

PEARL & PINE

180 PEARL STREET





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SOMETHING BIG IS HERE



At Pearl & Pine, contemporary design and a vibrant community come together to create a place that feels both elevated and welcoming. Thoughtfully designed residences and shared spaces foster connection and inspire a sense of belonging. It's a place to settle in, stand out, and feel at home.

AN EXPRESSION OF BOLD ELEGANCE

Pearl & Pine rises with a refined architectural presence distinguished by clean geometry, expansive glass, and a timeless silhouette. Its sleek façade creates a dynamic interplay of light and reflection, while the building's strong vertical expression establishes a distinctive presence within the downtown skyline. Reimagined for today, the architecture celebrates a legacy of modernism while forging a bold new future.



INTERIOR DESIGN

Designed by CetraRuddy and shaped by the visionary direction of Bushburg's founder Joseph Hoffman, Pearl & Pine's interiors embody a seamless balance of vibrant minimalism and understated luxury. Drawing inspiration from the finest boutique hotels and private residences, each space has been thoughtfully curated to elevate everyday living through timeless design and exceptional attention to detail.

Rich walnut millwork, supple leather, and carefully layered jewel-toned accents create an atmosphere that is both sophisticated and inviting. Throughout the building, a refined and cohesive material palette unifies every residence and amenity, fostering a sense of continuity, warmth, and modern elegance that defines the Pearl & Pine experience.





TEN FLOORS ONE VISION

AMENITIES

Pearl & Pine takes a different approach to amenities. Ten interconnected floors rise through the heart of the building, forming a curated collection of wellness, social, recreation, and workspaces shaped by a singular design vision. Designed to foster connection and enrich daily life, these spaces support every pursuit—from movement and creativity to productivity, restoration, and entertainment. Every room is purpose-built, every experience thoughtfully considered, offering residents places to gather, create, perform, or simply unwind.

THE CREATOR'S SUITE

The Creator's Suite is a fully equipped multimedia production space designed to support a wide range of creative projects. Whether you are recording a podcast in the Podcast Suite, producing music in the Music Room, capturing professional photography in the Photo Studio, or collaborating and unwinding in the Great Lounge, the space offers the tools, flexibility, and environment needed to bring ideas to life.

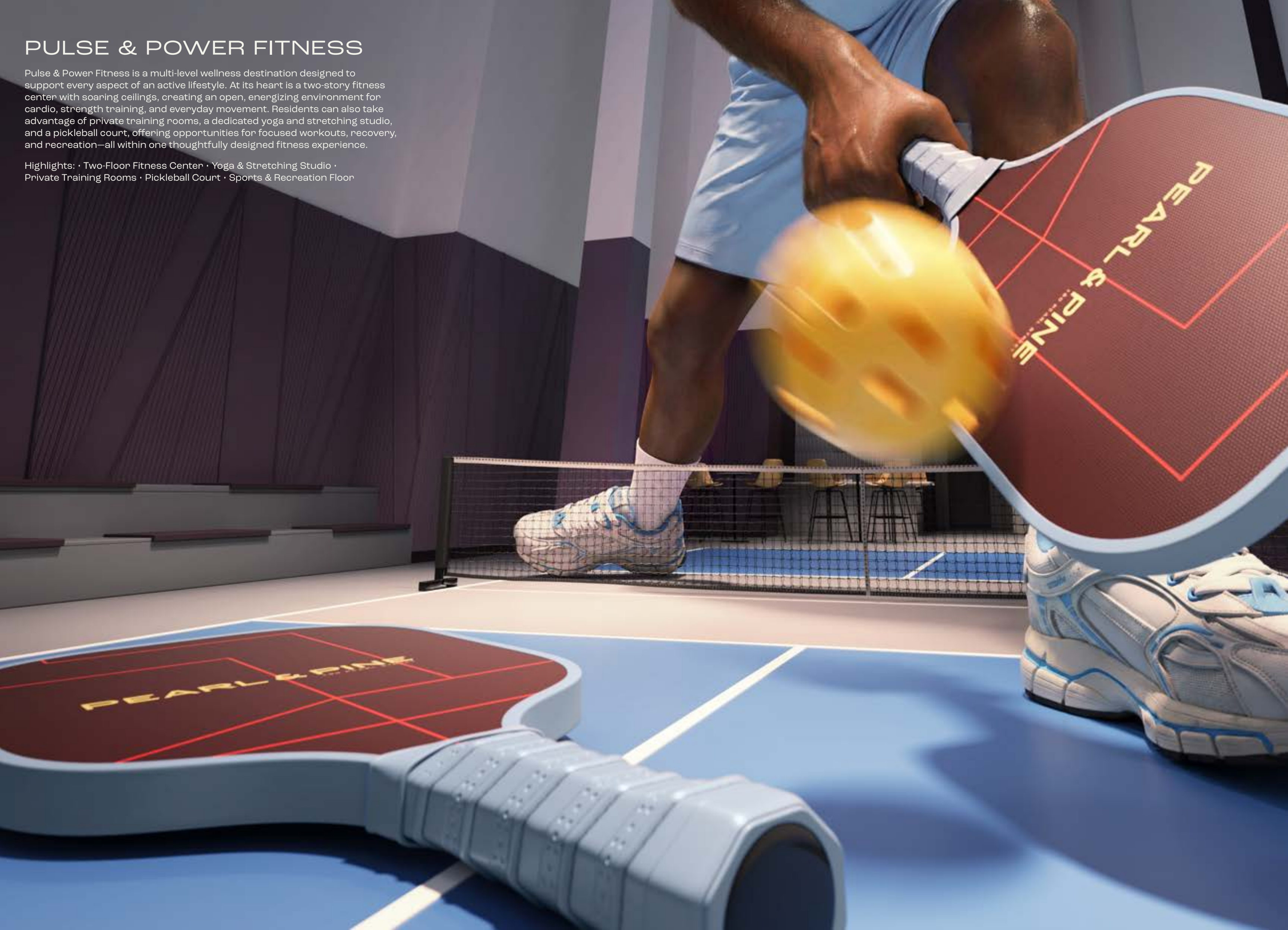
Highlights: • Photo Studio • Music Room • Podcast Suite • Great Lounge



PULSE & POWER FITNESS

Pulse & Power Fitness is a multi-level wellness destination designed to support every aspect of an active lifestyle. At its heart is a two-story fitness center with soaring ceilings, creating an open, energizing environment for cardio, strength training, and everyday movement. Residents can also take advantage of private training rooms, a dedicated yoga and stretching studio, and a pickleball court, offering opportunities for focused workouts, recovery, and recreation—all within one thoughtfully designed fitness experience.

Highlights: • Two-Floor Fitness Center • Yoga & Stretching Studio • Private Training Rooms • Pickleball Court • Sports & Recreation Floor



THE RITUAL HOUSE

Inspired by the elements of Earth, Fire, Water, and Air, The Ritual House is a sanctuary for restoration and renewal. Thoughtfully designed to support both body and mind, it offers a collection of wellness experiences that encourage relaxation, recovery, and everyday balance—bringing the atmosphere of a luxury retreat home.

Highlights: • Himalayan Salt Room • Infrared Sauna • Hot & Cold Plunge Pools
• Chill Lounge • Meditation & Chromotherapy Room



ENTERTAINMENT & LEISURE

Designed to bring residents together, this collection of social, entertainment, and coworking spaces creates opportunities to connect, unwind, and enjoy everyday life. Whether gathering with friends, meeting neighbors, or simply finding a change of scenery, the spaces offer a welcoming extension of home that balances energy, comfort, and community.

Highlights: • Sports Simulators • Digital Gaming Room • Sports Bar • Billiards & Games • Private Event Room • Coworking Spaces • Outdoor Terrace



POOL & LOUNGE

Indoor and outdoor living come together on the rooftop. The Parlor is a light-filled lounge with 22-foot ceilings, designed for gathering throughout the year, while The Oasis opens to the outdoors with a serene pool deck overlooking the East River.

Highlights: • Indoor Lounge • Pool Deck • Skyline Views • Outdoor Seating Areas • Resort-Inspired Atmosphere

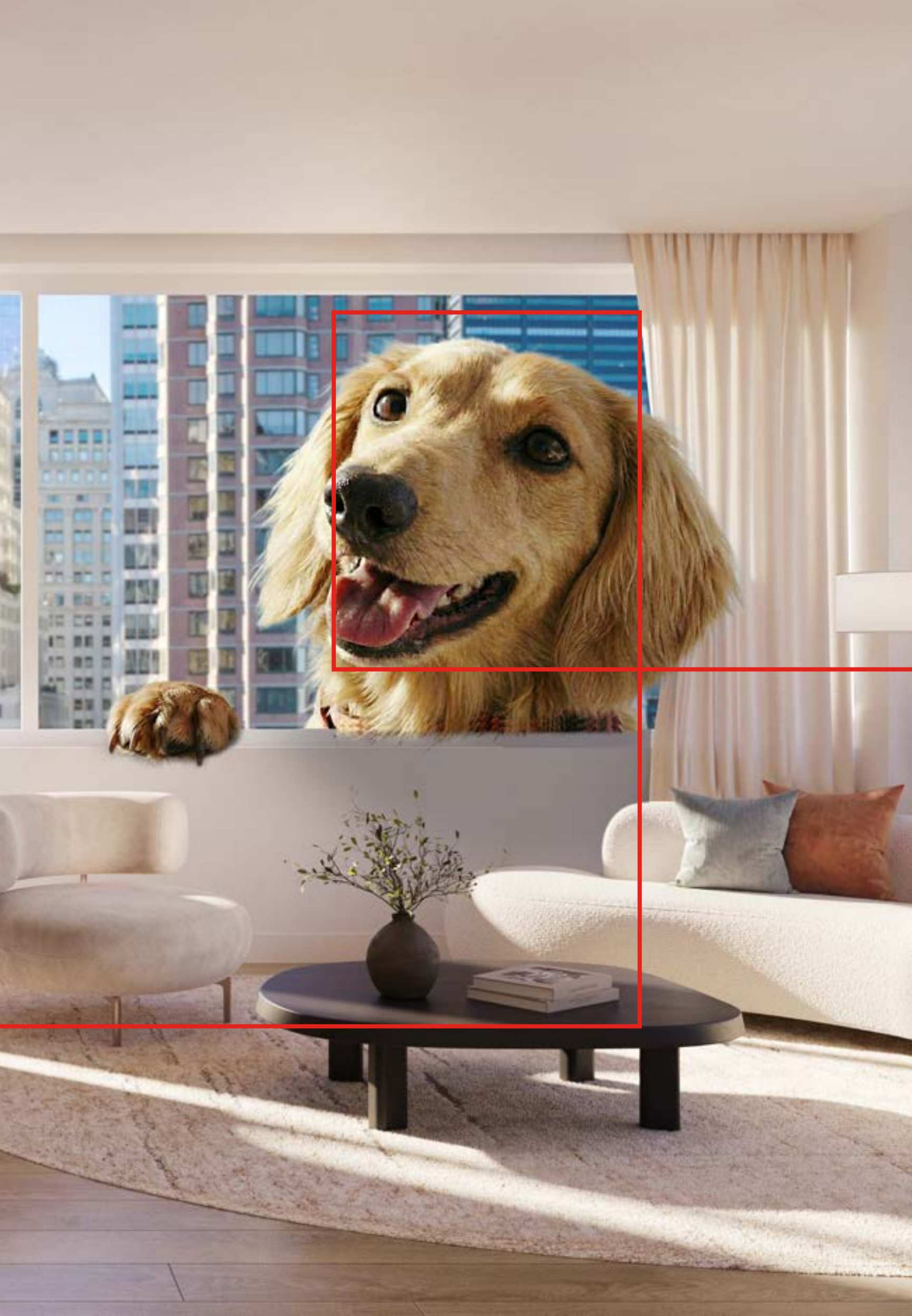




COMMUNITY BY DESIGN

In a city of millions, Pearl & Pine offers something personal. Through thoughtfully curated events, welcoming social spaces, and shared experiences, residents become part of an exclusive and connected community.





THOUGHTFUL DESIGN ZERO COMPROMISE

RESIDENCES

Inspired by international modernism, the residences are designed with balance, proportion, and everyday functionality in mind. Expansive windows fill each home with natural light, creating bright, sun-drenched living spaces that feel both open and inviting. From studios with dedicated home office space to spacious three-bedroom residences, every home combines thoughtful planning, timeless materials, and a refined sense of comfort.

LIVING SPACE

Thoughtfully designed interiors balance light, proportion, and materiality to create interiors that feel composed and inviting.

Open layouts, expansive windows, and warm walnut flooring provide an elegant backdrop for everyday living, while central air conditioning, in-unit washers and dryers, and secure facial-recognition entry offer modern comfort and convenience.



KITCHEN

Designed for both everyday routines and weekend entertaining, the kitchen combines warm finishes with thoughtful functionality. Travertine stone countertops and backsplash are paired with two-tone custom cabinetry, creating a warm, contemporary aesthetic. A paneled refrigerator and dishwasher maintains visual continuity, while an electric range, and stainless steel sink support everyday use with ease.



BEDROOM

Designed as a retreat from the energy of the city, bedrooms embrace a quieter expression of the home's material palette. Thoughtful proportions, ample storage, and a calming atmosphere create spaces made for rest and renewal.



BATHROOM

A calming palette of stone, porcelain, and wood creates a spa-inspired atmosphere. Porcelain tile floors and full wall mirrors are paired with custom vanities featuring integrated storage, while mirrors with integrated lighting and chrome fixtures provide a clean, functional finish. The result is a space designed to support daily rituals and moments of restoration.





WHERE NEW YORK SHOWS UP

NEIGHBORHOOD

The Financial District is shaped by daily life, culture, and community. Pearl & Pine stands at the center of this. Surrounded by waterfront promenades, Michelin-starred restaurants, celebrated dining destinations, destination shopping, cultural institutions, and a thriving nightlife scene, residents enjoy access to one of Manhattan's most dynamic neighborhoods. Combined with unparalleled transit connections, the district offers a rare blend of convenience, energy, and livability, creating a setting that is as engaging as it is connected.



CAFES, DINING & NIGHTLIFE

1. Voyager Espresso
2. Café Patoro
3. La Colombe
4. Café Grumpy
5. Blue Stone Lane
6. Black Fox Coffee
7. Leo's Bagel
8. Nobu Downtown
9. Delmonico's
10. Manhatta
11. Cipriani
12. The Dead Rabbit
13. Crown Shy
14. The Fulton by Jean-Georges
15. Industry Kitchen
16. Fraunces Tavern
17. Malibu Farm (Pier 17)

RETAIL

18. Printemps
19. Brookfield Place
20. McNally Jackson
21. Whole Foods Market
22. City Acres Market
23. Westfield World Trade Center
24. Century 21
25. Fulton Stall Market
26. Eataly Downtown
27. Target (Tribeca)
28. Duane Reade
29. CVS

PARKS, RECREATION, & WATERFRONT

30. Imagination Playground
31. Elevated Acre
32. Bowling Green
33. Battery Playscape
34. The Battery Urban Farm
35. Battery Park
36. Five Iron Golf
37. Court 16

PARKS, RECREATION, & WATERFRONT

38. H.I.T. The Deck NYC
39. South Street Seaport Museum & Lighthouse
40. East River Promenade
41. SeaGlass Carousel
42. Pier 15
43. Pier 17 Rooftop
44. Hudson River Greenway
45. Governors Island Ferry Landing

ARTS, MUSEUMS & CULTURE

46. Pier 17
47. Alamo Drafthouse
48. iPic Theaters
49. Perelman Performing Arts Center
50. Mercer Labs
51. World Trade Center
52. Oculus World Trade Center
53. 9/11 Memorial & Museum
54. Museum of Jewish Heritage
55. Skyscraper Museum
56. National Museum of the American Indian
57. Statue of Liberty Museum
58. Ellis Island Immigration Museum
59. Trinity Church

TRANSIT & CONNECTIVITY

60. Fulton Center
61. World Trade Center Transportation Hub
62. Pier 11 / Wall Street Ferry Terminal
63. Battery Maritime Building



Stone Street



Black Fox

CAFÉS, DINING, & NIGHTLIFE

FiDi is a neighborhood of contrasts, where Michelin-starred restaurants, historic taverns, and the lively outdoor dining scene of Stone Street coexist with contemporary culture and nightlife. Museums, galleries, and rooftop bars bring energy to the neighborhood after hours, creating a dynamic destination that balances history, hospitality, and modern city living



Pier 17



Delmonico's



Cipriani

RETAIL

From luxury boutiques at Brookfield Place and flagship destinations on Broad Street to the renowned retail offerings beneath the Oculus, shopping in FiDi is both effortless and diverse. Neighborhood markets, everyday essentials, independent retailers, and iconic destinations place everything from high fashion to daily conveniences within easy reach, making discovery a natural part of everyday life



Battery Park



PARKS, RECREATION, & WATERFRONT

Surrounded by iconic parks, vibrant waterfronts, and recreational destinations, Pearl & Pine offers a seamless connection to the outdoors. Stroll through Battery Park, explore the historic South Street Seaport, enjoy live events at Pier 17 Rooftop, or catch a ferry—all just moments from home.

East River Promenade

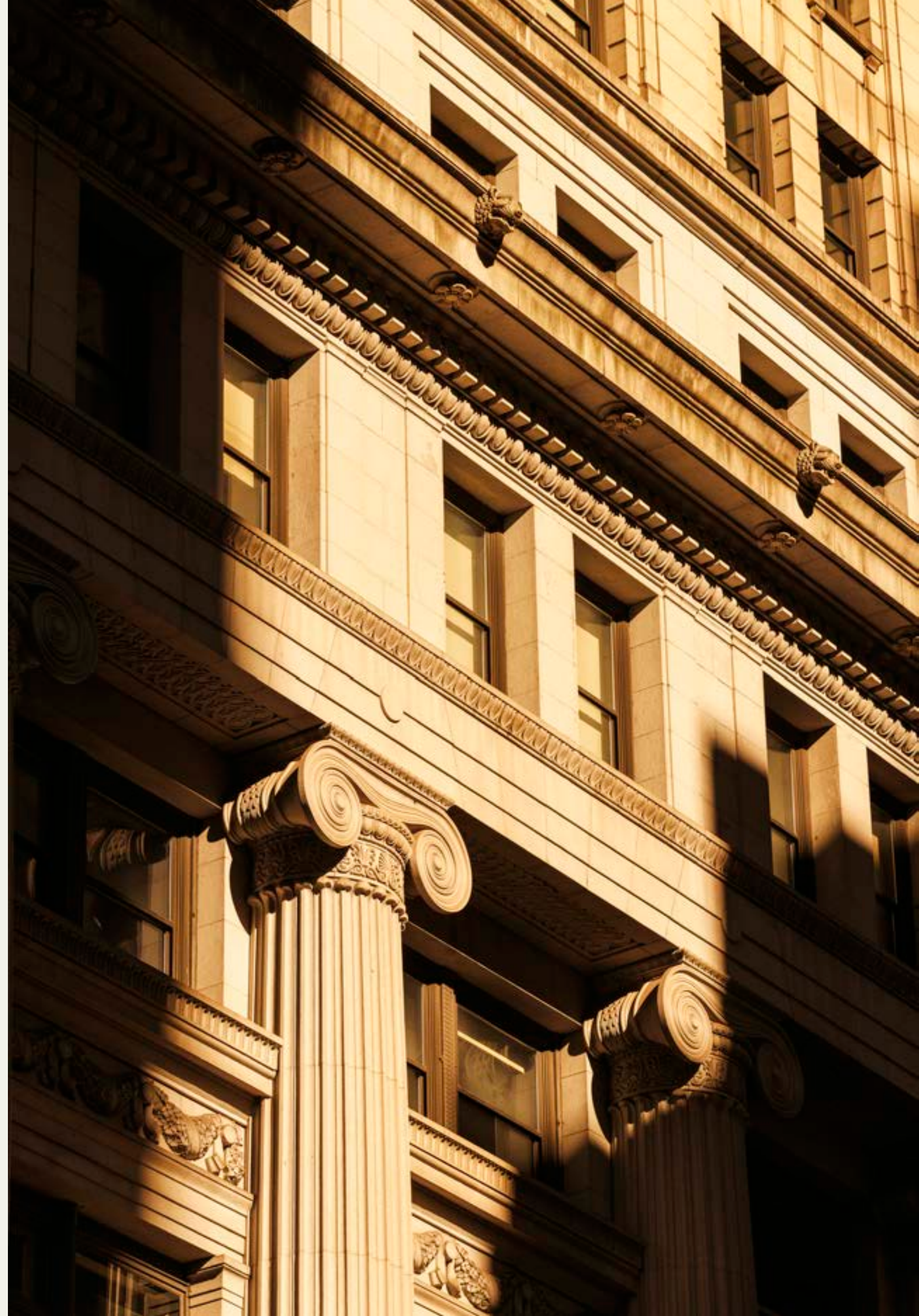




ARTS, MUSEUMS & CULTURE

Immerse yourself in one of New York's most dynamic cultural districts. From world-class museums and immersive art experiences to architectural icons and sacred landmarks, Pearl & Pine offers unparalleled access to a vibrant landscape of creativity, heritage, and discovery.







TRANSIT & CONNECTIVITY

Positioned at the center of New York's transportation network, Pearl & Pine offers unmatched access across the city and beyond. With 13 subway lines, major transit hubs, and 14 ferry routes connecting the waterfront to neighboring boroughs and New Jersey, seamless mobility is part of everyday life.



TEAM

DEVELOPER

Bushburg

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BRANDING

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Some images are artist's renderings that may include AI-assisted visual enhancements. Actual finishes, layouts, and features may vary.

BUSHBURG