

# The Record

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## The Oakman, Jersey City's newest condo offering, opens in Powerhouse Arts District

Upscale condominiums fit right in with downtown neighborhood

In a city saturated with rental properties, The Shuster Group has ended a nearly decade-long drought of new condominiums in Jersey City with the launch of The Oakman, a luxury condominium building in the historic downtown Powerhouse Arts District.

Sales are underway for the new collection of 159 luxury residences. The homes are complemented by first-class amenities and services, and a vibrant location at 160 First Street amidst the artist-inspired neighborhood's boutiques, galleries, restaurants and convenient public transportation to Manhattan.

Designed by Fogarty Finger Architects, The Oakman features a 15-story, industrial-inspired design that respects the fabric of the Powerhouse Arts District while providing a decidedly more intimate, boutique setting when compared with the monolithic towers that dot the city's landscape.

The Oakman's full suite of amenities and services also belie its size, with a well-rounded lifestyle offering that blends urban sophistication with sought-after privacy. An impressive outdoor rooftop offers views of iconic New York City buildings, including the Empire State Building and One World Trade Center, and features a landscaped rooftop terrace with a pool, BBQ area, sunbathing area, outdoor shower and an adjacent entertainment room with a fireplace and lounge with a kitchen. The full-service building also provides a 24-hour concierge, fully-equipped fitness center, private residents' lounge,



RENDERING COURTESY OF THE SHUSTER GROUP

Modern and industrial in style, the 15-story Oakman is Jersey City's newest luxury condominium community.

library and business center and artistically-inspired, sky-lit Children's playroom. Residents will also appreciate the building's onsite parking garage with electric vehicle charging station.

The Oakman's upscale residences will redefine luxury living in Jersey City with a collection of studio, one-, two- and three-bedroom residences – including spectacular Penthouses – featuring inspired living spaces and custom-designed finishes and appointments. Top-of-the-line

kitchens boast Italian-made Pedini cabinets and appliances from prominent names such as Fisher-Paykel, KitchenAid, Bosch, Bertazzoni, Miele and Liebherr. Select homes also include balconies or private terraces. The exclusive collection of homes is currently priced from \$700,000. The building has been granted a 20-year tax abatement by the City of Jersey City, which provides significant financial savings to buyers.

"As a local developer with strong

ties to Jersey City, we understand the needs of the local marketplace in terms of homes, amenities and neighborhood services," said Eyal Shuster, owner of The Shuster Group. "Much like the transformations of Williamsburg, Dumbo and Long Island City, we believe Jersey City is coming into its own as a well-rounded residential destination, and the time is right to introduce a new luxury condominium offering that



RENDERING COURTESY OF THE SHUSTER GROUP

Fifteen stories above Jersey City, the rooftop at The Oakman features a pool, sunbathing area and BBQ.

will help answer the pent-up demand for upscale, for-sale residences while also fitting in with the character and identity of the neighborhood.”

Like its contemporary homes and amenities, location will also play a key role in The Oakman’s upscale urban lifestyle. The building is situated minutes from downtown Manhattan via PATH trains and NY Waterway ferries. The Hudson Bergen Light Rail system offers rail service up and down the waterfront and into bordering neighborhoods.

“Downtown Jersey City is home to an eclectic mix of coffee houses, bars and restaurants,” said Leah (Pninit) Almog Arazi, Shuster Development’s director of Marketing. “The Powerhouse Arts District itself is a hub for cultural activity with a multitude of galleries, art displays and visual and performance art. Living at The Oakman puts residents in the center of it all.”

The historic Powerhouse Arts District got its name from The Powerhouse, which opened in 1908

to power the Hudson & Manhattan rail lines, the precursor to today’s PATH train, and was placed on the National Register of Historic Places in 2001. During its heyday, the district was home to such global manufacturing/retail names as Lorillard Tobacco, Butler Brothers, the Great Atlantic & Pacific Tea Company (better known as A&P), and Manishevitz. As industry left the area in the 20th Century, many of the empty warehouse buildings attracted artists looking for large lofty spaces.

Today, the Powerhouse Arts District continues to evolve into a dynamic new neighborhood combining repurposed warehouses into new luxury residences, new ground-up residential buildings, artist spaces and other community conveniences. The Powerhouse itself is slated to become a new retail and commercial complex.

For additional information on The Oakman and to schedule a private appointment to view three furnished model homes, call 201-860-9800 or visit [www.theoakmanJC.com](http://www.theoakmanJC.com). JCity Realty is the exclusive sales agent for The Oakman.