

# 22 EAST

## 35TH ST

NEW YORK, NY

LANDMARK COMMERCIAL  
TOWNHOUSE FOR SALE





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ASKING PRICE:

**\$8,500,000**

**LANDMARK COMMERCIAL TOWNHOUSE FOR SALE**

## PROPERTY DESCRIPTION

Cushman & Wakefield has been exclusively retained to sell 22 East 35th Street, a/k/a The Collectors Club Building (Former Thomas Benedict Clarke Residence), a landmark building in New York's Murray Hill neighborhood of Manhattan, NYC. This charming building was designed in 1901 by Stanford White of McKim, Mead & White, one of the most preeminent architectural firms in the United States of its time. The building was originally built as a residence for Stanford's close friend Thomas B. Clarke who was a prominent NYC art collector, dealer and decorator to house his extensive art collection. The area surrounding the house was known for socially prominent and wealthy residents, such as A.T. Stewart and J.P. Morgan.

The neo-Georgian design of the Collectors Club building has a special character, special historical and aesthetic interest and value as part of the heritage and cultural characteristics of New York City. The townhouse is an outstanding example of the work of Stanford White. Among its important features are the graceful projecting bay window, the classically inspired entrance portico, and the elegant wrought-iron fence and gate with an arch form and cage lantern rising above the gate. The building remains an outstanding visual asset to the Murray Hill community.

## PROPERTY INFORMATION

Location:	South side of East 35th Street between Madison and Park Avenues.
Block/Lot:	864 / 53
Lot Dimensions:	20.67' x 98.75'
Lot Area:	2,041 SF
Building Dimensions:	20.67' x 80', 84', 80', 60', 60'
Stories:	5 plus Lower Level and Cellar
Gross SF:	7,524 (above grade)
Total Rentable SF:	8,600 (above grade)
Zoning:	R9X
Residential FAR:	9.0
Community Facility FAR:	9.0
Landmarked:	Yes
Historic District:	No; but recognized by The National Register of Historic Places
Year Built:	1902
Real Estate Taxes:	\$81,790 (Tax Class 4)

*\*All square footages are approximate and should be independently verified*

Delivered vacant for immediate possession, this historically significant townhouse / clubhouse building is located at the confluence of New York's Midtown East, Kips Bay, NoMad, and Flatiron/Union Square submarkets, just a few blocks from Madison Square Park and Bryant Park. The proximity to major transportation hubs Penn Station, Grand Central Terminal, Port Authority Bus Terminal and the 4 6 subway trains is unmatched. One of the more affluent neighborhoods, Murray Hill also benefits from its proximity to the United Nations HQ, Alexandria Center for the Life Sciences and most all of the major hospitals. This offering represents an outstanding opportunity for a government, family office, nonprofit, doctor's office, social or private club, alumni association center, art gallery or any wide array of occupiers to own one of the most remarkable and historic buildings in Manhattan. This will be the first sale since 1937, nearly 85 years.



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The proximity to major transportation hubs Penn Station, Grand Central Terminal, Port Authority Bus Terminal, PATH and the 4 6 subway trains is unmatched. The Queens-Midtown Tunnel is nearby for travel by car and Murray Hill is served by various NYC Ferry and SeaStreak ferry services at the East 34th Street Ferry Landing. The ferry landing is adjacent to the East 34th Street Heliport.

## HISTORY OF THE TOWNHOUSE

- Built 1901-1902 as the Thomas B. Clarke Residence.
- Designed by Stanford White, architects McKim, Mead & White.
- Designated as a Landmark on May 8, 1979.
- Alterations to the existing brownstone in 1901 included a new front, the rear was extended, interiors completely redesigned and an additional story was built.
- In 1937, the house was purchased by the Collectors Club, an organization founded in 1896 and devoted to philately and stamp collectors.
- The Collectors Club made renovations to the interior in 1998 and 2015.



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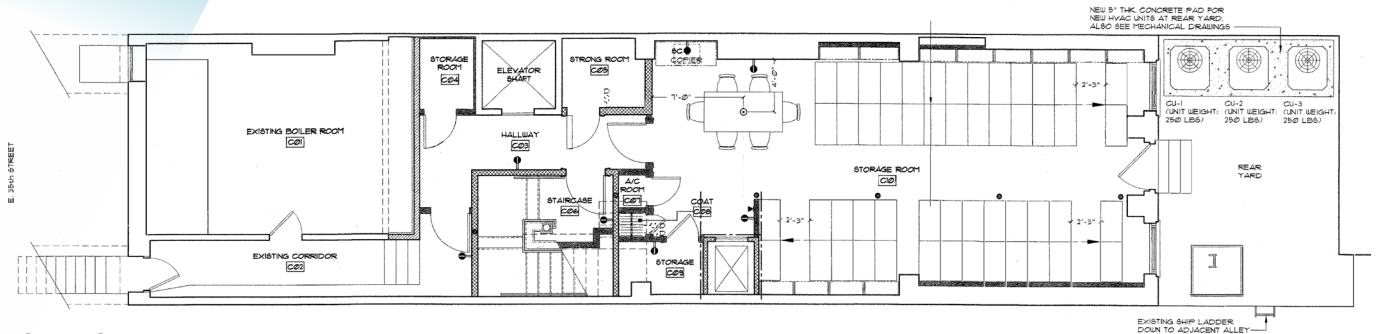




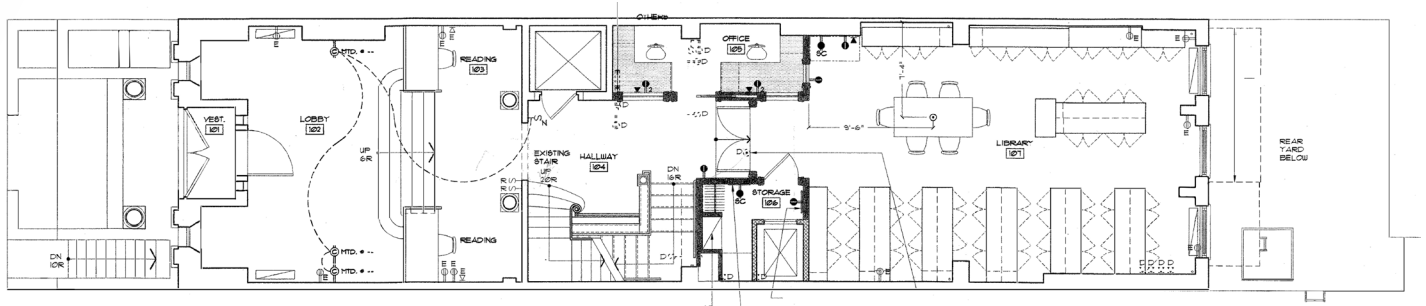
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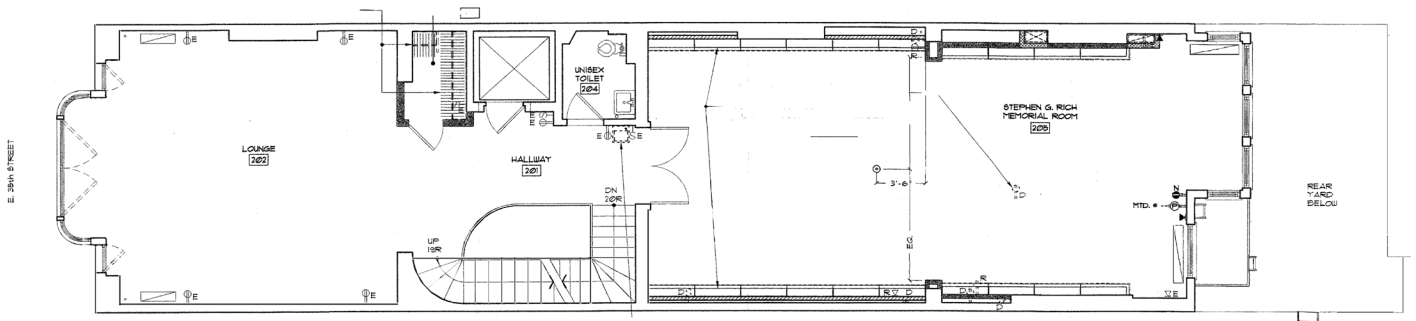
### FLOOR PLANS



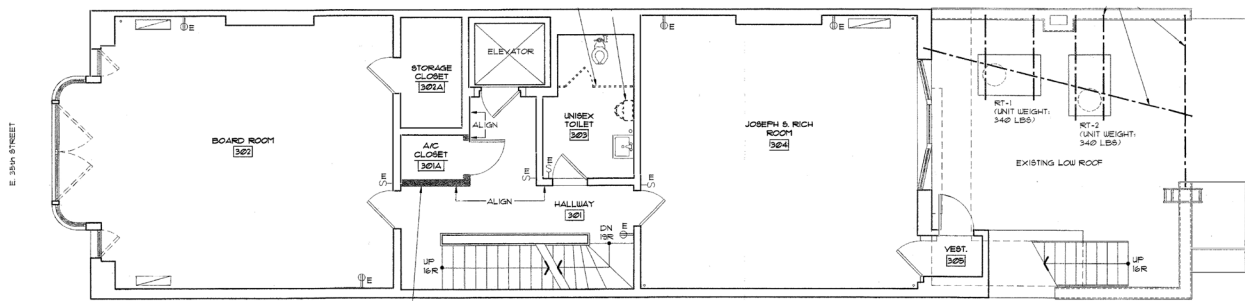
Cellar Floor Plan



First Floor Plan



Second Floor Plan



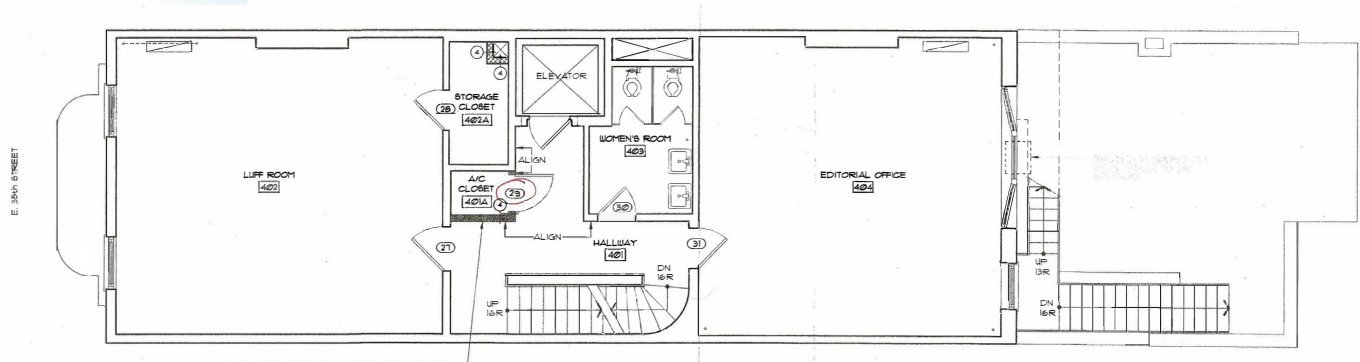
Third Floor Plan



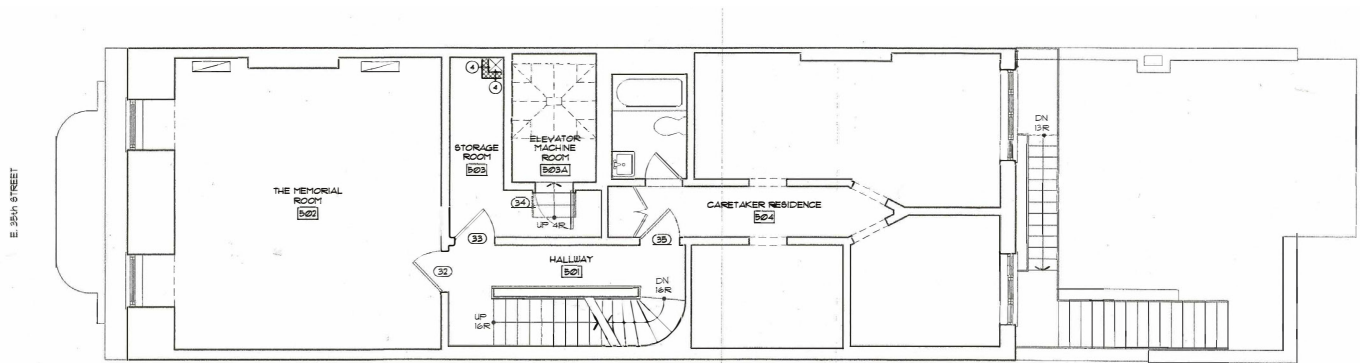
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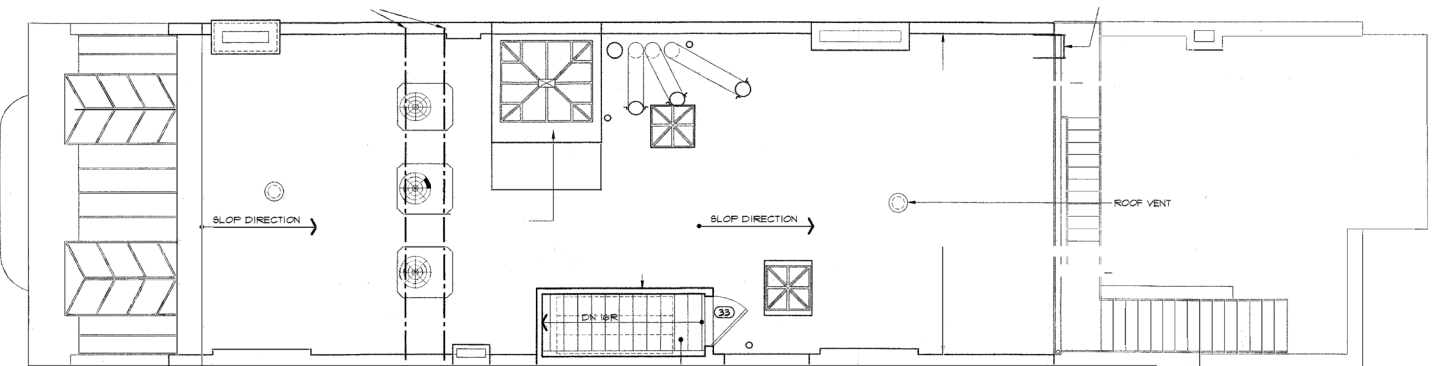
### FLOOR PLANS



Fourth Floor Plan



Fifth Floor Plan



Roof Floor Plan