

Long Island City's first co-living rental launches leasing

There are currently 11 units on the market, including 4 co-living "microsuites"

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Long Island City's first co-living rental, ALTA LIC, has launched leasing on a handful of its 467 rentals. The 47-story building, developed by Simon Baron Development and Quadrum Global, offers a mix of studios through three-bedroom rentals and the majority of co-living suites are two-bedrooms.

The building consists of 297 private residences on its uppermost floors and a number of shared "microsuites" on floors two through 15 that were created and will be operated by Ollie, the same "all-inclusive living" firm behind the amenity programs at Carmel Place. There are currently two studios, three one-bedrooms, and two two-bedrooms on the market with net effective rents ranging from \$2,375 to \$4,150/month. As for the co-living units, there are four units, two of which are two-bedrooms while the other two are three-bedroom/two-bathrooms. Rent on these units go from \$3,224 to \$5,317/month.

The standout features of the apartments include 9-foot ceilings, oak floors, washer/dryer machines, and custom kitchens. The microsuites are fully furnished and boast hotel-like amenities that include complimentary Wi-Fi, weekly towel and linen service, and a "regular replenishment of bath amenities from apothecary brand Malin + Goetz."

Among the building amenities are a 10,000-square-foot wellness center named the ALTA+RETREAT, a coworking lounge, game hall with stadium seating, a communal lounge with a party kitchen, a landscaped roof deck with barbecue stations, and an ALTA+ PET CLUB with pet services managed by Throw Me a Bone that include dog-walking and a full grooming salon, among other services.