



B&C  
DESIGN | BUILD

Clarity over  
Clutter.



# PRELUDE

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# Origins

We Thoughtfully Design Your Vision.

B&Co. Design | Build is a distinguished design-build firm renowned for its luxurious residential and commercial projects. What truly sets us apart is our visionary approach to design, exclusive access to elite construction materials, and unparalleled market insights leveraged by our B&Co. Realty division. This unique synergy allows us to go beyond what's trending—we anticipate what's next and often define it. Unlike typical contractors, we understand the nuances of buyer behavior, property value, and emerging design trends because we're on the front lines of both sales and development. That insight is built into every layout, finish, and decision.

Our portfolio showcases projects that go beyond elevating individual homes—they transform entire communities. Whether it's ground-up luxury estates or visionary renovations, each undertaking reflects a meticulous blend of architecture, interior design, and precise construction execution, all delivered by a team passionate about exceptional real estate.

Unlike conventional builders, we deeply understand buyer behavior, property valuation nuances, and emerging design trends through our active involvement in both real estate sales and property development. These insights directly inform every aspect of our designs, from layout to finishes, picking only the best options available today.

With our in-house curated collection of premium hardwood flooring, imported stone, designer tiles, and bespoke kitchens and closets, clients experience a streamlined, personalized journey that ensures impeccable results. At B&Co. Design | Build, we don't just construct buildings—we create lasting icons of modern living.



# Creations

Where Good Taste Meets Great Design.

At B&Co., we don't just build out projects—we create spaces that inspire. Our comprehensive approach covers designing and building residential homes and commercial properties tailored to every budget and vision. From affordable yet beautifully designed starter homes to luxurious bespoke estates and sophisticated commercial developments, we deliver exceptional quality and craftsmanship to match diverse lifestyles and preferences.

Leveraging our deep expertise in real estate sales, architecture, and construction, we seamlessly blend innovative design with practical functionality. Our dedicated team works closely with each client, ensuring personalized attention from concept through completion. With direct relationships with premier suppliers and craftsmen, B&Co. consistently delivers premium results at competitive pricing.

Additionally, as direct wholesalers of many popular brands, B&Co. provides industry-leading prices on finishing materials for both residential and commercial projects, ensuring superior quality and value.

At B&Co., we remain at the forefront of design innovation, creating projects that are contemporary yet timeless. Every property we develop is thoughtfully designed to enhance your living or working experience, combining comfort, luxury, and enduring value for every budget and aspiration.



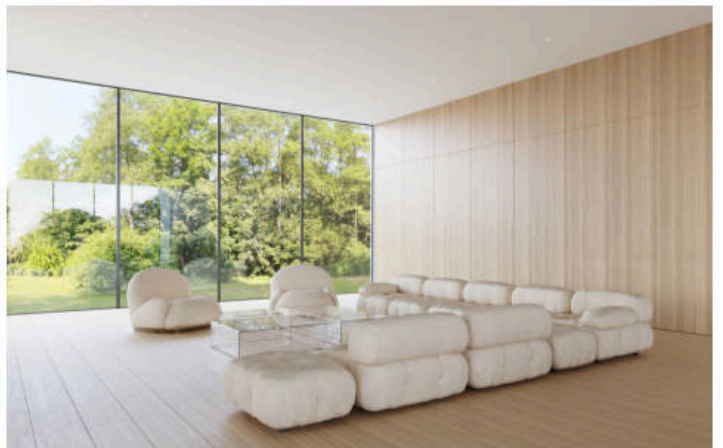
# RESIDENTIAL



Where Vision Becomes  
Structure, and Luxury  
Lives in the Details.

B&Co. Design | Build offers full-scale renovations and new builds for luxury residential properties. These projects showcase our signature aesthetic: clean lines, timeless finishes, and thoughtful, functional layouts built with the highest caliber materials. We're actively integrating the latest smart home tech, spa-style bathrooms, chef-grade kitchens, and imported finishes, all tailored to each client's lifestyle. As always, every project is handled in-house—from design and build to material sourcing—ensuring flawless execution and total control of the final product.

The Church St. Project showcases B&Co.'s mastery in bringing true minimal modern architecture to Bergen County for the first time. Beyond state-of-the-art, this 10,000 sq.ft. bi-level ranch exemplifies our complete approach—from acquisition and sophisticated design to meticulous construction and bespoke interior design. The home features extraordinary 12-foot ceilings on the main level and 10-foot ceilings on the lower, fully walk-out level. Stunning 12-foot-high by 5-foot-wide glass panels seamlessly connect indoors and outdoors, framed with ultra-thin separators of precisely 13/16 of an inch, recessed into both the ceiling and floor. This residence is a full smart home, integrating advanced technology with sustainable materials and environmentally conscious design principles. Its innovative ceiling lights operate on circadian rhythm technology, each fixture no larger in diameter than a U.S. dime, underscoring B&Co.'s commitment to innovation, sustainability, elegance, and refined minimalism.



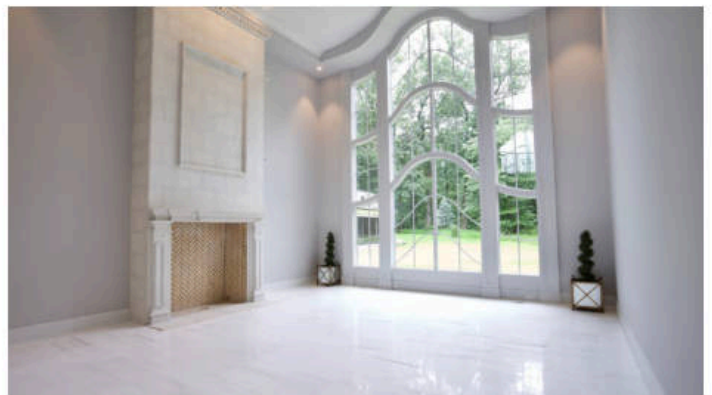
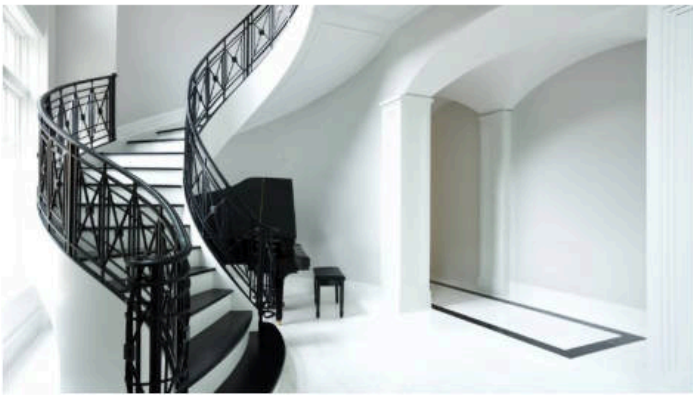
CHURCH ST. CONTINUED



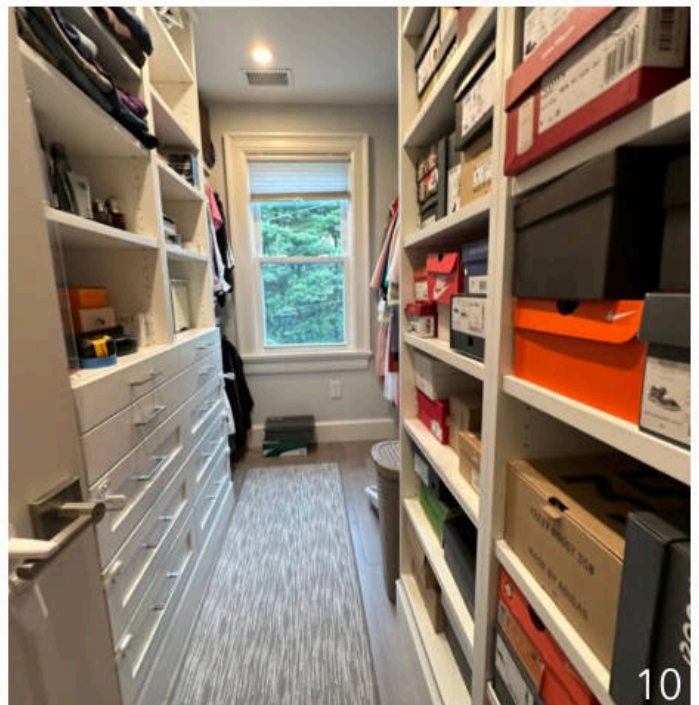
The Timberline Rd. Project is an extraordinary showcase of classical luxury, demonstrating Beyder & Co.'s expertise in creating homes of unparalleled grandeur. Spanning 19,000 sq.ft. with 8 bedrooms and 11.5 baths, this home is a true architectural gem, featuring meticulously crafted interiors, extravagant custom millwork, and opulent materials sourced directly from premier producers worldwide. Every room—from the lavish ballroom and formal dining room adorned with intricate ceilings and chandeliers to the beautifully detailed gourmet kitchen—exemplifies our dedication to sophistication, elegance, and impeccable quality. This estate not only represents B&Co.'s skill in design and craftsmanship but also symbolizes our passion for curating spaces that embody refined living across a range of styles.



This extraordinary 16,000 sq.ft. neo-classic masterpiece highlights B&Co.'s unparalleled ability to deliver luxury at the highest level. Every detail of this project is exceptional—from the breathtaking kitchen meticulously designed by B&Co. and handcrafted by Clive Christian, makers of the world's most luxurious kitchens, to the exquisite slate roof and custom copper gutters. These premium elements showcase our dedication to sourcing the finest materials directly from top producers, ensuring an unmatched standard of elegance and craftsmanship. This residence embodies sophistication, timeless design, and meticulous attention to detail, perfectly capturing our vision of elevating real estate to an art form.



The Clarke St. Project is a perfect reflection of B&Co.'s core philosophy—putting the same passion and care into every project, regardless of its size or budget. At just 1,600 sq.ft., this small, humble home received our signature full-service treatment, from thoughtful design and meticulous craftsmanship to sourcing premium materials directly from producers at competitive prices. Our boutique approach ensures even the simplest homes feel special, stylish, and thoughtfully personalized, embodying our commitment to curating spaces that enhance everyday living and elevate life's simplest moments.



A full transformation by B&Co. Surfaces.

10,000 sq.ft. | 2.25 acres | 9 Beds | 11 Baths

Currently off-market. Currently being transformed.

At B&Co. Surfaces, we don't just renovate homes—we rethink how they live, breathe, and function. Every inch of this Alpine estate is reimaged into a warm, minimal, and modern masterpiece—layered in natural oak, soft neutral palettes, and sculptural finishes.

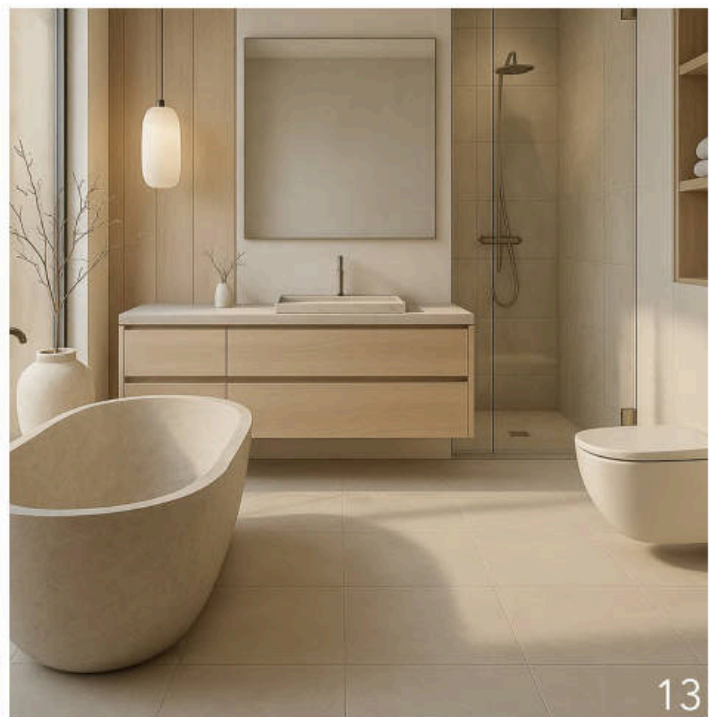
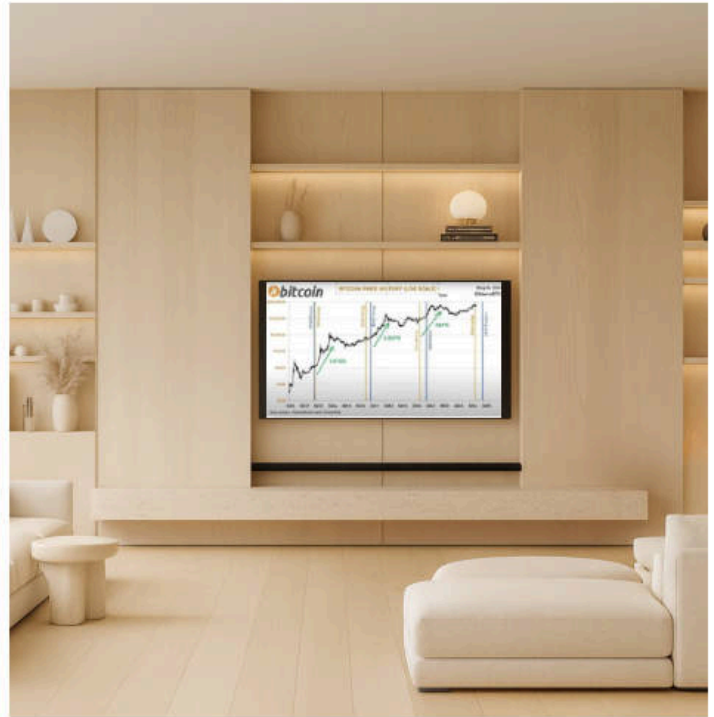


SCHAFFER RD. CONTINUED

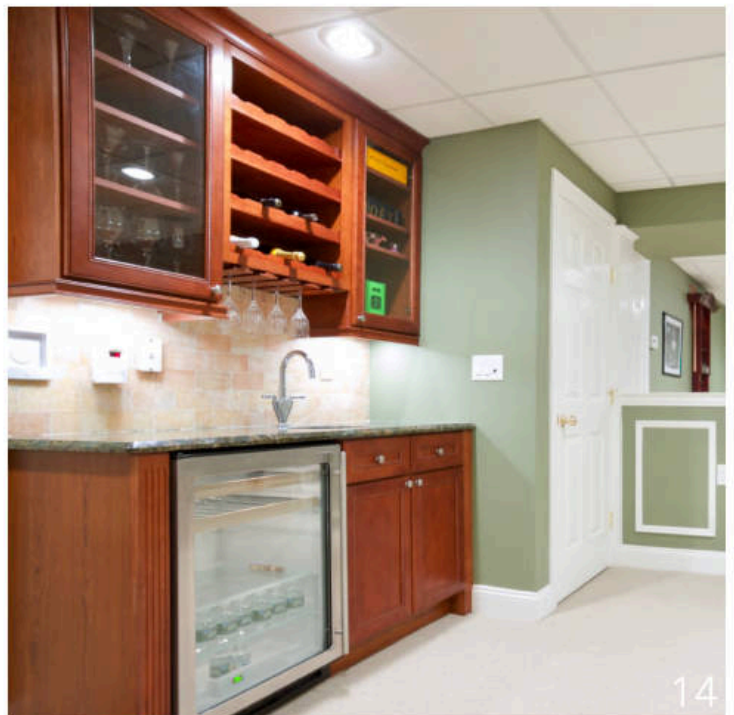
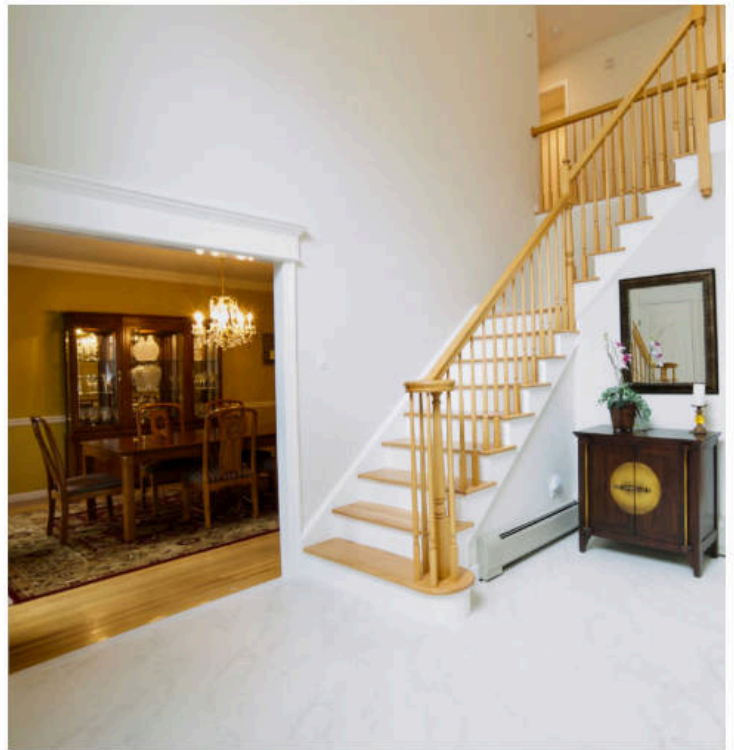


Welcome to 52 Burlington Road—a striking new construction opportunity in the heart of Tenafly's prestigious East Hill. Designed by Beyder&Co. Surfaces and built on an oversized 75x108 lot, this modern residence spans approximately 4,000+ sq ft across three finished levels, plus a fully framed walk-up attic offering additional bonus space.

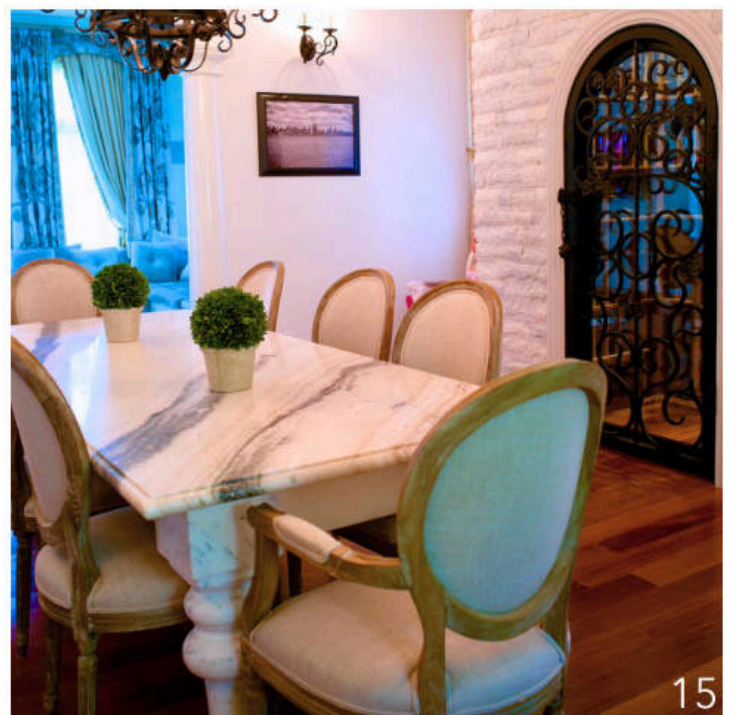
Crafted with clean architectural lines and open-concept interiors, this home is thoughtfully laid out for both entertaining and everyday living.

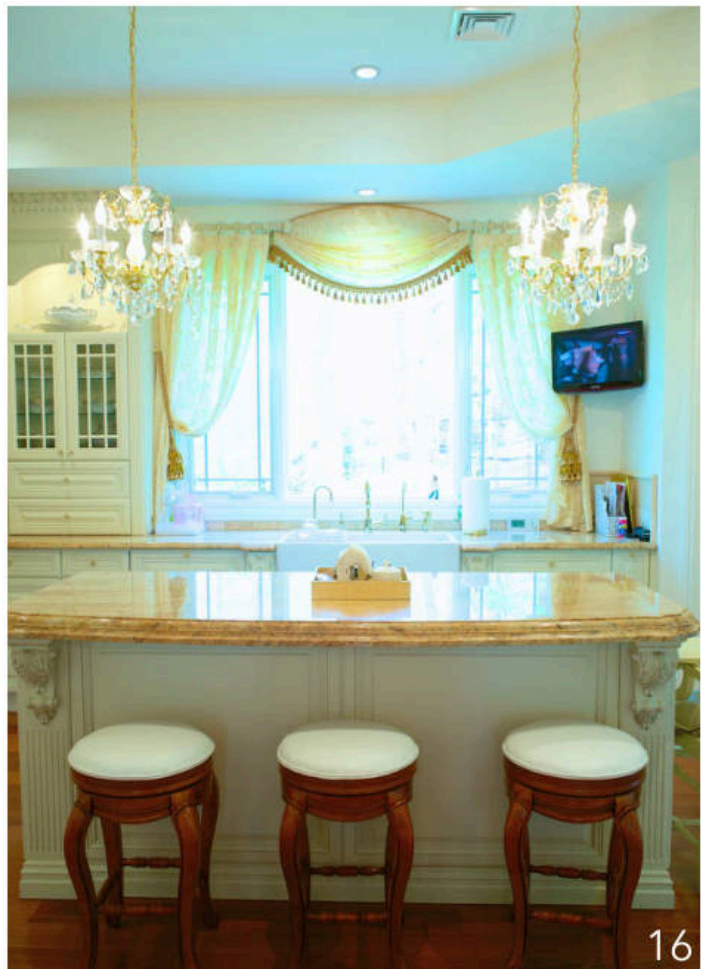
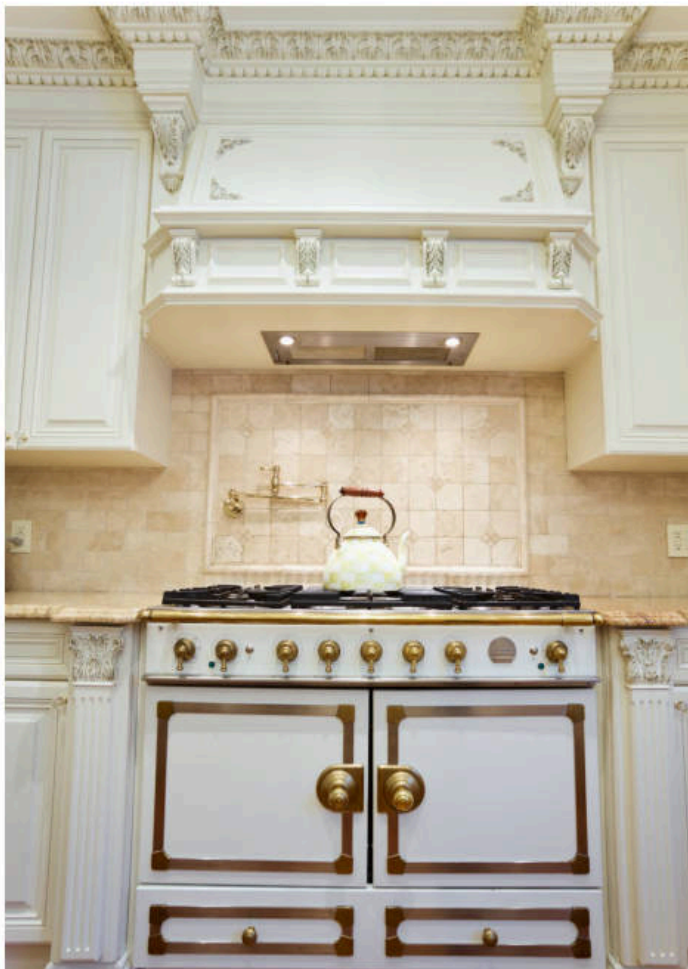


The 4,500 sq.ft. residence showcases B&Co.'s versatile capability to bring sophistication and thoughtful design to homes of every size. Featuring 5 bedrooms and 7.5 baths, this home blends elegance with comfort, from the inviting foyer and formal dining area to the meticulously updated bathrooms and custom-designed wet bar. B&Co. provided full-service design, premium materials sourced directly from leading manufacturers, and expert craftsmanship, transforming this house into a warm yet refined living space. It demonstrates our consistent commitment to quality, personalized detail, and enhancing everyday living at affordable prices.



The Berkery Pl. Project showcases B&Co.'s commitment to elegance, luxury, and detail-oriented craftsmanship. This stunning 6,200 sq.ft. home, with 5 bedrooms and 5.5 baths, reflects our boutique approach—providing full-scale design, direct sourcing of premium materials, and meticulous construction oversight. From the French Chateau-inspired exterior to the sophisticated neo-classical interior—including an extraordinary gourmet kitchen, bespoke wood-paneled study, lavish bedrooms, and a richly detailed entertainment area—every space was thoughtfully curated to blend timeless aesthetics with modern functionality. This residence perfectly embodies B&Co.'s philosophy of curating luxurious homes that elevate daily living into an extraordinary experience.



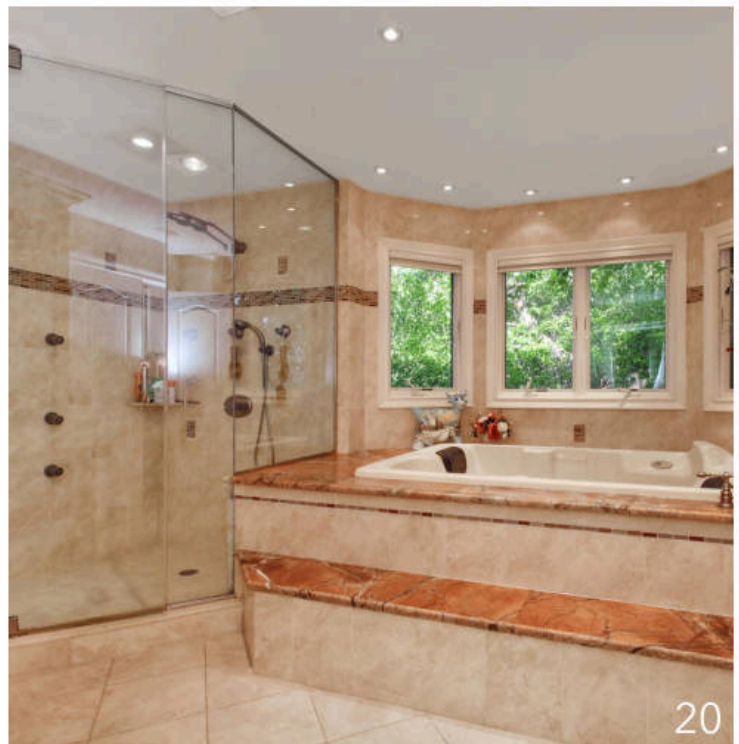




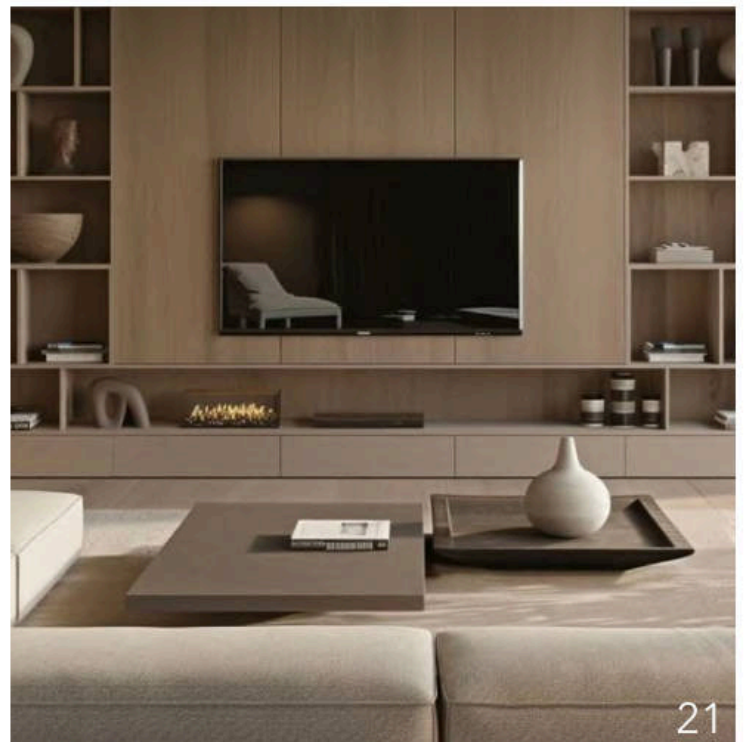




This elegant 5,500 sq.ft. residence exemplifies B&Co.'s refined approach to luxury living, blending classical charm with modern comfort. Featuring 5 bedrooms and 7.5 baths, the home offers beautifully curated interiors, including a custom-designed gourmet kitchen, an inviting living area, and a luxurious spa-like bathroom. B&Co. provided end-to-end design, premium materials sourced directly from top-tier producers, and meticulous craftsmanship to elevate every detail. The result is a residence that perfectly balances sophistication and warmth, embodying our commitment to creating spaces that feel both timeless and comfortably livable.



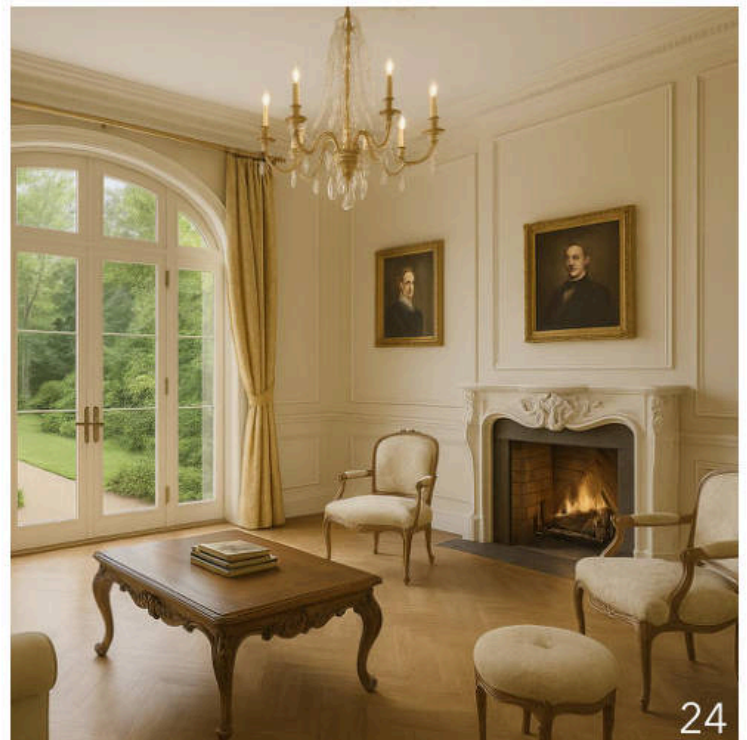
This elegant 9,584 sq.ft. residence exemplifies B&Co.'s refined approach to luxury living, blending classical charm with modern comfort. Featuring 7 bedrooms and 7.5 baths, the home offers beautifully curated interiors, including a custom-designed gourmet kitchen, an inviting living area, and a luxurious spa-like bathroom. B&Co. provided end-to-end design, premium materials sourced directly from top-tier producers, and meticulous craftsmanship to elevate every detail. The result is a residence that perfectly balances sophistication and warmth, embodying our commitment to creating spaces that feel both timeless and comfortably livable.







At B&Co. DESIGN | BUILD, we bring timeless architecture into the modern era with precision, artistry, and care. This Baroque-inspired residence, spanning 2,800 sq. ft. with 3 bedrooms and 3.5 bathrooms, reflects our dedication to blending old-world sophistication with livable comfort. Every detail—from the intricate ironwork of the grand staircase to the hand-carved moldings, custom kitchen, and spa-like bathrooms—was carefully curated to honor Baroque tradition while meeting contemporary lifestyle needs. Our design team sourced premium materials directly from leading producers, ensuring authenticity, durability, and elegance.



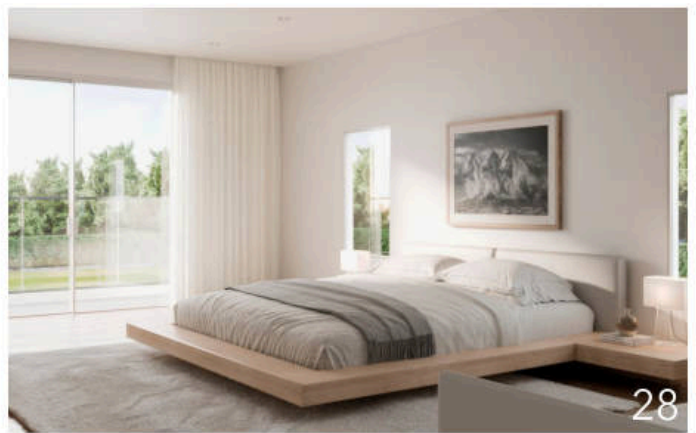




The Overlook Rd. Project showcases B&Co.'s hallmark approach as a complete one-stop shop for luxurious real estate development. Located in America's most prestigious zip code—Alpine, NJ—this 5,000 sq.ft. home exemplifies sophisticated minimalism and refined elegance through our comprehensive design services, direct sourcing of premium materials, and expert craftsmanship. Clients choose B&Co. because we provide extraordinary value at every stage, securing exclusive materials at highly competitive pricing directly from manufacturers. This holistic approach ensures seamless execution from initial concept to final delivery, turning homes into personalized sanctuaries designed to elevate lifestyles and simplify life.



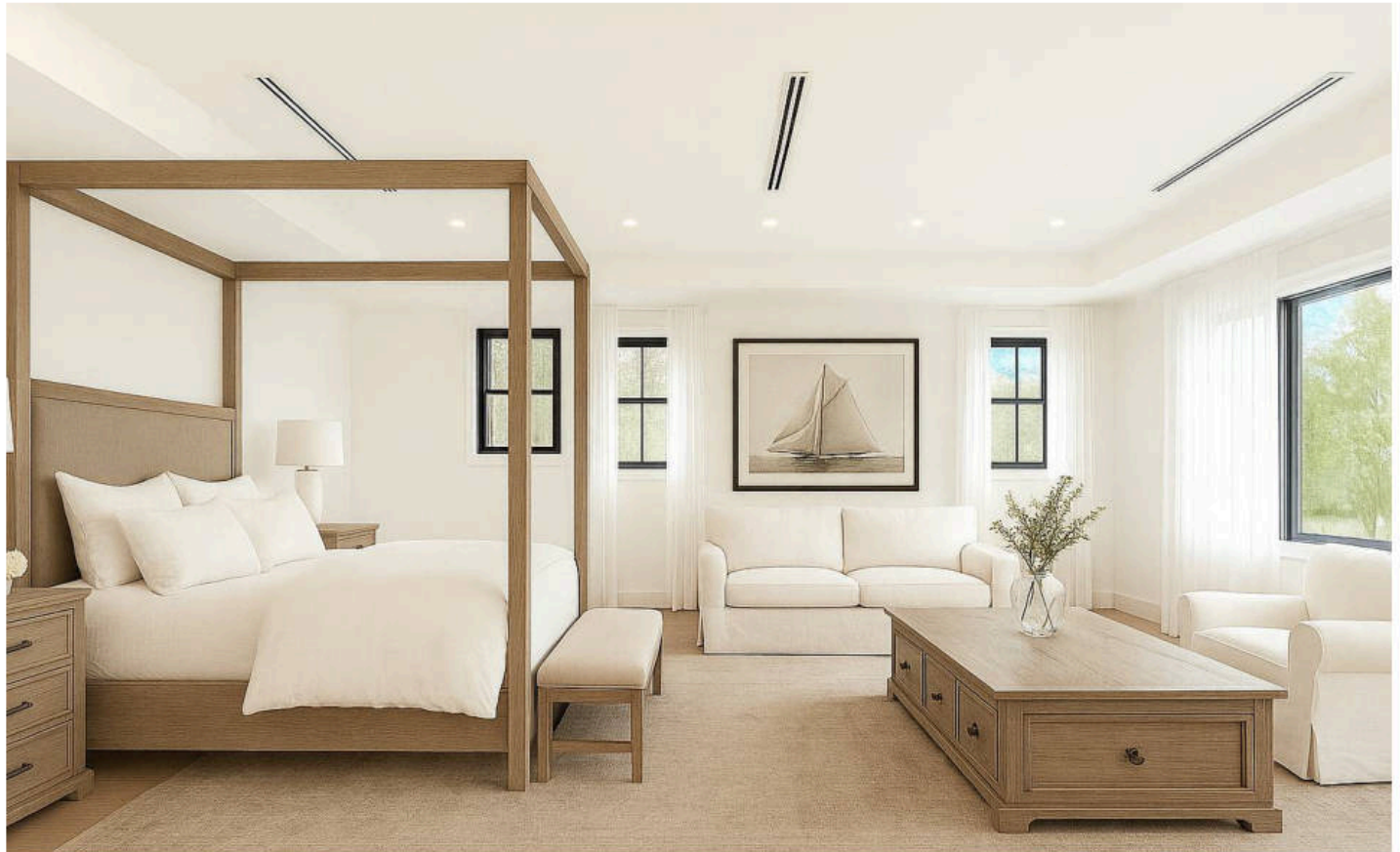
# OVERLOOK RD. CONTINUED



The Sherman Rd. Project showcases B&Co.'s hallmark approach as a complete one-stop shop for luxurious real estate development. Located in America's most prestigious zip code—Alpine, NJ—this 5,000 sq.ft. home exemplifies sophisticated minimalism and refined elegance through our comprehensive design services, direct sourcing of premium materials, and expert craftsmanship. Clients choose B&Co. because we provide extraordinary value at every stage, securing exclusive materials at highly competitive pricing directly from manufacturers. This holistic approach ensures seamless execution from initial concept to final delivery, turning homes into personalized sanctuaries designed to elevate lifestyles and simplify life.





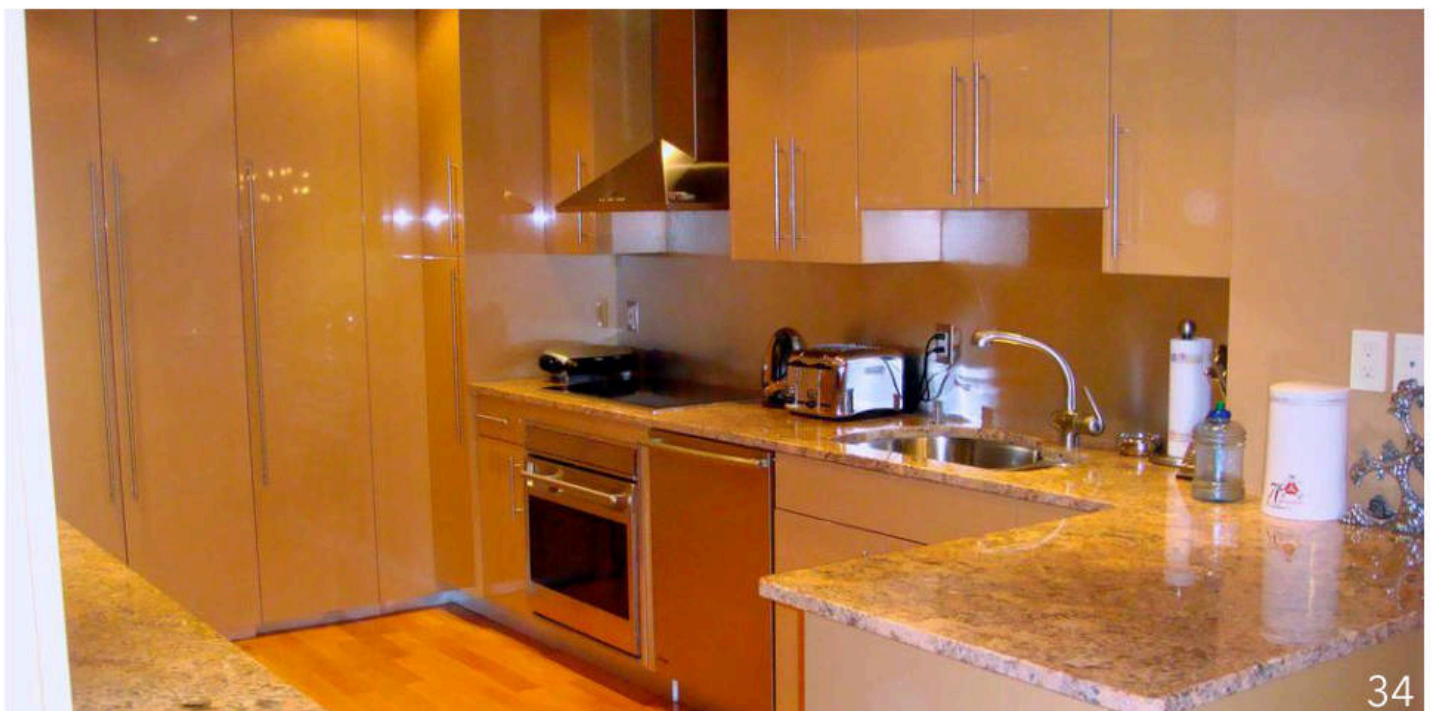


The Close Rd. Project in Greenwich, CT, embodies the pinnacle of luxury and exclusivity, perfectly aligned with B&Co.'s commitment to elevating real estate into an unmatched lifestyle experience. Nestled on over 5 acres with serene private access to Wilshire Pond, this 14,000 sq.ft. residence is an architectural statement, combining modern elegance and timeless sophistication. B&Co. is providing comprehensive design, sourcing ultra-premium materials, and overseeing development, ensuring exceptional quality throughout. With lavish amenities including a state-of-the-art movie theater, curated wine cellar, fitness facility, expansive entertaining spaces, and indoor pool, this estate is designed for the discerning buyer who values both luxury and privacy. Each detail reflects B&Co.'s dedication to meticulous craftsmanship, innovative design, and thoughtful curation, creating a private retreat that's both extraordinary and inviting.





This stylish 1,400 sq.ft. condo highlights B&Co.'s expertise in maximizing luxury and functionality within smaller urban spaces. With 2 bedrooms and 2.5 baths, the unit features a sleek, contemporary kitchen, custom cabinetry, and modern bathrooms showcasing premium materials sourced directly from leading producers. Ambient lighting and thoughtfully selected finishes create an inviting yet sophisticated atmosphere, perfect for city living. This condo embodies our philosophy of delivering exceptional quality and design, tailored to enhance everyday comfort while reflecting refined, modern elegance.



# CARLYLE TOWER CONTINUED

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Beyder&Co. is proud to both design and develop this extraordinary residence at 62 Sparrowbush Rd, Upper Saddle River, NJ. From concept to completion, every aspect of the home reflects B&Co.'s signature approach—melding timeless architecture with modern functionality. The project showcases the firm's full-service capabilities, including architectural design, construction management, and interior styling. By controlling every detail in-house, B&Co. ensures a seamless process, impeccable craftsmanship, and a finished product that exemplifies elevated living.



SPARROWBUSH RD. CONTINUED



35 Tamarack Rd, Alpine, NJ is a 7,800 sq.ft. estate designed and developed by Beyder&Co. in collaboration with Zampolin & Associates. B&Co. oversaw every stage—from concept to completion—integrating architecture, construction, and interior design under one roof. All finishes and materials, including custom stone, hardwood, and fixtures, were sourced through B&Co. Surfaces, ensuring visual harmony and lasting quality. The result is a refined, modern residence that embodies B&Co.’s signature design-build approach: crafted entirely in-house with precision, luxury, and purpose.



# COMMERCIAL



At B&Co. Design | Build, we don't just construct buildings — we craft business environments.

At B&Co. Design | Build, we specialize in creating modern, high-performing commercial spaces – from office buildings to mixed-use developments. By uniting design, architecture, and construction under one roof, we streamline the process and deliver spaces that are functional, striking, and built to last. Each project is tailored to meet the evolving needs of today's businesses, blending functionality with bold, timeless design.

This 1,200 sq.ft. NYC burger restaurant illustrates B&Co.'s versatility and skill in designing dynamic commercial spaces. From layout and branding to interior finishes, B&Co. provided comprehensive design services, sourced high-quality, durable materials directly from producers, and managed construction with efficiency and precision. The result is a vibrant, inviting space optimized for quick service, functionality, and customer comfort, demonstrating our commitment to excellence and practicality in commercial design.



# MATERIALS SHOWROOM

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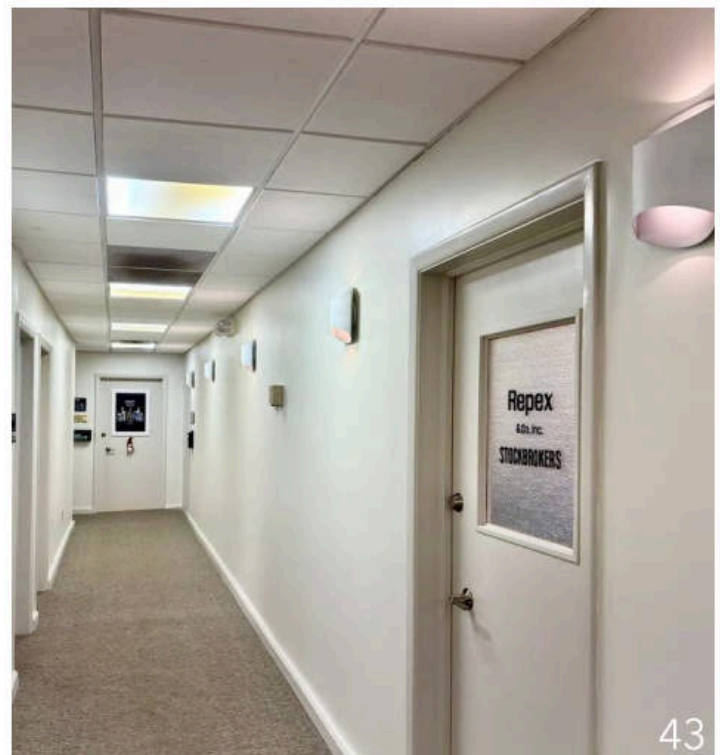
Step into a one-of-a-kind materials showroom designed to inspire the next generation of high-end spaces. Meticulously crafted with a bold black-and-white palette and layered lighting, this curated environment features floor-to-ceiling displays, interactive sample walls, and luxury finishes throughout—from brass hardware to marble countertops. The space includes dedicated zones for stone slabs, custom cabinetry, tile displays, and boutique bath fixtures. Designed with intention and efficiency, this showroom blends cutting-edge design with functionality, offering the perfect backdrop for architects, designers, and discerning clients.



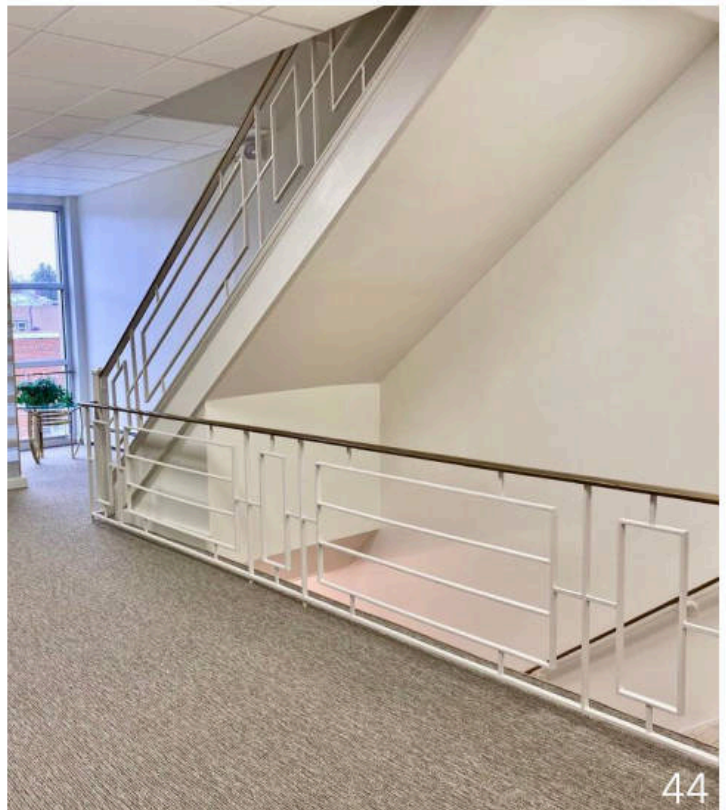
MATERIALS SHOWROOM CONTINUED



B&Co. renovated this multi-tenant commercial building—everything from design to material sourcing to construction. We refreshed the exterior with a contemporary color scheme and sleek stone accents, giving the building a welcoming, updated street presence. We introduced new lighting fixtures, neutral yet warm tones, and refined finishes. The hallways and lobby now feel brighter, more open, and professional. Each office space was reconfigured for practicality, ensuring tenants and visitors enjoy a smooth flow and an environment that inspires productivity.



DURIE RD. CONTINUED



This 3,000 sq.ft. restaurant, New Jersey's first farm-to-table diner, is a prime example of B&Co.'s innovative approach to commercial design. We transformed its previously outdated look into a vibrant, contemporary space by thoughtfully integrating modern design elements and bold pops of color. B&Co. handled the entire redesign, material sourcing, and execution, creating an inviting atmosphere that perfectly complements the restaurant's fresh, locally sourced concept. This revitalization has not only boosted its aesthetic appeal but has also contributed to its acclaim—earning the title of the number one breakfast restaurant in New Jersey.



# MKT DINER CONTINUED

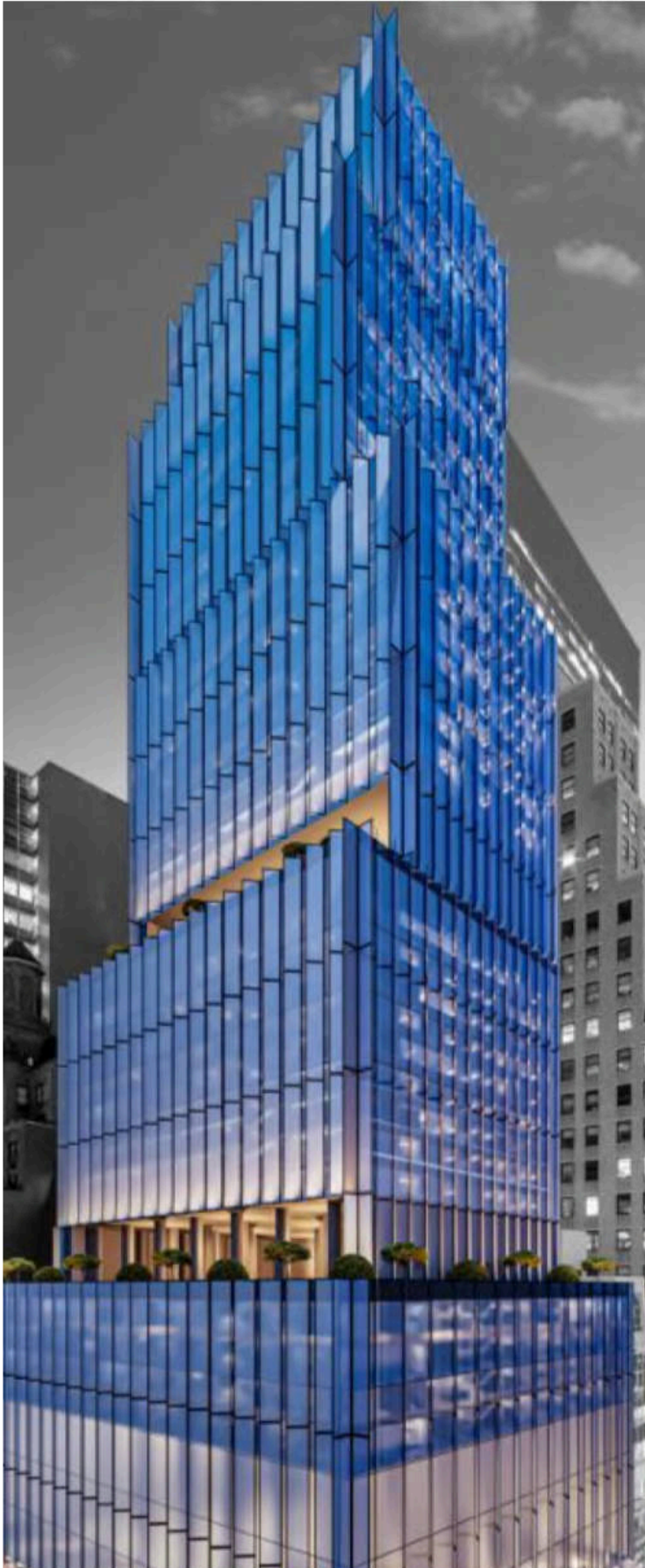


The Main Avenue, Norwalk, Connecticut Project exemplifies B&Co.'s comprehensive, boutique approach to real estate, encompassing sophisticated design, premium materials, and strategic development. Our team is fully involved from concept to completion, delivering turnkey solutions tailored to modern lifestyles. We're providing full design services, sourcing all major materials—reflecting our commitment to quality, minimalism, and timeless elegance—and overseeing the development of the project, transforming the 5-acre site into an iconic mixed-use landmark. The project includes 100,000 square feet of upscale residential space, 50,000 square feet of curated retail and commercial space, and thoughtfully designed communal amenities. Additionally, the integration of over 70 Tesla Superchargers will establish this location as Tesla's largest charging hub on the East Coast. This development merges urban convenience with suburban sophistication, highlighting B&Co.'s dedication to elevating real estate and simplifying life.



# MAIN AVE, NORWALK CONTINUED





Midtown Manhattan—specifically the corridor from 42nd to 57th Street along Park, Madison, and 5th Avenues—continues to thrive as a hub of luxury development and investment. The Madison Stratos sits at the center of this momentum, strategically located at 53rd and Madison.

With surging demand for high-end accommodations and premium retail, the project is positioned to capture immediate upside through zoning bonuses and world-class partnerships. Anchored by 23,500 SF of prime retail and a global hotel brand, the tower offers a rare opportunity to capitalize on a resilient luxury market where residential units command record prices and hotel rates soar past \$2,000 per night.



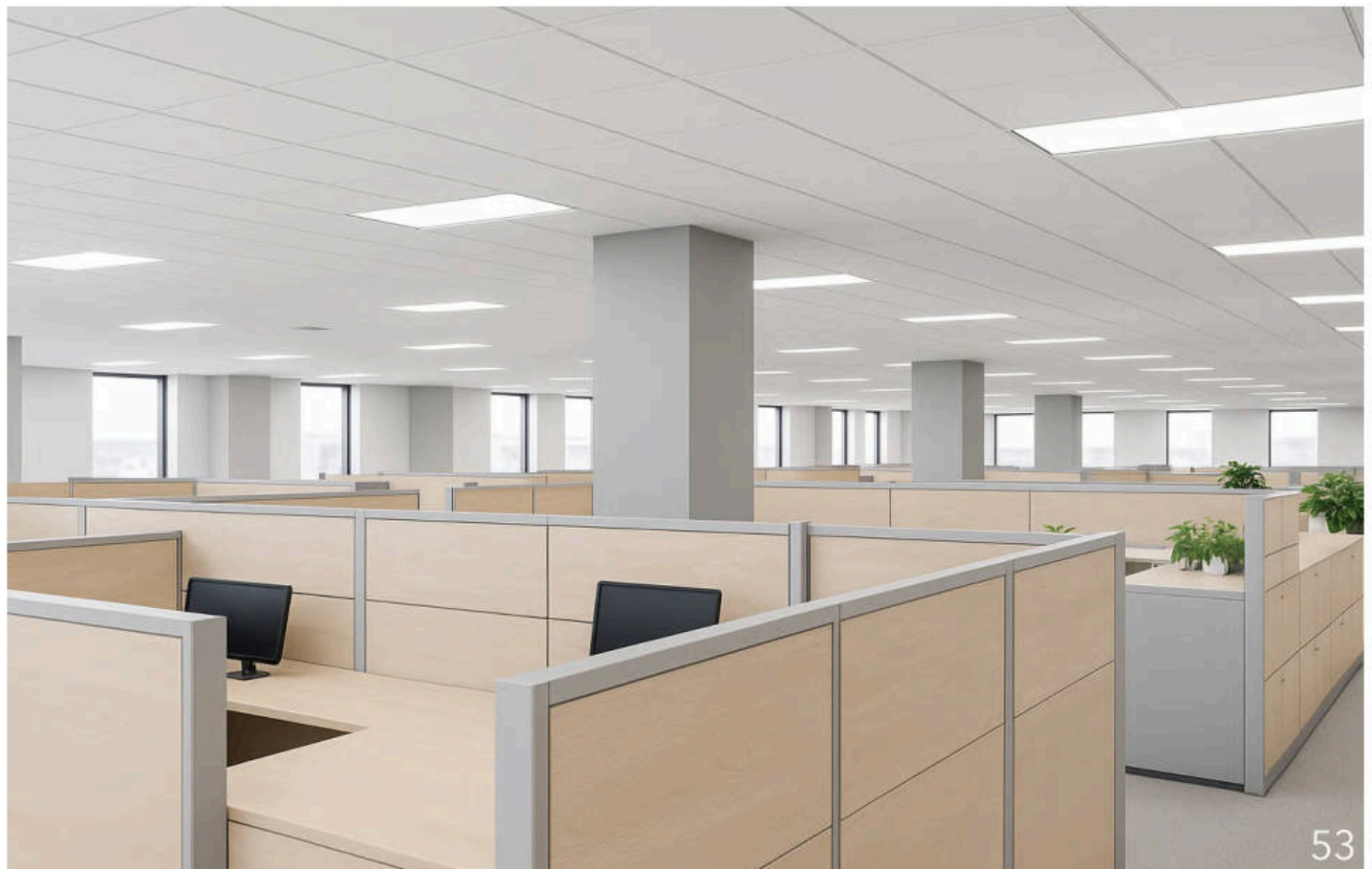


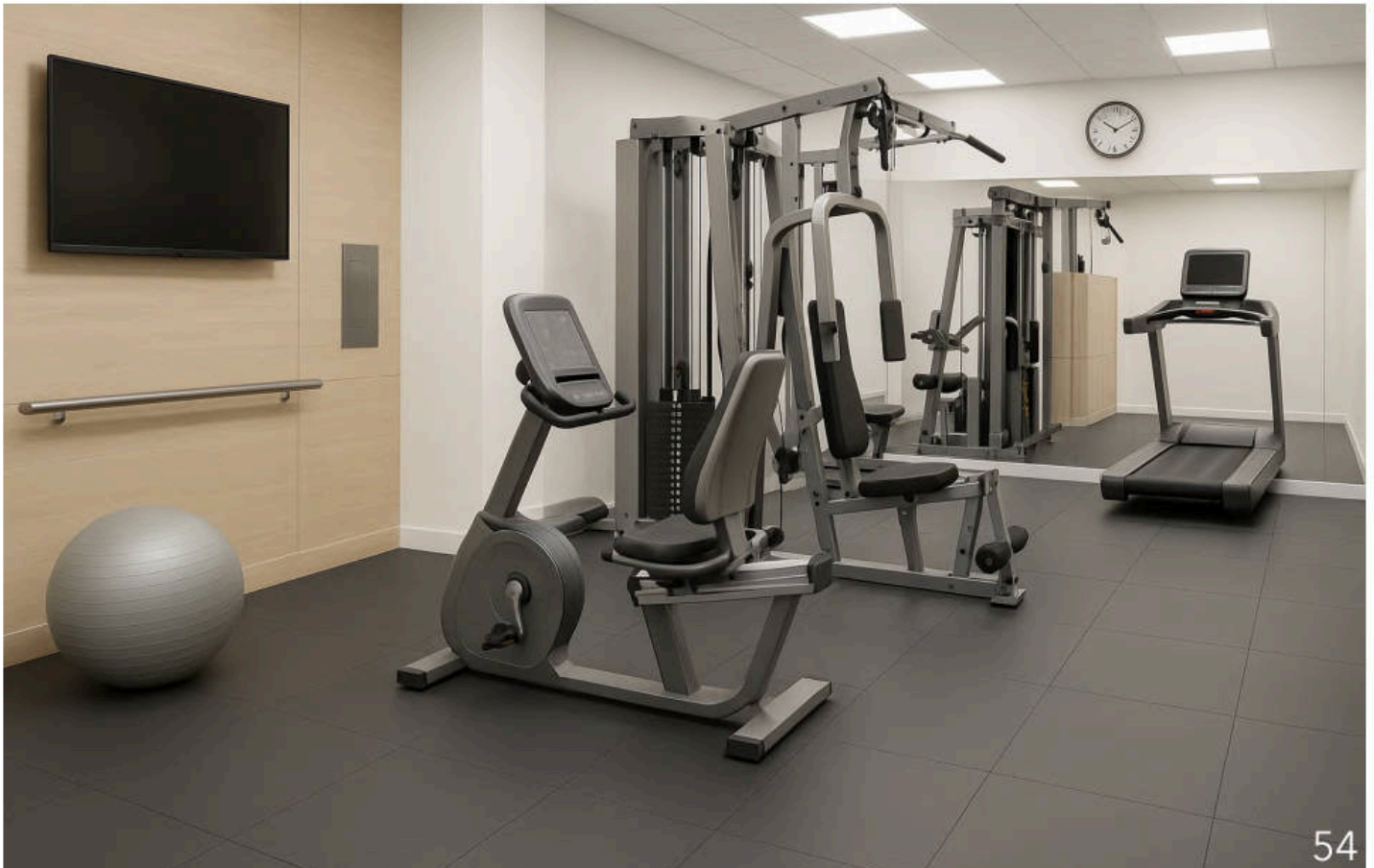
Polygon Plaza, located at 2050 Center Avenue in Fort Lee, NJ, was originally a traditional office building competing in a crowded market with rising vacancy and limited rent growth. Through our repositioning strategy, we identified medical use as the property's highest and best use and began converting select floors into modern medical suites while upgrading the lobby, gym, and conference areas to elevate the overall experience. This strategic transition unlocked higher rents, attracted long-term healthcare tenants, and reclassified the asset in the eyes of investors as a healthcare-anchored property. As a result, the building's value shifted from being capped as a commodity office to trading at a premium, delivering millions of dollars in incremental value and positioning it as Polygon Medical Plaza—a resilient, high-demand investment in one of Northern New Jersey's most strategic submarkets.



# CENTER AVE. CONTINUED







# Resolve

Bringing Your Vision into Focus.

At B&Co. DESIGN | BUILD, our purpose goes far beyond traditional construction. Every project we undertake is driven by the relentless pursuit of innovation, craftsmanship, and timeless quality. We believe spaces profoundly impact how we live, work, connect, and thrive; thus, we meticulously curate every detail—from architectural elegance to superior materials and sophisticated technology without breaking the bank.

Our seamless integration with B&Co. Realty uniquely positions us to deeply understand not just market trends, but also the nuanced demands of discerning homeowners and investors. Our commitment to sourcing elite hardwood flooring, exquisite stone surfaces, artisan tiles, and bespoke kitchens ensures our projects not only meet but set new standards of luxury.

As we move forward, B&Co. continues to redefine the art of residential and commercial development. Each project underway represents a fresh chapter in our ongoing story of creating exceptional environments. Whether designing minimalist retreats or grand estates, commercial giants or intimate restorations, we consistently deliver wonderful experiences tailored to today's modern world.

When you partner with B&Co., you're aligning with visionaries who blend artistry, luxury, and practicality into iconic real estate. This is more than just a promise—it's the standard we uphold, day after day.



# B&C<sub>o</sub>

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