



Baron Property Group Wraps Upper Manhattan Rental

The Washington Heights building is already 35 percent leased.

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Baron Property Group, a New York-based real estate developer, and partner LargaVista have completed The Park Overture, a seven-story, 92-unit luxury apartment community in Manhattan's Washington Heights neighborhood.

Located at 4568 Broadway at the intersection of Broadway and Nagle Avenue, the property overlooks the 67-acre [Fort Tryon Park](#). The boutique project offers one- and two-bedroom residences with rents starting at \$2,950 per month for a one-bedroom unit. Leasing launched two months ago and the building is 35 percent leased. MNS is handling leasing.

The apartments are light-filled rooms with views of the park. Features include high-quality finishes, stainless steel appliances, ample closets, in-unit washers and dryers and individually controlled heating and cooling. Many of the residences have balconies or terraces overlooking the park or the complex's courtyard.



The Park Overture in Manhattan. Courtesy of Baron Property Group

The pet-friendly property includes a dog spa and residents can use Manhattan's largest public dog run at Fort Tryon Park. In addition to the courtyard, building amenities include a gym and bike storage. The property was built with environmentally sustainable living features including solar power and energy-efficient electric systems.

Residents will also be near the Met Cloisters, the Hudson River waterfront, Columbia University and several world-class hospitals. The diverse neighborhood offers dining and entertainment options that celebrate the area's Dominican heritage.

The building is close to two major subway lines that offer connections to Midtown and Lower Manhattan as well as major highways.

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Founded in 2021 by Matthew Baron, Baron Property Group is a real estate development and investment firm that develops residential and commercial properties nationwide. The firm has an active pipeline totaling nearly 4 million square feet and more than 3,600 residential units, valued at over \$2 billion. Elsewhere in the New York area, Baron Property Group is developing a rental project in Long Island City in Queens, N.Y.

The firm also has a Miami office and significant presence in South Florida, where it is building several large-scale multifamily properties in Hialeah, Fla., and Coral Gables, Fla.

In September 2022, a joint venture between Baron Property Group, MG Developer and Township Capital obtained \$148 million in construction financing for Metro Parc, a 559-unit [luxury multifamily project in Hialeah](#). Earlier this year, the 10-story property was topped off.

Also in 2022, MG Developer and Baron Property Group announced plans to develop the \$204 million [Merrick Park in Coral Gables](#). In January, the partners closed on a \$21 million loan for the 19-story, 443-unit mixed-use project that is expected to feature 10,000 square feet of retail.