

CURRENTS

\$13.5 Million Project in Far West Village

11-Story, 9-Unit Condo Being Built on West St.

Chances are that if a condominium looks like a warehouse or factory, it used to be a warehouse or factory.

But that's not the case with 495 West Street, a newly built 11-story factory-like loft condominium offering nine units of raw space overlooking the river, between West 12th and Jane Streets in the Far West Village.

"We're providing a blank canvas," said Cary Tamarkin, whose firm, Tamarkin Architecture & Development, is the architect and developer of the project, which cost \$13.5 million.

Once the project is completed by the end of June, residents will be able to custom-finish their lofts — seven floor-throughs and two penthouse duplexes.

The no-frills lofts include windows triple-glazed to block out noise from traffic rumbling along the West Side Highway below. They also feature concrete floors, poured concrete columns and four sets of risers for gas, electricity and plumbing.

"It's big, muscular space," said Mr. Tamarkin, who bought the site, then a weed-strewn lot, in 1997.

The two 4,700-square-foot duplex pent-

houses with 20-foot ceilings and two fireplaces selling for over \$4 million are already spoken for.

Floor-throughs on the second to seventh floors, each with about 3,100 square feet of space, are expected to range in price from \$1.4 million to \$2.4 million. A ground-floor 2,000-square-foot loft is expected to cost \$995,000. All have 10½-foot-high ceilings.

Ribbon-steel windows, 48 feet long and 8 feet high, in lofts above the ground floor offer river views and 18- by 18-foot windows frame panoramic views from the duplexes.

The ground-floor apartment has a private garden at the rear. The windowless northern side of the building, which faces a parking lot, houses two stairways and two elevators.

The upper duplex has exclusive roof rights; the lower one, situated along the building's setback, has a 10- by 68-foot terrace facing the water.

Two 10-foot-high, key-operated elevators, each with a 3,500-pound capacity, will open directly into apartments. An unadorned lobby with poured concrete



Nancy Siesel/The New York Times

New condo at 495 West Street.

floors will have an part-time doorman and video/intercom.

Visible from its entrance will be a Japanese maple in the minimally landscaped common yard.

Corbeled buff-and-brown bricks give the facade the appearance of corrugated cardboard and a water tower sits atop the building.

"This is elegant," said Jan Hashey, a broker with Douglas Elliman, the sales agent. "Factory elegant," she added. "It could be a factory outside Milan."