



# 1 SINATRA DRIVE

Hoboken, NJ

This property, home to the Frank Sinatra Post Office, offers unobstructed views of the Manhattan skyline and ready access to Mid-Town from the adjacent Erie-Lackawanna Terminal in downtown Hoboken. Our long-time client, the United States Postal Service (“USPS”), asked the company to explore highest and best use of the property, while meeting current USPS needs in the historic structure facing River Street. Working with the City, Keating Partners reached a deal calling for a luxury 20-story Hilton hotel on the east face of the property, coupled to restoration of the historic post office on the west face of the property.

The hotel features 349 rooms, 6,000 square feet of roof top event space, 9,000 square feet of state-of-the-art executive conference space, a second floor restaurant and bar, a fitness center and ground floor retail space. The project will meet the City’s aesthetic and building mass requirements for riverfront development on Frank Sinatra Drive. A well-landscaped and open ground floor plaza will create distinct connections to Pier A and Erie-Lackawanna parks, expanding the City’s interest in a growing public realm along the waterfront.

Keating Partners provides a full range of development and project management services for the project, including all pre-development and land assembly, team formation, historic preservation and oversight of all construction.

## Services

Real Estate Development  
Project Management

## Owner/Developer

One SD Hoboken LLC

## Project Architect

Cooper Carry Inc.

## Value

\$250 Million



**KEATING**  
PARTNERS

111 N. Essex Ave., Narberth, PA 19072

267.232.5700 | [www.keatingpartners.com](http://www.keatingpartners.com)