



Sunday, march 28, 2013

BIJOU PROPERTIES CONTINUES TO TRANSFORM HOBOKEN NEIGHBORHOOD WITH THE LAUNCH OF EDGE LOFTS AT 1405 CLINTON STREET

Unique Building Offers Modern Loft-Style Rental Residences, Outdoor Space And an Artist-Friendly Design to achieve LEED for Homes Platinum Certification

HOBOKEN, N.J. - Bijou Properties announced today the launch of Edge Lofts, a unique collection of 35 stylish rental residences located at 1405 Clinton Street on the north end of Hoboken.

The boutique six-story building features modern loft-style residences, a private garden terrace, a smoke-free environment, artist gallery space and an abundance of “green” features that have it on pace to receive LEED for Homes Platinum certification from the U.S. Green Building Council.

A mix of expansive one-, two- and three-bedroom residences are available for immediate occupancy. Monthly rents start at \$2,645.

Edge Lofts is the latest collection of premium, sustainable living residences in Hoboken from Bijou Properties. The locally-based developer is successfully transforming a stretch of properties along 14th Street into a distinct urban neighborhood fostered out of sustainable design and building practices. Recent efforts include the development and sell-out of the LEED Gold-certified Garden Street Lofts luxury condominium building, the historic conversion of the former Hostess Factory which now houses New York Sports Club, CVS Pharmacy and Chase Bank; and the creation of Garden Street Mews, a cobblestoned, tree-lined mews for pedestrian use only which is home to the Hoboken Family Farmer’s Market.

“We care about our community and are committed to a better way of living,” notes Lawrence Bijou,



managing partner of the firm that bears his name. “Everything we do is designed with the community in mind. We’re extremely proud of what we’ve created at Edge Lofts and believe we’re delivering an outstanding and innovative product that will excite residents, enhance the neighborhood and further champion a healthier, more efficient and environmentally friendlier way of living.”

Designed by Marchetto Higgins Stieve Architects, Edge Lofts features a distinctive brick- and-glass exterior. The south façade will be covered by a living wall of ivy to provide thermal, acoustical and aesthetic benefits, while architectural sunshades will reduce direct sun absorption at the southern corners.

Residents will enjoy a host of desirable building amenities and services, including a virtual doorman system, a 2,500 square-foot landscaped common terrace, a residents’ lounge with WiFi, flat screen TV, kitchenette and wet bar and a children’s play area; a package room for deliveries and cold storage area, bicycle racks and an on-site parking garage. The building is 100% smoke-free and pet friendly. Edge Lofts also features 1,250 square feet of ground floor retail space, as well as dedicated artist and gallery space.

A unique collection of premium residences feature expansive living spaces flooded with natural light and sleek modern design. Sophisticated finishes and appointments include dramatic 10'3" ceilings and 8'-high doors that create a loft-like feel, reclaimed antique oak hardwood flooring, central heat and air conditioning and a washer and dryer in every home. Kitchens boast imported Italian recycled tile floors, Ceaserstone countertops, stainless steel Frigidaire Energy Star appliances and ducted range exhaust fans, while baths offer true cast iron Kohler Bellwether tubs to promote a classic feel with a modern look.

Homes are environmentally healthy and responsible with fresh air filtration systems, open cell spray foam insulation for maximum air and moisture control, superior sound insulation, zero VOC paint and more. Most residences also offer private balconies and terraces.

“By utilizing recycled materials and meaningful green elements in a new construction building, we’re able to blend a classic look with a distinctively modern feel,” Mr. Bijou points out. “What’s more, we accomplished this with an energy-conservation design that will reduce monthly bills and lessen the building’s impact on the city’s infrastructure.”

Residents will also appreciate Edge Loft’s location in the upper northwest quarter of Hoboken which is celebrated for being close enough to enjoy all that Hoboken has to offer but in a more peaceful, removed setting. A host of restaurants, bars, boutique shops, conveniences and the New York Sports Club are within walking distance, as is the 14th Street New York Waterway Ferry providing convenient service to midtown and downtown Manhattan.

For additional information on Edge Lofts and to schedule an appointment to tour the furnished model residences, please call 201-963-1405.