

BERGEN

RESIDENCES
323 BERGEN STREET
BROOKLYN, NEW YORK 11217

SALES GALLERY
84 SAINT MARKS PLACE
BROOKLYN, NEW YORK 11217

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Developer
Avdoo & Partners Development

Architectural Design
Taller Frida Escobedo

Interior Design
Workstead

Master Planning & Landscape Design
DXA Studio & Patrick Cullina

Sales & Marketing
Avdoo & Partners Development Marketing

Branding & Creative Direction
Pandiscio Green

Overview

Introducing Bergen, where purity of light and material shapes globally inspired residences with neighborhood authenticity. Nestled into a serene tree lined street in Boerum Hill, Brooklyn, Bergen features 105 residences inspired by a fundamental way of living that celebrates the imperfect qualities of life. Designed by creative leaders Frida Escobedo, Workstead, DXA Studio, and Patrick Cullina.

Composed from handmade geometric modules, the facade elegantly weaves light, shadow and air throughout the home, revealing crafted finishes and celebrating the natural environment. With a highly curated collection of indoor and outdoor amenities, focused on community, health, wellness, and the arts, Bergen provides a universal sense of belonging. Envisioned to establish roots and connection, it's a place of refuge built to grow, age, and last with intention. Bergen is a testament to the beauty of simplicity.

- 7 stories
- 105 condominium residences
- 53 unique unit types
- Studios through 5-bedrooms
- Entrances on Bergen Street & Dean Street
- 14,513 SF of interconnected interior amenity space
- 11,943 SF of exterior amenity space
- 75% of units include private outdoor space

Architecture

Building

The architecture's rhythmic shape transitions pace from activated street to domestic refuge. The crafted, natural masonry folds, stacks, and interlocks, to create the porous brick lattice structures seen throughout Bergen; a variety of dynamic conditions that allow for light, shadow, and air to seep through its design.

Facade

Driven by neighborhood context, the facade takes inspiration from the quintessential bay-window brownstones adorning the neighborhood, interpreting the geometry and materiality in a contemporary and intentional manner.

Outdoor Space

Transcendence upon arrival creates a layered experience, from the forest-like park on Dean Street to the seasonal landscaping along the front planters on Bergen Street, natural buffers bring serenity into the home. Winding paths make up Dean Street Park, leading to activated pocket parks with a focus on water, wind, and fire.

Amenities

Grounded by community, health, wellness, and the arts, a sense of belonging is established within Bergen's Glass House; the source of equilibrium between the East and West residential wings. Monumental in stature, the totem staircase is a portrait of function and form. This principal architectural feature serves as the building's backbone, providing residents with interconnected access to a multitude of spaces that create a sense of home.

The Foundation

- **Wellness Suite**
 - Wellness Lounge
 - Meditation Room
 - Treatment Room
 - Tea Room by *Kettl*
 - Spa Suite 1
 - Infrared Sauna
 - Cold Plunge Pool
 - Shower
 - Spa Suite 2
 - Dry Sauna
 - Steam Room
 - Shower
- **Fitness Suite**
 - Viewing Garden
 - Weights & Cardio Studio
 - Pilates Studio
 - Yoga Studio
 - Boxing Studio
 - Private Fitness Pods (x2)
- **Entertainment & Media Suite**
 - Screening Room
 - Music Room
 - Podcast & Zoom Rooms (x2)
 - Snack Room Kitchenette with vending machines
- **Creative Suite**
 - Ceramic Studio by *BKLYN Clay*
 - Art Studio by *Arts Gowanus*
 - Kid's Cabin with viewing garden and kitchenette

Level One

- Grand Lobby & Dean Park Lounge
- Library with conference room and privacy pods
- Dean Street Park & Bridge
 - With winding paths, pocket parks, water falls, fire pit and multiple seating areas

Level Three

- Game Room with game tables and wet bar
- Club Room with game tables and lounge areas

Level Four

- Great Room with terrace, chefs' kitchen, separate lounge and dining areas

The Rooftops

- Rooftop Park West and Rooftop Park East
 - With Great Lawn, BBQs, fire pits, dining, lounge and game areas



Building Services

- 24-hour attended lobby
- Porter and handyman services
- Live-in resident manager
- Phone, internet, cable pre-wired for Verizon FIOS & Spectrum
- WiFi amenity spaces

Additional Amenities

- Dedicated Mail Room
- Secure Package Rooms
- Cold Storage
- Dry Cleaning Storage
- Pet Spa
- Stroller Storage
- Commercial ice machine
- Parking**
- Private storage**
- Bike storage**

Residences

Types:

Residences, Townhouse Garden Residences, Penthouse Residences

• Studio, Alcove Studio, 1 BR, 1 BR+HO, 2 BR, 2 BR+HO,

3 BR, 3 BR+HO, 4 BR, 4 BR+HO and 5 BR Residences

- In-swing casement windows with low-E coated double glazing
- Ceiling heights up to 12'
- 7.5" White Oak Flooring
- LED recessed down-lights
- Junction boxes in living and dining areas
- High performance, energy-efficient HVAC system with zoned controls
- Front-loading washer and dryer
- Brushed nickel hardware throughout
- Custom sculptural wall feature*
- Custom breeze-block screening element*
- Private Terrace, Roof Terrace, Loggia, Balcony, Garden, Patio*
- BBQ Stations*
- Heated Plunge Pool*

Kitchens

- Custom white oak cabinetry with custom white oak hardware
- Honed Taj Mahal quartzite stepped-countertop, backsplash and ledge*
- Brushed nickel faucet with integrated hand spray
- Stainless steel under-mount sink
- Dedicated outlet for garbage disposal
- LED under-cabinet lighting and recessed downlights
- Custom pendant designed by *Workstead*
- Thermador Masterpiece Series Appliances:
 - Custom-paneled refrigerator and freezer
 - Gas 5-burner cooktop with vented or recirculating exhaust hood
 - Electric convection oven
 - Custom-paneled dishwasher
 - Speed oven*
 - Microwave*
 - Full-height wine refrigerator*
- Custom paneled under-counter XO wine cooler*
- Bosch appliance package (in Studio Residences)
- Wet bars*
 - Custom cabinetry in China-White finish with white bronze hardware
 - Honed Kalahari-Exotic quartzite countertop and backsplash
 - LED under-cabinet lighting
 - Stainless Steel under-mount sink
 - Brushed nickel faucet
 - Custom paneled under-counter XO wine cooler*
 - Custom paneled XO double fridge drawers

Primary Bathrooms

- Honed Crema Vanilla marble wall and floor tiles
- Custom white oak vanity
- Honed Crema Vanilla marble countertop and legs
- Under-mount porcelain sink
- Custom white oak-framed recessed medicine cabinet
- Soaking tub with honed Crema Vanilla marble deck and skirt
- Floor-to-ceiling glass shower panel and brushed nickel hardware*
- Dual flush toilet
- Radiant heated floors
- Recessed down-lights
- Custom lighting fixtures designed by Workstead
- Brushed nickel plumbing fixtures and accessories

Secondary Bathrooms

- Matte Tatami-Beige wall tile and honed Agglo terrazzo floor tiles
- Custom white oak vanity
- Honed Agglo terrazzo countertop
- Under-mount porcelain sink
- Custom white oak and brushed nickel framed recessed medicine cabinet
- Tub with honed Agglo terrazzo deck and matte Tatami-Beige skirt
- Dual flush toilet
- Recessed down-lights
- Custom lighting fixtures designed by Workstead
- Brushed nickel plumbing fixtures and accessories

Powder Rooms

- Honed Crema Vanilla marble wall wainscot and trim
- Custom white oak wall paneling and trim
- Honed Crema Vanilla marble floor tile
- Custom carved honed Crema Vanilla marble pedestal sink
- Custom white oak framed mirror
- Dual flush toilet
- Recessed down-lights
- Custom lighting fixture designed by Workstead
- Brushed nickel plumbing fixtures and accessories

Neighborhood

Located in Boerum Hill, Brooklyn, and at the epicenter of Brooklyn's most dynamic neighborhoods: Gowanus, Park Slope, Fort Greene, Prospect Heights, and Downtown Brooklyn. Featuring historic buildings, top-rated restaurants, bars, and shops, as well as proximity to Barclays Center, Atlantic Yards, Prospect Park, the Brooklyn Academy of Music, the Brooklyn Botanic Garden, the Brooklyn Museum, and the Brooklyn Public Library.

Transportation:

Subway: Access to 2, 3, 4, 5, B, C, D, N, Q, R, and G Trains

LIRR: Access at Atlantic Terminal

Buses: Access to B37, B41, B45, B52, B63, B65, B67, B69, & B103

Airports: LGA: 10.5 mi (19min drive), JFK: 13.9 mi (26 min drive), Newark: 15 mi (34 min drive)



The complete offering terms are in an offering plan available from sponsor. File no. CD23-0157. Sponsor: Bergen Owner LLC, 221 West 37th Street, 5th Floor, New York, NY 10018. Plans, dimensions, specifications, and materials may vary due to construction, field conditions, requirements, and availabilities. Sponsor reserves the right to make changes in accordance with the offering plan. Units will not be offered furnished. Though information is believed to be correct, it is presented subject to errors, omissions, changes and withdrawal without notice. Equal Housing Opportunity.

*In Select Residences **For Purchase