





The BUILDING

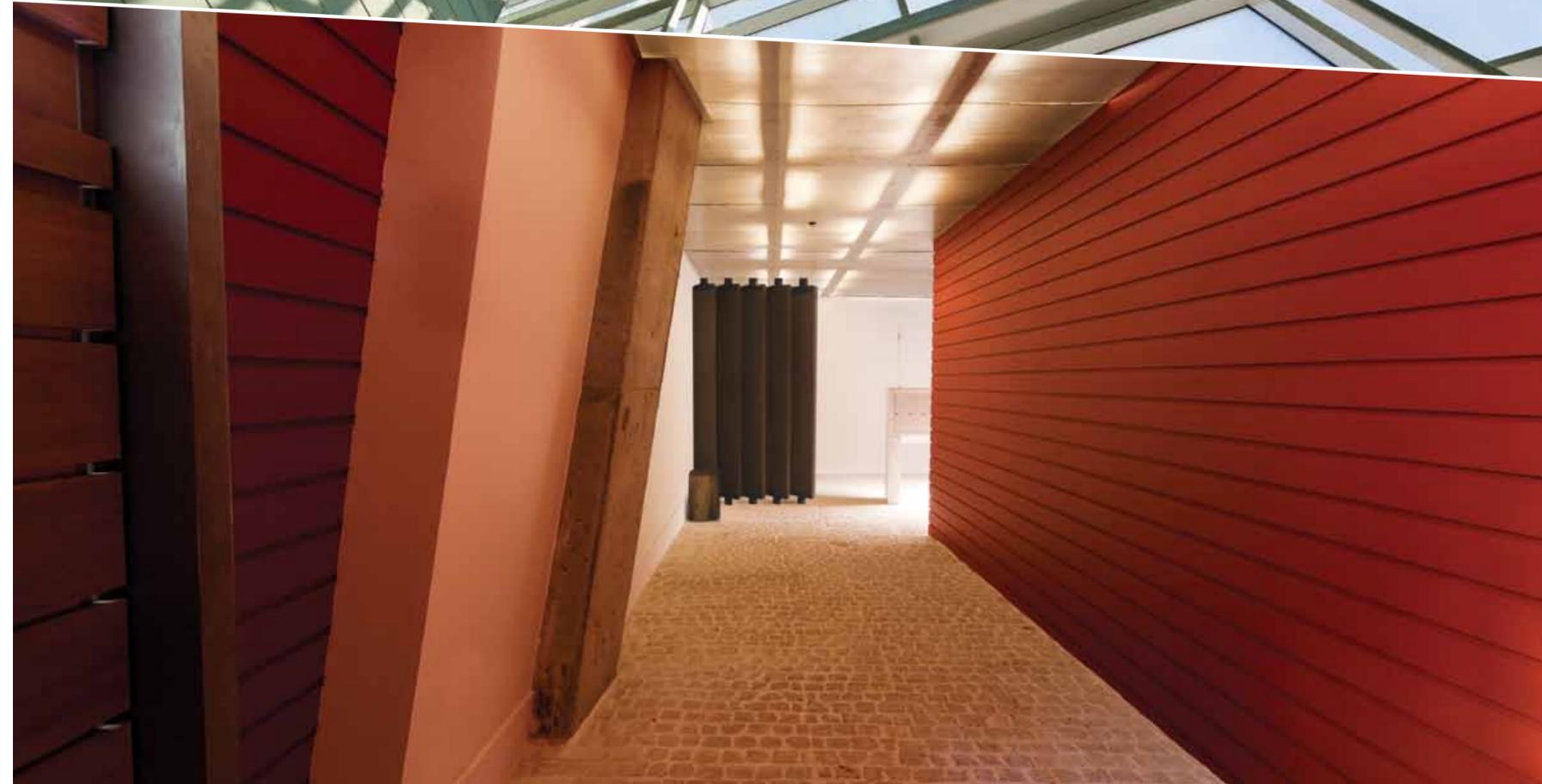
A new perspective comes to the Lower East Side. The most innovative contemporary architecture and technology are perfectly synergized at 115 Norfolk, which makes a bold modern statement in a neighborhood known for its rich history, diversity, and unique, trendy character. This new ultra-sleek building is an artistic testament to the lifestyle of today, with its outer shell of frosted glass sections inviting natural light into each unit while still honoring your sense of privacy. The spectacular illuminated open atrium, inspired by the outer courts of more traditional-style New York City residences and the courtyards of European buildings, is a captivating focal point that draws you in from the bustling city environment into a world of quiet seclusion. Welcome home to modernity...



The LOBBY



Feel good about coming home. Step into a chic environment where modern design melds with advanced technology. Enjoy cutting-edge amenities which begin with a virtual doorman that monitors the arrival of guests plus accepts your deliveries. Simply stop into the office after your day's work to retrieve your packages that await. Also rest assured knowing your car will be safely parked in the secured underground garage. Just pull into the car elevator on the street level, swipe your access card, and descend to the garage where you can park and lock your car.



The APARTMENTS

Comfort with a contemporary twist. Each ultra-modern apartment boasts exquisite raw textures that lend to character and clever features that optimize convenience. Recessed lighting highlights the stylishness of exposed concrete columns, white oak floors, high ceilings and sprawling walls that serve as the perfect backdrop for any art collection. Fresh air is piped in through the advanced central air conditioning system with linear diffusers, keeping the temperature at a continuously desirable level. The apartments' meticulously-planned layouts are designed to maximize space as well as light exposure that even floods over into the winged rooms.



The KITCHEN

A delight for the discerning chef. Beauty and function collide in 115 Norfolk's gourmet kitchens that afford the perfect setting for creating wonderful meals. Prepare with pride thanks to premium appliances like a Bosch cook top, range and dishwasher, and fully-integrated Liebherr refrigerator. The innovative Julien sink comes complete with a chic Blanco faucet and handy garbage disposal. Topping the appeal is a solid black granite countertop and full backsplash that captures the essence of elegance.



The BATHROOMS

De-stress in style. Look forward to getting ready in the morning and winding down at the end of the day in your striking bathroom adorned with slate tile walls, a Zuma soaking tub, an extra large vanity, a wall-mounted toilet and lavatory, plus a walk-in shower in secondary baths.



The NEIGHBORHOOD



Where hip meets history. The Lower East Side, a former immigrants' neighborhood, is today home to some of New York's most creative and eclectic inhabitants. Norfolk Street between Delancey and Rivington encapsulates these elements with its unique texture, and is among the area's best-kept secrets. On one side of the street sits Schiller's Wine Bar, perfect for treating the palate. Across the way is a local art gallery as well as Moma's Clemente Velez Cultural Center that lock the area's artistry and rhythm in place. Adding to this peaceful tree-lined block's attractiveness is the nonconforming architecture that seeps from each of the local buildings. Norfolk houses an array of contemporary construction mixed with classic Lower East Side architecture exemplified by the 120-year-old iconic Hagadol synagogue. The allure is furthered with The New Museum for Contemporary Art, The Lower East Side Tenement Museum and the Museum at Eldridge Street all within immediate walking distance.



The ATTRACTIONS

RESTAURANTS & EATERIES

- Schiller's Liquor Bar
- Essex
- BaoHaus
- Katz's Deli
- Clinton St. Baking Co.
- Libation
- Mason Dixon
- T.H.O.R.
- TeaNY
- Spitzer's
- Festival
- Urban Lobster
- WD-50
- Bondi Road
- Kossar's Bialys
- Russ and Daughters
- Essex Street Market

FASHION BOUTIQUES

- Live Fast
- Assembly
- Intrigue
- The Sweet Ones
- Bloodline
- Foley & Corinna
- New World Order
- Lois Eastlund
- Reed Space
- Miss Lonelyheart's
- The Rivington Club
- Still Life

PARKS & SCHOOLS

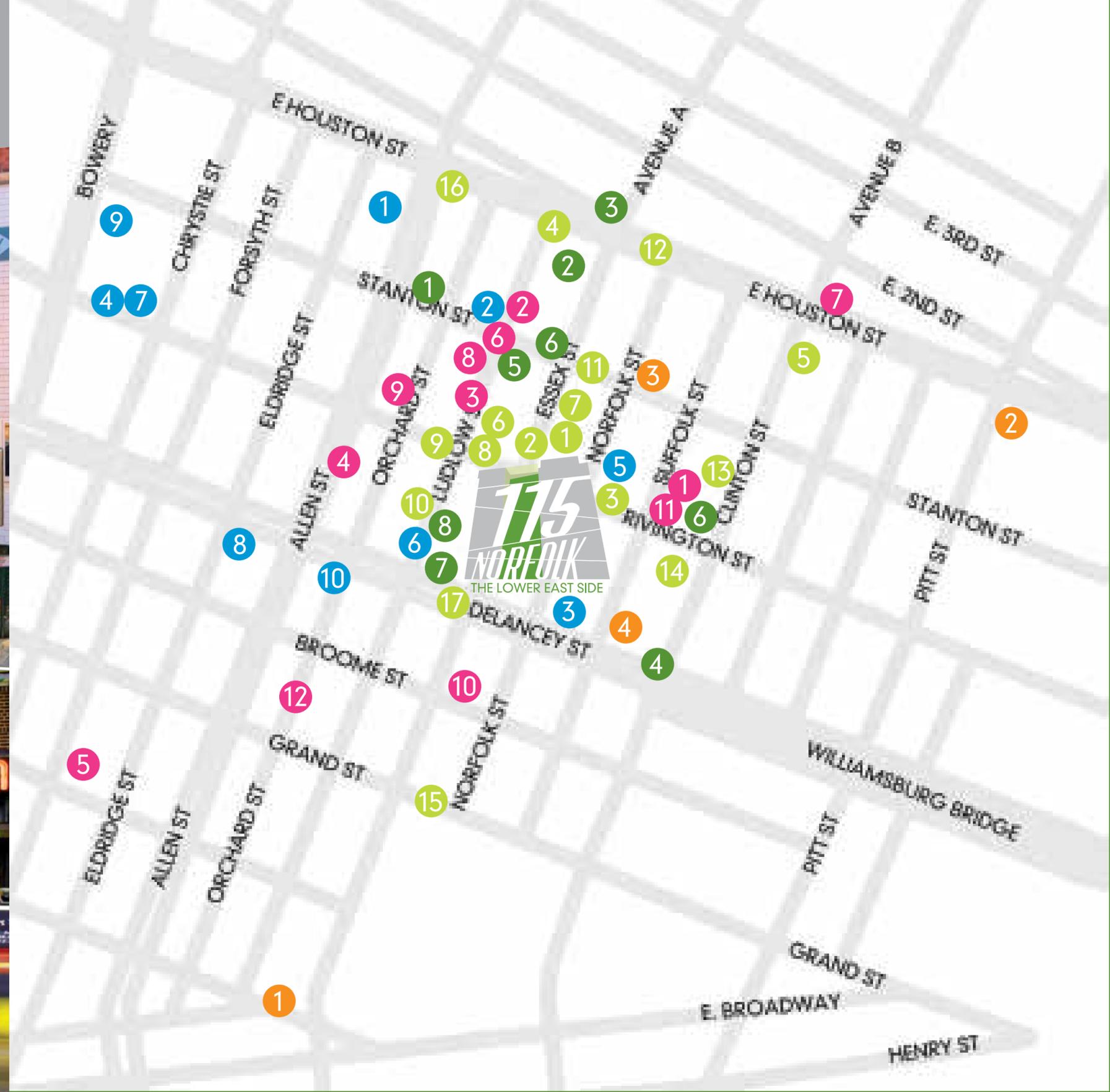
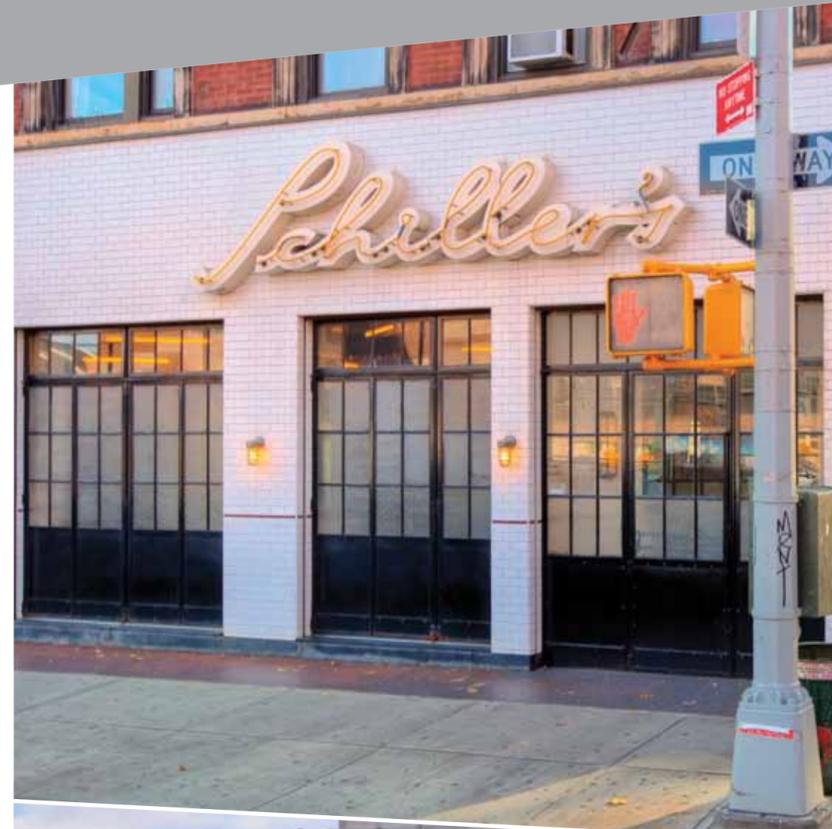
- Seward Park
- Hamilton Fish Park
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- Hamilton Fish Park

MUSEUMS & GALLERIES

- Sunday
- Le Salon d'ART
- Sloan Fine Art
- Eleven Rivington
- One Twenty Eight
- Cuchifritos
- Thierry Goldberg Gallery
- Woodward Gallery
- New Museum
- Tenement Museum

BARS & LOUNGES

- Arlene Grocery
- Mercury Lounge
- The Library
- The Delancey
- Pianos
- Barramundi Bar
- Nurse Betty
- Spitzer's Corner



The TEAM

The DEVELOPER: Lokshin + Vinbaytel

Known for developing quality condominiums in the Village since 1984, Lokshin + Vinbaytel is committed to maximizing light and air, coupled with attentiveness to detail and the highest-quality finishes, in all their projects. Some recent examples include 525 East 12th Street, 229 East 2nd Street and 107 Avenue A.

The ARCHITECT: Gryzwinski + Pons

NYC-based Gryzwinski + Pons focuses on design and construction excellence predicated on quality, beauty, innovation and rigorous attention to detail. Each project, anchored by the site and circumstance and inspired by concept-driven design, takes into account light, form, means of circulation and material selection to cohesively enhance function, aesthetics and experience.

This LEED- accredited firm also embraces the principles of sustainability in their design, and has completed a diverse body of work that has garnered international acclaim.

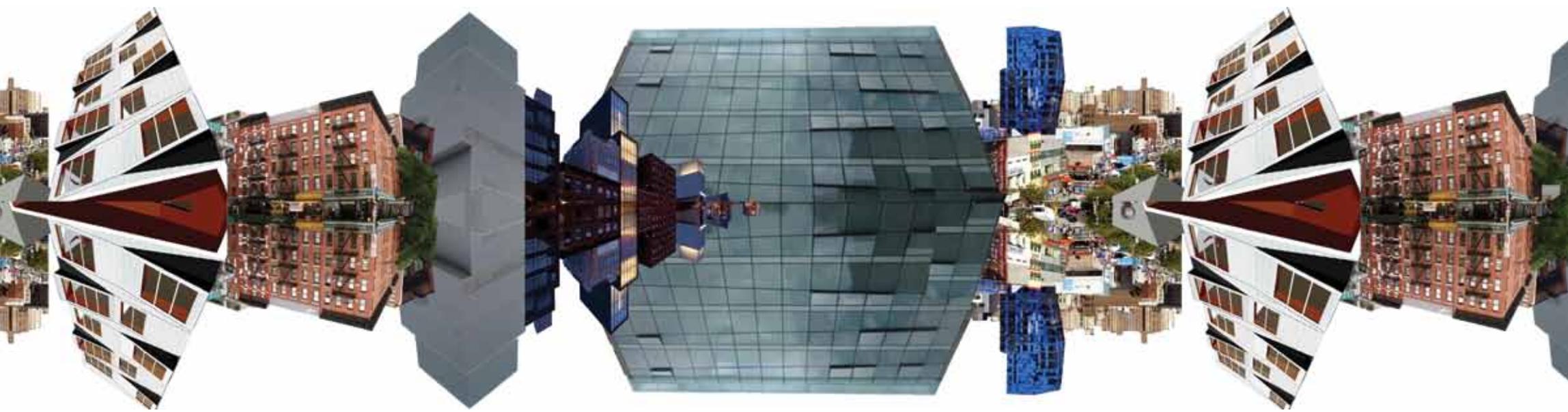
The EXCLUSIVE SALES AND MARKETING AGENT: Douglas Elliman Developments

Responsible for over 11 million square feet of residential development, Douglas Elliman Developments is ranked among New York's most prominent residential sales and marketing firms. Our extensive market experience enables us to work with the finest developers nationwide, and deliver maximum value to every property through comprehensive predevelopment planning, innovative marketing and superior sales management. Representing over \$9 billion in sales, Douglas Elliman Developments delivers a premier selection of properties throughout Manhattan, Brooklyn, Queens, Long Island and beyond.



The complete offering terms are in an offering plan available from the sponsor file no. CD080-456.
Sponsor: 115 Norfolk Realty LLC, 151 East 3rd Street Suite 3E New York, NY 10009





115 NORFOLK STREET

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