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HFZ unveils retail space at new XI on Chelsea waterfront

HFZ Capital Group announced that it will begin leasing 30,000 s/f of retail space at The XI in West Chelsea.

The Bjarke Ingels designed, full-block, mixed-use commercial and retail development encompasses 85,000 s/f of commercial space, including of 55,000 s/f occupied by Six Senses for food and beverage outlets and spa and wellness facilities.

The available space will be ready for 2020 occupancy, with RIPCO exclusively handling leasing and marketing.

The mixed-use development offers 236 residences as well as the Six Senses Hotel.

The development design is a collaboration between Bjarke Ingels Group, Gabelini Sheppard Associates, Gilles & Boissier and Enzo Enea.

The hotel, Six Senses' first destination in the US, will occupy space with frontage on the High Line Park and will include a newly-created public promenade, developed by HFZ in collaboration with Friends of The High Line to

create the first street-level extension of the park.

"The Eleventh is a signature development for Manhattan; the only full-block property dedicated to and consisting of architecture, design, living, culture, and wellness — the new luxury," said Ziel Feldman, Chairman and Founder of HFZ Capital Group.

"The vision for the retail is consistent with the project and will accentuate the architecture and distinctness of the neighborhood, and access to the enormous foot traffic along the High Line. By way of unique balance and design, The XI's twisting towers maximize light and air, extraordinary views, and are shaped out of 'mutual courtesy' for one another."

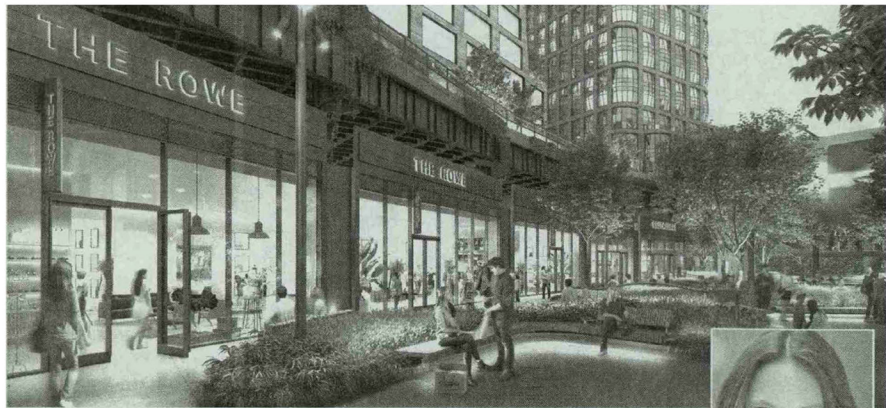
The available retail spaces feature ceiling heights from 12 ft. and includes divisible ground and second floors spaces, with the leasing team planning to target restaurants, fashion and lifestyle brands and art galleries to take occupancy.

Six Senses will occupy

space for their signature restaurant fronting the High Line plaza on 10th Avenue. Retail space adjacent to the signature restaurant on the plaza offers divisible opportunities and a glass facade.

"The XI will be one of the most iconic residential and hotel destinations in New York City and we are delighted to collaborate with HFZ on this assignment. We view this development as a game changer to both the Meatpacking District and West Chelsea neighborhoods. With RIPCO's strategic approach and expansive reach, we intend to share this excitement with ideal retail, lifestyle, and restaurant users within the US and all over the world," noted Beth Rosen, Executive Vice President for RIPCO.

"Every aspect of the retail space has been thoughtfully designed and we look forward to educating all potential tenants on these attributes. In addition, the built-in co-tenancy is so unique as it includes the Six Senses Hotel, and all its components."



Ripco's Beth Rosen (inset) is leading the marketing effort for the 30,000 s/f of retail space