

MAGNOLIA

DUMBO



Artful Living

An iconic new rental designed inside and out by Morris Adjmi Architects



THE PARK

Right at the center is the 23,000-square-foot residents' park designed by Michael Van Valkenburgh, the visionary behind neighboring Brooklyn Bridge Park.

It All Starts in the Park

"I wanted the design to be congruous with DUMBO, reflecting a blend of industrial and artistic sensibility."

MICHAEL VAN VALKENBURGH, LANDSCAPE ARCHITECT



MAGNOLIA GROVE

STONE GARDEN

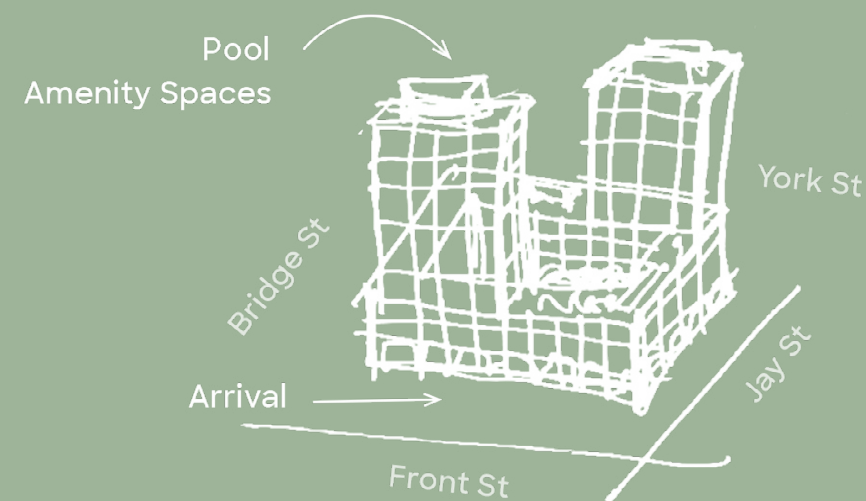
WHISKEY TERRACE

DESIGN

This is the place you want to live, striking new rentals surrounding the largest private park in DUMBO. Magnolia DUMBO is where it all comes together. Stylish design, lofty homes bathed in natural light, transformative amenities, including an awe-inspiring 8th-level residents' club and an epic Life Time™ fitness destination, and outdoor sanctuaries.

The intimate yet elegant lobbies were designed by Morris Adjmi Architects. These include a 24-hour attended lobby, an attended garage, and secure bicycle parking.

Artful Living



This Is the Magnolia Club.

Offering one of the most extensive collection of amenities in a New York rental



Multiple flexible club rooms are ideal co-working spaces during the day and places to entertain at night.



Gather with friends after work at The Terrace Lounge, with its signature outdoor fireplace.

The Magnolia Club is a residents' club that lives like an urban resort. At the heart of this indoor/outdoor experience is the unforgettable pool and resort deck, offering iconic views of the Manhattan Bridge and the New York skyline.



Play your way in the state-of-the-art Game Room, with billiards and a large-screen gaming console.



Over 100,000 Square Feet of Amenities.

“We crafted every aspect of The Magnolia to enhance the lifestyle of the residents, including the attended lobbies, designed to feel like you are entering a stylish boutique hotel.”

MORRIS ADJMI, ARCHITECT



MAGNOLIA CLUB

Exercise to your heart's content at the massive membership fitness destination by **LIFE TIME** located within the building.

Wellness Lives Here



A world of possibilities on three levels, offering cardio, conditioning, yoga, cycling classes, and more.

The Magnolia Club

- Pool and Resort Deck with iconic bridge and skyline views
- Game Room, with billiards and large screen console
- Terrace Lounge with outdoor fireplace
- Magnolia Lounge, ideal for private entertaining

Life Time™

- Indoor pool with full-service spa
- Full-size indoor basketball court
- Expansive fitness floor with multiple movement studios
- Full-service café

The Residents' Park

- The largest private park in DUMBO
- Verdant landscaped sanctuary blooming at all seasons
- Multiple seating and gathering areas

More than a fitness experience, Life Time™ features a destination spa, juice bar, and full-service café.





Naturally Welcoming

Wondrous light bathes the apartments thanks to lofty, 10-foot ceilings and enormous windows.



Homes offer two prized perspectives: overlooking the tree-lined colonnade and DUMBO, and offering cherished views of the cherished Residents' Park.

- Studio, one- and two-bedroom residences, designed by Morris Adjmi
- Distinctive views of the verdantly landscaped park or the charming DUMBO architecture
- Approximately 10-foot ceiling heights in primary living areas
- Oversized grid-style windows with laminated sound-attenuating glass
- Contemporary kitchens with state-of-the-art Bosch appliances and striking cabinetry
- Tailored bathrooms featuring custom vanities and lighting
- In-unit Bosch washer/dryer

The Edit.

Where beauty meets convenience. Moments from the waterfront park, less than a minute from the York St. subway station, there isn't a better location in DUMBO.

Belgian-block streets & converted warehouses form the backdrop to Brooklyn's finest dining, retail, and cultural destinations.



Restaurants & Cafés

- | | | |
|----------------------|--------------------------|--------------------------|
| 1 Celestine | 9 Westville | 17 DUMBO House |
| 2 Devocion | 10 AlMar | 18 Butler |
| 3 Lassen & Hennings | 11 Brooklyn Roasting Co. | 19 OddFellow's Ice Cream |
| 4 Bread & Spread | 12 Atrium | 20 Ample Hills |
| 5 Café Gitane | 13 Jacques Torres | 21 River Café |
| 6 Vinegar Hill House | 14 Seamore's | 22 Shake Shack |
| 7 Bluestone Lane | 15 Almondine | 23 Grimaldi's |
| 8 Randolph's | 16 Cecconi's | 24 1 Hotel |

Transport

- F York Street Subway
- C Citi Bike Port
- 1 Brooklyn Bridge
- 2 Water Taxi
- 3 Manhattan Bridge
- A C High Street Subway

Culture

- 1 Mark Jupiter
 - 2 The Archway
 - 3 Klompching Gallery
 - 4 Minus Space Gallery
 - 5 St. Ann's Warehouse
 - 6 Jane's Carousel
- designed by Jean Nouvel

Daily Resources

- 1 Scotch & Soda
- 2 Forager's Market
- 3 Powerhouse Books
- 4 La Catrina Flowers
- 5 Red Beard Bicycles
- 6 Egg Kid's
- 7 Two Kids and A Dog
- 8 West Elm
- 9 Shinola
- 10 DUMBO Market
- 11 Aegir Surf
- 12 J. Crew
- 13 Empire Stores
- 14 Time Out Market
- 15 Rodd & Gunn
- 16 M Collection Home

The gateway to New York's most inspiring and livable neighborhood. A hub of creativity and innovation, with access to transit and conveniences.

Right
Where You
Want to Be



St. Ann's Warehouse

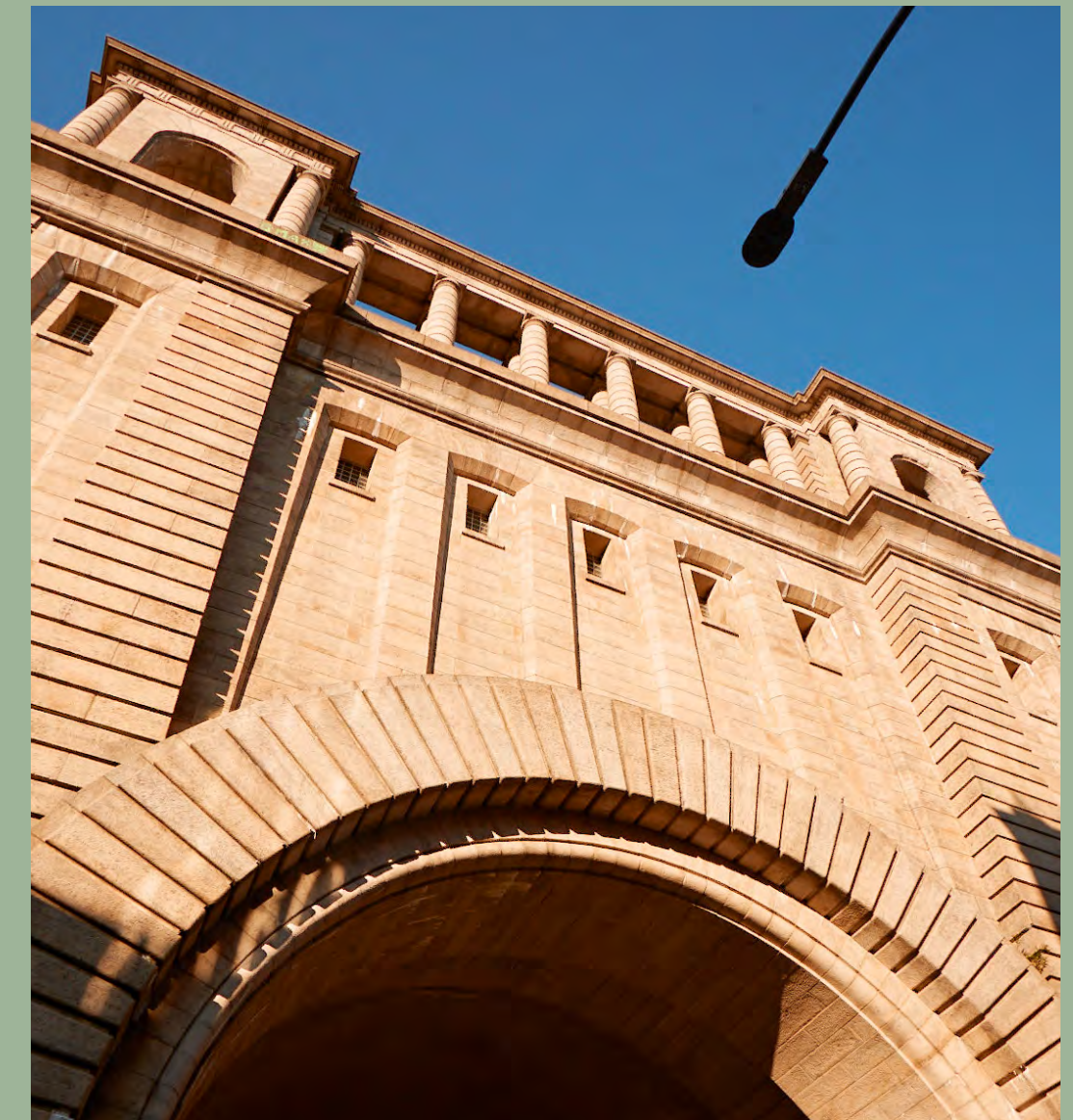


Empire Stores



The Archway

Vinegar Hill



Team

RXR

DEVELOPER

RXR is a leading real estate owner, investor, operator, and developer committed to building socially, economically, and environmentally responsible communities. RXR is driven by the philosophy of “Doing Good and Doing Well Means Doing Better.”

Morris Adjmi

ARCHITECT

Morris Adjmi established the studio at MA in 1997 following a 13-year collaboration with Pritzker Prize-winning architect Aldo Rossi. On that strong foundation, he built a practice inspired by the arts and new technologies that is recognized for its thoughtful engagement with context, creative use of materials, and sophisticated designs.

MVVA

LANDSCAPE ARCHITECT

Michael Van Valkenburgh Associates is inspired by the power of landscape architecture to deliver beauty in its many forms: rational, lyrical, and exuberant. Although known for its large-scale work in the public realm, MVVA has had the creation of intimately designed and exquisitely crafted residential projects at its heart for over three decades.

Douglas Elliman

MARKETING

Douglas Elliman ranks among New York City’s most prominent sales and marketing firms. Drawing upon decades of experience and market specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, design and product development, marketing and sales, and leasing.

Williams New York

CREATIVE AGENCY

Williams New York is a branding and marketing company with over 20 years of experience in creating and increasing value around the world in the Real Estate, Retail, and Hospitality sectors.



DUMBO



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