



Jonathan Rose Companies

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For Immediate Release

Leasing Campaign Commences at Caesura; An Oasis in the Heart of Brooklyn's Cultural District

Featuring Residences and Innovative Micro Units Designed by Dattner Architects

(New York, NY – December 11, 2017) Jonathan Rose Companies, LLC, a leading green affordable and mixed income real estate development, investment and project management firm, announced the launch of Caesura, a highly anticipated rental property at 280 Ashland Place in the heart of Brooklyn's Cultural District. Caesura, situated directly across from the Brooklyn Academy of Music, is named for a pause in the middle of a line of music or poetry. The development offers a pause, a retreat from the intensity of contemporary life. Caesura features 123 market-rate, middle-income, and affordable apartments in a mix of studio and one- to two-bedroom homes, along with 34 furnished micro units.

The property introduces a library of "Common Goods" – a thoughtful assortment of items that residents might need occasionally but don't need or have the space to own. Such items are available for check-out at Caesura, and include folding chairs and tables for card games, kitchen appliances, and even guitars and amps for the musically inclined. The property's many green features include extremely quiet heating and air conditioning systems that are quite energy efficient, a rooftop garden lounge that duplicates Brooklyn's pre-settlement with a healthy ecosystem of indigenous plants that attracts pollinating insects and birds, and invites residents to socialize, grill, eat or work in the fresh air and sunshine.



"We have crafted this modern building to make it a thoughtful place to live where the living space extends beyond the apartment into the Caesura community," said Jenny Wu, Development Manager of Jonathan Rose Companies. "The design of the building encourages the interaction of neighbors, the sharing of goods and ideas, and the convergence of housing and life. We hope to offer our residents a life with enriched experiences and sanctuary." Wu also noted the building's prestigious location that promotes cultural enrichment and connects to everything that city living offers.

Caesura sits at 280 Ashland Place at the intersection of Ashland Place and Lafayette Avenue, across the street from the Brooklyn Academy of Music and next to the Mark Morris Dance Group. In addition to the Common Goods library and rooftop garden, amenities include a concierge service, fitness center, double-height conservatory for quiet contemplation, community lounge and game room, bicycle storage, and laundry room. Package lockers are offered through the package concierge. Private storage lockers are also available.

Unique to the area are the 34 micro-unit apartments, which are efficiencies under 400 square feet in size that optimize living space and reduce clutter and the apartment footprint. The micro units are delivered with flexible, convertible furniture from Resource Furniture, such as a sofa and shelving unit that converts to a bed, and a desk that expands to a dining table. Rental prices start at \$2,590/month for furnished micro-unit apartments, \$2,360/month for unfurnished studios, and go up to \$4,795/month for two-bedroom units. Private balconies are available with select floorplans.

“We’re proud to have created this remarkable property in the heart of the Brooklyn Cultural District,” said developer Jonathan Rose, President of Jonathan Rose Companies. “Caesura is a carefully composed residence that is a break from the city as well as a place that provides effortless connection to nature, culture, community, and conscientious living.”

Dattner Architects, a New York City firm known for design excellence and civic engagement, with Bernheimer Architects, one of the city’s rising young design firms, collaborated to design the building’s façade. The 12-story building was meticulously designed to exceed Enterprise Green Communities criteria and was designed to achieve LEED for Homes Gold certification.

Caesura’s interiors, also designed by Dattner Architects, feature large windows, white oak floors, and light finishes throughout to give each space a warm and soft glow. The interiors reflect the building’s setting – a pause and respite within the hustle and bustle of the neighborhood. Artist Susan Hefuna created a sculptural screen at the residential entrance that defines the building’s cultural identity.

The Bozzuto Group, a residential property manager, will offer concierge services at the building including providing daily complimentary coffee and tea to tenants and 24-hour maintenance.

The Caesura’s apartments will be available for move-in beginning February 2018. The building will be home to The Center for Fiction, a not for profit devoted solely to the vital art of fiction and will house rehearsal spaces for the adjacent Mark Morris Dance Group.

To learn more about the development, visit www.caesurabk.com or call 844-890-0510 to make an appointment to visit the leasing office at Caesura.

About Jonathan Rose Companies LLC: *Jonathan Rose Companies, Inc. is a seasoned real estate investment, development and project management firm whose mission is to repair the fabric of communities. The firm is nationally recognized for its ability to achieve visionary goals through practical, duplicable strategies. The firm acquires, develops, and acts as a consultant to assist not for profits with transit-oriented, green, mixed-income residential, innovative office, civic, education and health serving projects. Jonathan Rose Companies has developed or acquired more than \$2.3 billion of real estate projects from offices in New York, Connecticut, Colorado, California and New Mexico. For more information, visit www.rosecompanies.com.*

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