquil respite from the outside world.

- Bookmatched, honed Montclair Danby marble throughout
- Radiant-heated marble flooring
- White oak double vanity with a marble countertop
- Polished chrome fittings
- Freestanding soaking tub with park views in select residences
- Separate walk-in shower

V

The Penthouse Collection

Three exclusive penthouses, each featuring a unique simplex or duplex floor plan, occupy the top five levels of N°33 Park Row.

All showcase brilliant skyline views, provide grandly proportioned, column-free living and dining spaces, and offer private outdoor space. Interior finishes, open-plan kitchens, and primary baths are all custom designed for an elevated living experience. High ceilings and extensive wall space ideal for displaying artwork make these residences particularly appealing for collectors. Keyed elevator access ensures the ultimate in privacy and security.



Penthouse One

Interior: 3,534 SQFT, Exterior 596 SQFT
4 Bedrooms, 3 Baths, 2 Powder Rooms

- Duplex penthouse on level 22 and partial 23
- Entertainment-scale 596 sq. ft. loggia on level 23
- 12' to 17' ceiling heights
- Great room with living and dining areas

Penthouse Two

Interior: 2,864 SQFT, Exterior 466 SQFT
4 Bedrooms, 4 Baths, 1 Powder Room

- Full-floor penthouse on level 21
- Great room with living and dining areas
- Entertainment-scale 466 sq. ft. terrace
- 17' ceiling heights

Penthouse Three

Interior: 5,403 SQFT, Exterior 106 SQFT
5 Bedrooms, 5 Baths, 1 Powder Room

- Duplex penthouse on levels 19 and 20
- 40' wide Juliet balcony with six sets of 9' tall sliding glass doors extending across the great room
- 12' to 22' ceiling heights
- Great room with 22' ceiling heights and exceptionally expansive living and dining areas



PENTHOUSE 2 GREAT ROOM

ARTIST RENDERING

M

Services & Amenities

N°33 Park Row's thoughtfully curated collection of services and amenities by Rogers Stirk Harbour + Partners is a modern take on a classic English private club.

Rogers Stirk Harbour + Partners envisioned N°33 Park Row's exclusive amenity spaces to take advantage of light, views, and elevated outdoor living. From workouts overlooking City Hall Park to dining and lounging in the fresh air, surrounded by the Manhattan skyline, residents enjoy the ideal setting for every moment of the day. Indoor and outdoor spaces for fitness, wellness, and socializing are elegantly designed, expertly equipped, and managed to white-glove standards. The lobby is staffed 24/7 to welcome residents and provide personalized assistance for all requests.

SERVICES

24/7 Doorman & Concierge

PARK VIEW AMENITIES

Fitness Center

Outdoor Yoga Terrace

Park Library

Rooftop Terrace

OTHER AMENITIES

Craft Studio

Screening Room

Bicycle Storage



5TH FLOOR FITNESS & WELLNESS CENTER

OVERLOOKING CITY HALL PARK THROUGH
FLOOR-TO-CEILING, WALL-TO-WALL WINDOWS

FITNESS CENTER DESIGNED BY THE WRIGHT FIT

ARTIST RENDERING



ARTIST RENDERING

PARK LIBRARY
 KITCHEN FOR ENTERTAINING WITH COUNTER SEATING, LIBRARY, AND
 LOUNGE AREA FOR COMMUNAL WORKSPACE OR PRIVATE EVENTS



ARTIST RENDERING

OUTDOOR YOGA TERRACE
 INDOOR-OUTDOOR COVERED TERRACE ADJACENT TO THE FITNESS CENTER WITH VIEWS OF CITY HALL PARK



ARTIST RENDERING

SCREENING ROOM
 PRIVATE TWELVE-PERSON SCREENING ROOM WITH STATE-OF-THE-ART AUDIO SYSTEM AND WET BAR



ARTIST RENDERING

CRAFT ROOM
 CREATIVE WORKSPACE WITH PLENTY OF ROOM,
 OUTFITTED WITH TOOLS FOR ARTISTIC EXPRESSION

MI

The Park Row
Neighborhood

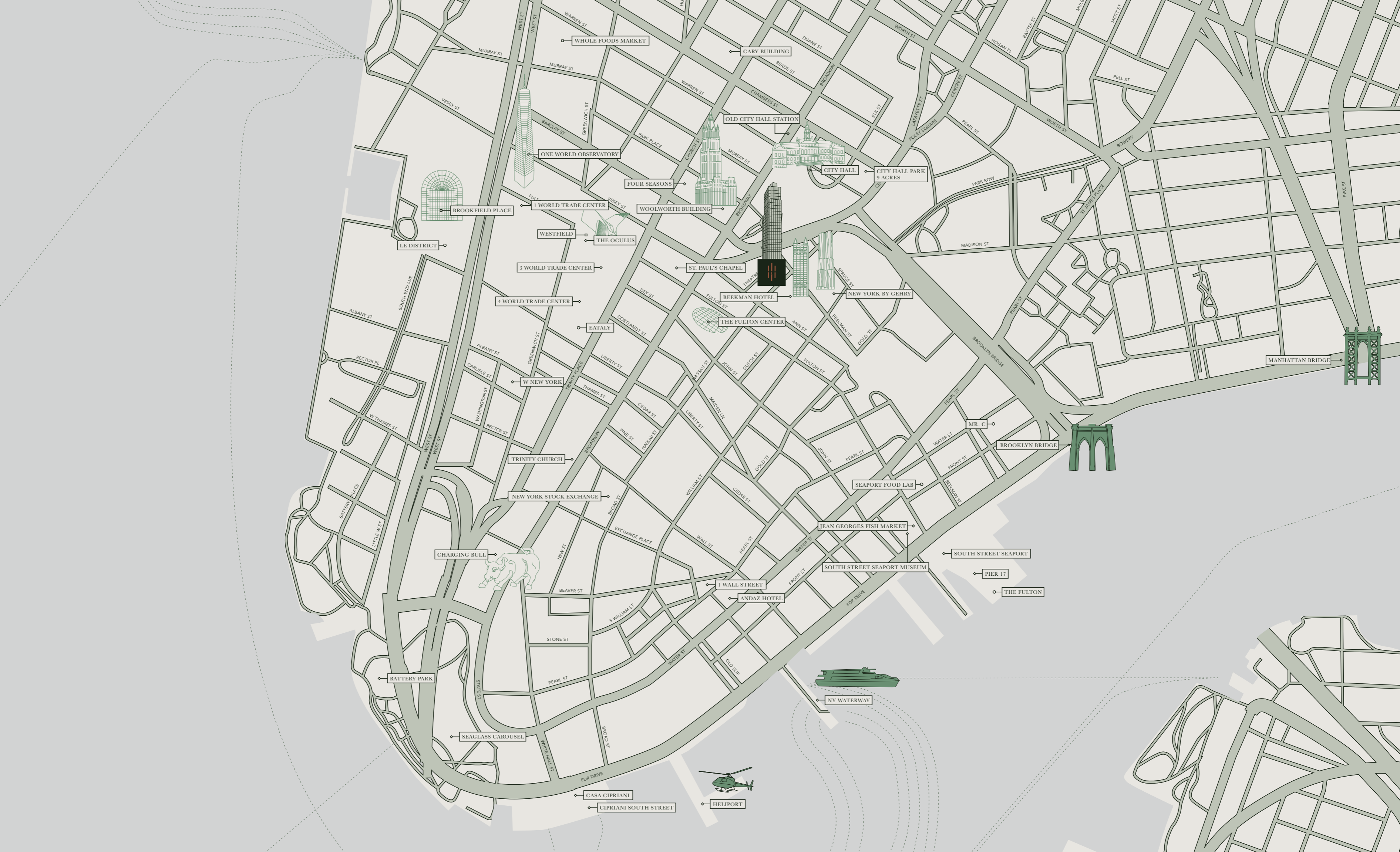
Where history lives side by side
with Manhattan's most exciting
destinations for shopping,
dining & entertainment.

More than a park-front address with extraordinary light and views, N°33 Park Row is at the center of a dynamic, culturally fascinating, and continuously evolving neighborhood.

Located at the nexus of Tribeca and FiDi, it is where Manhattan's story began in the early seventeenth century and where exciting architectural and lifestyle transformations are happening today. Like N°33 Park Row itself, the surrounding neighborhood respects New York City's rich history while cleverly incorporating designs and experiences that are unequivocally modern.

From dozens of luxury shops within architect Santiago Calatrava's soaring ribbed Oculus to the reimagined South Street Seaport, where upscale retail joins contemporary green spaces on the East River, N°33 Park Row's neighborhood offers the best of Manhattan's new shopping destinations.

Lower Manhattan has also attracted a number of internationally acclaimed and legendary chefs and restaurateurs. The redesigned Pier 17 is now home to restaurants by Jean-Georges Vongerichten and David Chang, and will soon welcome one by Andrew Carmellini.



WHOLE FOODS MARKET

CARY BUILDING

OLD CITY HALL STATION

ONE WORLD OBSERVATORY

FOUR SEASONS

CITY HALL

CITY HALL PARK 9 ACRES

BROOKFIELD PLACE

1 WORLD TRADE CENTER

WOOLWORTH BUILDING

WESTFIELD

THE OCULUS

3 WORLD TRADE CENTER

ST. PAUL'S CHAPEL

BEEKMAN HOTEL

NEW YORK BY GEHRY

4 WORLD TRADE CENTER

EATALY

THE FULTON CENTER

LE DISTRICT

MANHATTAN BRIDGE

W NEW YORK

MR. C

BROOKLYN BRIDGE

TRINITY CHURCH

SEAPORT FOOD LAB

NEW YORK STOCK EXCHANGE

JEAN GEORGES FISH MARKET

SOUTH STREET SEAPORT

CHARGING BULL

PIER 17

THE FULTON

1 WALL STREET

ANDAZ HOTEL

BATTERY PARK

SEAGLASS CAROUSEL

NY WATERWAY

CASA CIPRIANI

CIPRIANI SOUTH STREET

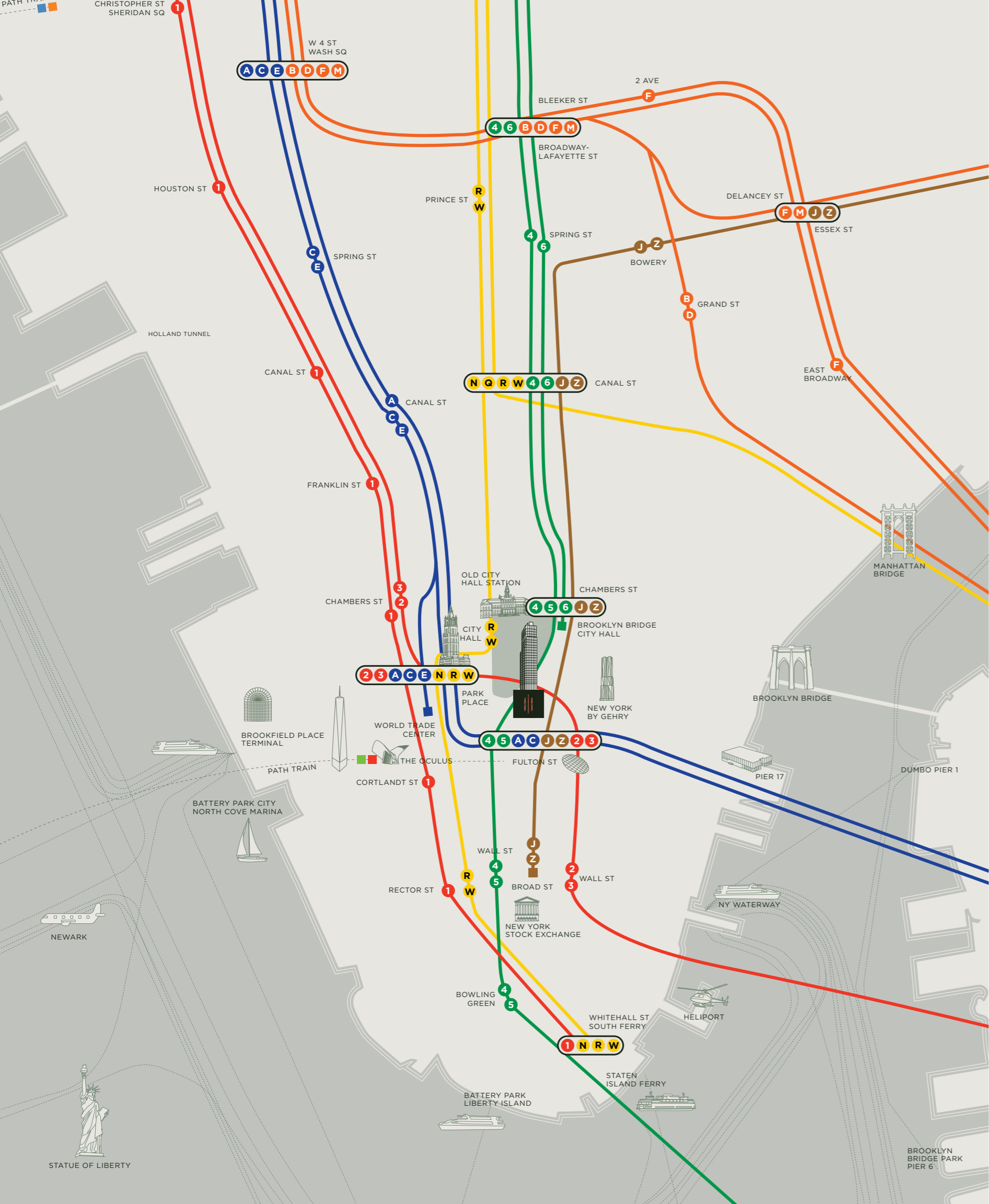
HELIPORT







CASA CIPRIANI



TRANSPORTATION ACCESS

- FULTON CENTER
- THE OCULUS
- BROOKLYN BRIDGE
- DOWNTOWN HELIPORT
- CITY HALL STATION
- SOUTH FERRY STATION

N°33 Park Row is within easy distance of thirteen subway lines and is a ten-minute subway ride to Grand Central Terminal and a fifteen-minute drive to the East River heliport.



SHACK

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... & more



VIII

An Illustrious Team

N°33 Park Row was envisioned, designed, developed, and is now presented to the world by an illustrious team of people who have brought their individual talents to the table.

Representing the worlds of architecture and real estate and having a deep personal and historic connection to the property, they collaborated around the shared mission of creating a residential tower of unique value and aesthetic integrity in one of Manhattan's most significant neighborhoods. The result is a residential property that is poised to stand the test of time with grace and elegance.

Architects

ROGERS STIRK HARBOUR + PARTNERS

Rogers Stirk Harbour + Partners is an international architectural practice based in London. Over the past four decades, RSH+P has attracted critical acclaim and awards with built projects across Europe, the Americas, Asia, and Australia. RSH+P's design work is led from its studio in London, but staff work globally across projects and project offices on the ground to ensure that close attention to detail is maintained during the design process. The firm was founded as the Richard Rogers Partnership in 1977 but over time evolved, and in 2007 the decision was made to rename the firm Rogers Stirk Harbour + Partners to reflect the vital contributions of Graham Stirk, designer of the iconic Leadenhall Building, and Ivan Harbour, designer of the Stirling Prize-winning Maggie's West London Centre. The practice now has thirteen partners, with several long-standing members being named partners in 2015. Together, they represent the inherent continuity and consistency of the philosophy that the practice applies to all its work.

Developer

CENTURION REAL ESTATE PARTNERS

Centurion Real Estate Partners is a New York-based real estate investment and development firm specializing in residential and office properties. Founded in 2003, Centurion has a seventeen-year proven track record in residential condominium projects with over 1,200 luxury condominium units developed or converted, including River & Warren and Riverhouse, One Rockefeller Park in Battery Park City, and 212 West 72nd on the Upper West Side. With its development of N°33 Park Row, Centurion has envisioned a new standard of luxury for downtown Manhattan.

Development Advisor

URBAN MUSE

Urban Muse is a privately held real estate firm that acquires, programs, and develops residential and mixed-use properties. Working in densely populated urban areas, the firm promotes dynamic urban concepts and has a proven track record of developing innovative projects in New York City. Since 2006, Urban Muse has developed over 376,000 square feet, with an estimated project cost of \$370 million, including the ground-up construction of 200 Eleventh Avenue, 139 Centre Street, 22-26 Downing Street, and 347 Bowery.

Heritage

PEARL STEINBERG

For over five decades, Philip and Pearl Steinberg committed to investing in the betterment and beautification of City Hall Park and the surrounding neighborhoods. Today, as the original landowner of the site, Pearl, her son, Alan, and family collaborated with an exceptional team to create a living work of art and the first residential commission by Rogers Stirk Harbour + Partners in New York. N°33 Park Row is a testament to Pearl's foresight and vision, a Pearl on the Park.

Sales & Marketing

COMPASS DEVELOPMENT MARKETING GROUP

From project inception to building sellout, Compass Development Marketing Group partners with the world's most forward-thinking developers and innovative architects through the life span of a project. Leveraging tenured expertise and the industry's most powerful technological resources, the company provides strategic advice for record-breaking results, offering a comprehensive range of developer services, including research and analysis, planning and design, marketing, and sales for luxury real estate.

EXCLUSIVE MARKETING
AND SALES BY

COMPASS
DEVELOPMENT
MARKETING
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