

# The Record

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## Homes | On the Market

### New York City resident gets more for rental money at One Harrison

When Alexander Serrano decided to move from the Bronx, N.Y., to New Jersey this spring, one of the places he was attracted to is the bustling residential town of Harrison. For almost the same price as a no-frills apartment in the Bronx, he could have a brand-new luxury residence, a private parking spot, mass-transit access to Manhattan via the PATH system, and on-site amenities such as a fitness center and outdoor pool in a fast-growing neighborhood.

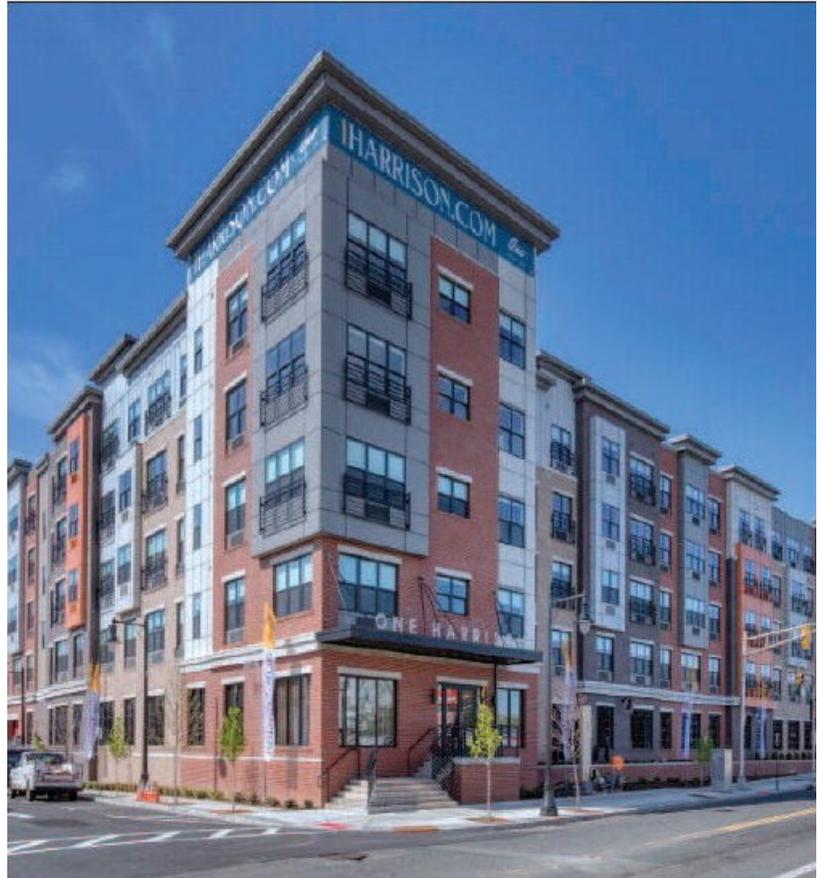
He visited a few rental communities before finding the one that was the perfect fit for him: One Harrison.

“I shopped around a little and I found that One Harrison was the place where you get the most for your money, in my opinion,” Serrano said. “For me, it hit that sweet spot. The price was right on point and it had everything I was looking for.”

One Harrison is a brand-new luxury rental community on the Harrison waterfront and Serrano discovered it just as it was preparing to open. He became one of the building’s first residents, selecting a studio apartment with views of the Passaic River and the downtown Newark skyline.

Like all of the luxury residences in the community, his apartment is comfortable and well-appointed. It includes high-style finishing touches such as nine-foot ceilings, white stone countertops, stainless-steel appliances, and washer/dryer included in the unit.

Serrano also enjoys access to more than 30,000 square feet of club-style amenities that developers BNE Real Estate Group and Hornrock Properties curated for residents of One Harrison. A two-level, commercial-grade fitness studio, five distinct lounge spaces, and an impressive pool deck overlooking the waterfront are just some of the offerings designed to help residents optimize their free time and live life to the fullest.



Residents at the new One Harrison luxury rental community in Harrison, NJ, value its easy access to NYC, club-style amenities and nearby local businesses. PHOTOS COURTESY OF BNE REAL ESTATE AND HORNROCK PROPERTIES

“What’s nice about the amenities is there are a lot of options, and I use almost all of them,” Serrano said. “I use the gym almost every day before work, the game room maybe every other day, and on Friday and Saturday I am at the pool. I use the barbecue grills every once in a while, too. It’s nice to have the option to cook outside if I want to.”

Indeed, inviting outdoor recreation and relaxation space is one of the hallmarks of the One Harrison lifestyle, and not just during the pool season. One Harrison’s impressive, multi-level deck that overlooks the waterfront includes a bar and lounge, BBQ grills, a firepit, an open lawn area, and a bocce ball court.

The pet-friendly building also features a dog spa, lobby lounge with fireplace, coffee lounge with private dining, resident clubroom featuring communal bar and screening area, retro game lounge, children’s playroom, Amazon package lockers, bicycle storage, covered garage parking and private residential shuttle.

One Harrison’s location near I-280 and the New Jersey Turnpike is ideal for Serrano, because his career in the construction industry takes him to various locations in northern New Jersey and New York City. His commute is always changing, but those are two key highways that keep him connected to local cities, towns, bridges and tunnels. Although he typically won’t be using mass transit to commute, he looks forward to using the PATH train for convenient weekend trips to Manhattan. Proximity to Newark Penn Station is also convenient, as it makes it easy for his friends to take NJ Transit when visiting him.

Serrano is slowly but surely exploring the neighborhood around him. The Harrison PATH station and a variety of new shops and restaurants are within a ten-minute walk from his apartment. Many popular downtown Newark destinations are also within walking distance by crossing the Bridge Street Bridge.

“There are nearby supermarkets, and I found a Whole Foods down the block,” Serrano said. “I prefer to cook at home, so I can’t tell you about the dining. But I hear there are some good restaurants. I do like Barcade. As far as going out, Barcade is a fun place.”

For One Harrison residents who are interested in dining, the community is within walking distance of exciting restaurants such as Dinosaur Bar-B-Que, Chateau of Spain, Market Street Bar & Grill, and Joia Restaurant, to name a few. Residents are also easily connected to cultural, recreational and entertainment destinations throughout the region.

Harrison itself is now home to a lively streetscape of shops, restaurants, a boutique hotel and the NY Red Bulls professional soccer team stadium, which creates a well-balanced, downtown setting. One Harrison helps solidify the town’s position as a prime residential destination while offering a more affordable alternative to comparable properties in Jersey City and Hoboken.

The residences at One Harrison are as impressive to the community’s prime location and hotel-style ambience. A range of floor plan options are available, gracefully proportioned and designed with style and function in mind. Apartments feature nine-foot ceiling heights, oversized rooms, custom modular closets, in-home washers and dryers, complimentary window treatments, and balconies and patios in select homes. Modern kitchens boast white quartz countertops, stainless-steel appliances, gas ranges, wine racks, abundant cabinetry and customized storage.

Attractive opening prices start from the \$1,900s, with immediate occupancy and grand opening incentives available.

For more information and to schedule a private tour of the building’s furnished model apartments and amenity spaces, visit [www.1Harrison.com](http://www.1Harrison.com) or call 973-3501378.