

160 WEST 74TH STREET

NEW YORK, NY





01

EXECUTIVE
SUMMARY

02

NEIGHBORHOOD
OVERVIEW

03

HISTORY &
ARCHITECTURE

04

INTERIOR
PHOTOS

05

FLOOR
PLANS

06

DEVELOPMENT
MARKET

07

PROPERTY
SPECIFICATIONS

EXECUTIVE SUMMARY

This iconic, 5-story plus basement, approximately 23,157-square-foot building is located on the prime, tree-lined block of West 74th Street between Amsterdam and Columbus Avenues on the Upper West Side. The Property, currently owned, used and occupied as a private school for over 120 years, is configured as a mix of classrooms, administrative offices, a theater, gymnasium, multiple ancillary spaces, a conference room, and a fully programmed playground on the 2nd floor roof with sport turf, climbing walls and play systems.

The Property is situated on one of the most charming Upper West Side blocks between Central Park and Riverside Park. There are additional unused air rights totaling approximately 2,280 SF. The Property lies within the Upper West Side-Central Park West Historic District surrounded by some of the neighborhood's best dining, shopping and cultural institutions and offers superior transit access given the building's proximity to West 72nd Street and Columbus Circle.

Built in 1896, the Property features roughly 3,400 square foot floor plates, 13+ foot ceiling heights throughout, tremendous original details, original fireplaces/mantles and an aesthetically striking façade offering a blank canvas opportunity that will appeal to a wide variety of end users as well as residential converters/developers. Ownership has recently invested over \$2 million in capital expenditures for renovations that include a newer boiler, water heater, new windows, a state-of-the-art security system, replaced the vinyl siding on the upper rear façade, new tiles in the bathrooms and a new roof.

160 West 74th Street presents several opportunities for either another school or daycare looking for a turnkey property to plant their flag or expand their presence upon or as adaptive reuse for a multitude of other institutional community facility users such as religious organizations, governments, family offices, foundations, doctors' offices, social or private clubs, alumni associations, art galleries, or nonprofits. Alternatively, the Property presents investors the opportunity for a once-in-a-lifetime boutique residential redevelopment or single-family mansion within an established and thriving residential neighborhood that continues to grow in population and desirability.

PROPERTY INFORMATION

Property Address	160 West 74th Street, New York, NY 10023
Block / Lot	1145 / 57
Cross Streets	Amsterdam and Columbus Avenues
Property Type	Educational Facility
Year Built / Last Renovated	1893 / 2014
Stories	5 plus basement
Lot Dimensions	50' x 102.17'
Lot Size (SF)	5,109
Zoning / FAR	R8B / 4.0
Total Buildable SF	20,432
Unused Air Rights	2,280
Landmark Status	None
Historic District	Upper West Side/Central Park West Historic District

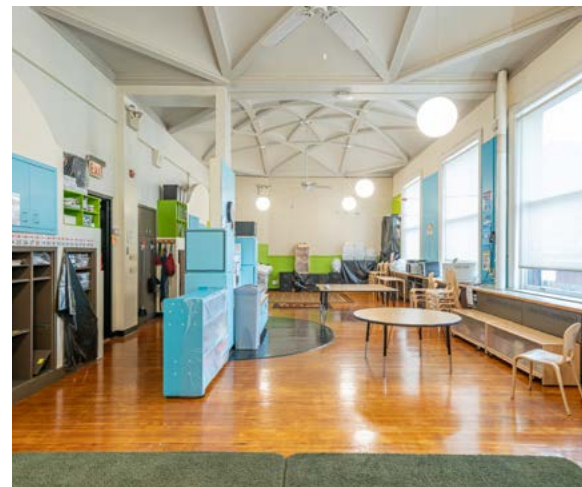
BUILDING SIZE

CEILING HEIGHTS

Lower Level	5,000	SF (approx.)	8'5" - 12' (gym)
First Floor	4,677	SF (approx.)	12' - 14'2" (theater)
Second Floor	3,370	SF (approx.)	12'8"
Third Floor	3,370	SF (approx.)	12'3"
Fourth Floor	3,370	SF (approx.)	15'10"
Fifth Floor	3,370	SF (approx.)	11'
Above Grade	18,157	SF (approx.)	
Total	23,157	SF (approx.)	

Total Assessment	\$5,437,800
Annual R/E Taxes	\$584,835
Tax Class	4
Possession	Delivered Vacant & Available July 2023

* All square footages are approximate and should be independently verified



INVESTMENT HIGHLIGHTS

THE
OPPORTUNITY

- **Architecturally significant**, high-quality private school building with exceptional ceiling heights located on the Upper West Side.
- **Excellent User Opportunity**: Ability to deliver vacant within a reasonable time-frame for the perfect user looking to occupy the entire building for exclusivity.
- **Fully built school** with multiple large classrooms, private offices, a theater, ancillary spaces, storage, a fully programmed playground and an outdoor terrace used as a garden area.
- **Over \$2 million in recent capital expenditures** including: newer boiler, water heater, new windows, replaced vinyl siding on upper rear façade, new tiles in bathrooms and roof replacement including repairs to coping, flashing, gutters and rear wall sealed.
- Ability to use the **large rooftop and multiple outdoor spaces**, a major amenity driver in a post-pandemic world that employees can use and will further increase residential sales or rental prices.
- **Ripe for conversion to residential multifamily or luxury condominium** providing optionality as an exit strategy as exhibited recently directly next door at 164 West 74th Street.
- **Close proximity** to transit and NYC's finest retail, dining, cultural institutions, museums, clubs, and landmarks including Lincoln Center, the New-York Historical Society, and the American Museum of Natural History.





EXCELLENT USER OPPORTUNITY

- Vacant 23,157 SF turnkey private school building with high ceilings, large classrooms, a gymnasium, theater, a large auditorium, and an outdoor playground
- Tremendous prewar building structure that was built to last
- Architecturally aesthetically pleasing. Focal point on the block and within the community
- Suitable to a wide array of alternative community facility uses
- Major renovations completed between 2010-2014
- Ideal conversion to residential, assisted living, youth activities, daycare, social services, cultural centers, health clinics, senior citizen centers or religious use
- Located near high-density residential housing in established neighborhood with affluent demographics
- Excellent proximity to transit two blocks from 72nd Street subway and steps from Columbus Circle



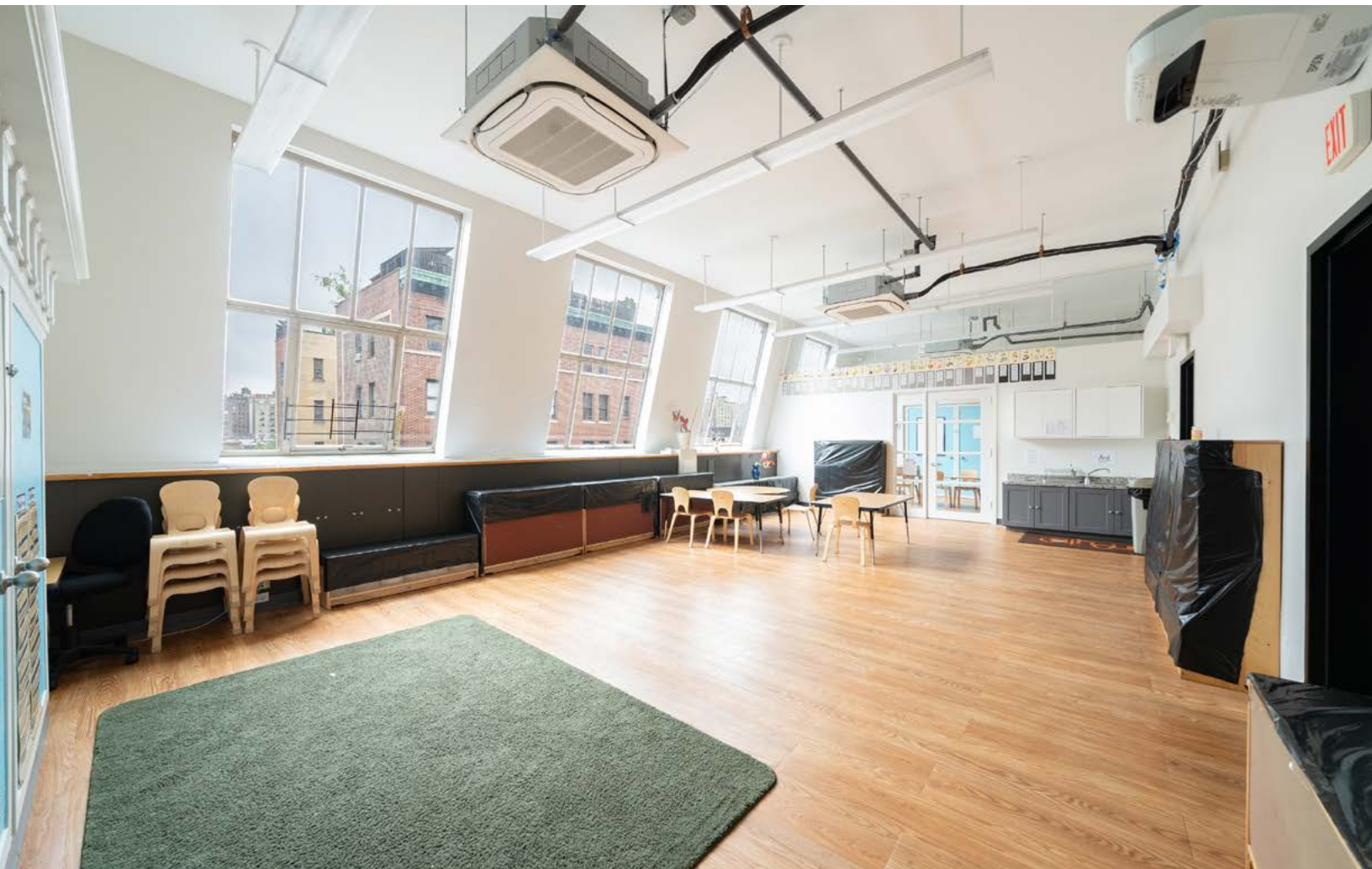
UNPARALLELED AREA AND DEMAND GENERATORS

- Nestled between Riverside and Central Park, the Upper West Side is one of the greenest parts of Manhattan
- Steps to Lincoln Center, which hosts performing-arts institutions like the Metropolitan Opera, The New York Philharmonic Orchestra and New York City Ballet
- Pricy high-rises line Central Park while elegant townhouses fill in the blocks of the historic district giving this art of Manhattan a suburban feel
- Median household income of \$143,690, about 97% more than citywide median household income (\$72,930)
- Homeownership rate in the UWS is 35.1% higher than any other neighborhood in the city. The homeownership rate in the neighborhood has continued to increase since 2010 demonstrating household desire to plant roots and raise families here.
- Median townhome sales price of \$6.5 million and median condominium sales price of \$1.9 million
- Low crime rates and great schools keep the neighborhood more valuable and sought after.

THE SCHOOL: CURRENT LAYOUT

Today the school retains much of the original facade and exterior consisting of unpainted brick walls with limestone accents, building mounted lighting, signage, and flagpole at the front. The wrought iron fence and gate is aesthetically pleasing and provides additional security. The interior abounds with precious architectural details, specialty finishes and acoustical tile and specialty-finish or exposed ceilings. The elegant mosaic tiled entryway and impressive vestibule is replete with intricate details and features coffered ceilings.

- **The main entrance/vestibule** leads to a security desk, reception, 5 staff offices, a conference room and auditorium/theater with a stage.
- **The second-floor** houses two large classrooms, a bathroom with 5 toilets, a closet, and a fully programmed playground on the rear setback roof.
- **The third floor** is comprised of two large classrooms, a closet, and a bathroom with 5 toilets.
- **The fourth floor** comprised of two large classrooms, connected by a butler corridor that leads to two closets, and two powder rooms with two toilets in each.
- **The fifth floor** features a library with a working fireplace and the art room in the front, ancillary classroom space and an office in the rear plus a closet, a bathroom, and a large rooftop terrace that is used for the school's garden and agricultural studies.
- There is a **massive rooftop** that can be utilized.
- In **the cellar** one finds the lunchroom, mailroom, recreational room, custodians office and mechanical rooms.
- There is no elevator. All floors are serviced by the grand centrally located staircase.




RECENT MAJOR CAPITAL IMPROVEMENTS




5th floor roof replaced with rubber membrane and wooden roof deck, summer 2014




Repairs to coping and flashing on the main roof deck, summer 2014




2nd floor rear terrace roof and playground replaced, 2020




All windows replaced at a cost of approximately \$150,000, 2013




Replacement of vinyl siding on upper façade, 2009



Replaced water heater, 2014. Installed new boiler, 2007



Installed all new ceramic tiles in each bathroom, 2009



Rear wall sealed and gutter repaired, 2010





- | | | | | |
|---|--|--|--|--|
| <p>FOOD & GROCERY</p> <p>1 Lokal 83 Mediterranean Kitchen</p> <p>2 Luke's Lobster</p> <p>3 Sarabeth's West</p> <p>4 Dunkin'</p> <p>5 Chopt Creative Salad</p> <p>6 Tessa</p> <p>7 Gari Columbus</p> <p>8 Shake Shack</p> <p>9 Playa Betty's</p> <p>10 16 Handles</p> <p>11 Fairway Market</p> <p>12 sweetgreen</p> <p>13 Piccolo Cafe</p> <p>14 SalaThai Restaurant</p> <p>15 Hummus Place</p> <p>16 Freddie & Pepper's</p> <p>17 Raku - It's Japanese II</p> <p>18 Sushi Yasaka</p> | <p>19 Salumeria Rosi</p> <p>20 Blue Bottle Coffee</p> <p>21 Pappardella</p> <p>22 Sushi Kaito</p> <p>23 Chipotle Mexican Grill</p> <p>24 Trader Joe's</p> <p>25 Gray's Papaya</p> <p>26 Tenzan</p> <p>27 Dunkin'</p> <p>28 My Pie</p> <p>29 Angaar</p> <p>30 Dark Bullet Sake & Oyster Bar</p> <p>31 Juice Generation</p> <p>32 Starbucks</p> <p>33 Zurutto Ramen & Gyoza Bar</p> <p>34 Friedman's</p> <p>35 Box Kite Coffee</p> <p>36 Cafe Luxembourg</p> | <p>37 Ella Social</p> <p>38 Pomodoro Rosso</p> <p>39 The Smith</p> <p>40 Rosa Mexicano</p> <p>RETAIL</p> <p>1 Staples</p> <p>2 DSW</p> <p>3 Marshalls</p> <p>4 Harmon Face Values</p> <p>5 Design Within Reach</p> <p>6 Bluemercury</p> <p>7 Bloomingdale's</p> <p>8 AG Jeans</p> <p>9 Cohen's Fashion Optical</p> <p>10 Biscuits & Bath</p> <p>11 Vince.</p> <p>12 Theory</p> <p>13 Athleta</p> <p>14 Intermix</p> | <p>15 Club Monaco</p> <p>16 Madewell</p> <p>17 Marine Layer</p> <p>18 Rag & Bone</p> <p>19 Apple Retail Store</p> <p>20 Gap</p> <p>21 Pottery Barn</p> <p>22 J.Jill</p> <p>23 Banana Republic</p> <p>24 Zara</p> <p>25 Raymour and Flaniga</p> <p>26 Century 21</p> <p>27 lululemon athletica</p> <p>HOTELS</p> <p>1 Riverside Tower Hotel</p> <p>2 Excelsior Hotel</p> <p>3 Hotel Belleclaire</p> <p>4 Arthouse Hotel</p> <p>5 Amsterdam Inn</p> | <p>6 Hotel Beacon</p> <p>7 Hotel Riverside Studios</p> <p>GYMS</p> <p>1 Pure Barre</p> <p>2 SoulCycle</p> <p>3 Equinox</p> <p>4 Flywheel Sports</p> <p>5 Refine Method</p> <p>6 NY Sports Clubs</p> <p>7 Orangetheory</p> <p>8 Momentum Fitness</p> <p>9 CorePower Yoga</p> <p>10 Flywheel Sports</p> <p>11 Barry's Bootcamp</p> <p>12 Equinox</p> <p>13 Crossfit NYC</p> |
|---|--|--|--|--|

NEIGHBORHOOD OVERVIEW

The Upper West Side has maintained its status as a classic residential neighborhood for affluent Manhattan families. Highlights of one of Manhattan's top cultural and intellectual hubs include access to world-class community amenities and distinctive architecture. The neighborhood is within proximity to Central Park and Riverside Park, two iconic New York landmarks that together provide a lush scenery amidst the bustling city. The Upper West Side's ideal location provides its residents with seamless access to the public parks and the ability to utilize the year-round recreational facilities. 160 W 74th Street is nestled in the heart of the Upper West Side, home to some of the finest restaurants, retailers, and educational institutions in New York City. Additionally, the subject property is two blocks to the 72nd Street subway station, servicing lines are 1, 2, and 3.

LOCAL RETAIL & RESTAURANTS

The Upper West Side has traditionally been known for its abundance of locally owned small businesses, but in recent years, larger retailers have joined the scene. National clothing stores such as Target, Bloomingdale's and Lululemon Athletica have recently established locations within the neighborhood. Even with the entry of national retailers, the Upper West Side has kept its identity of boutique storefronts, prestigious restaurants, and sidewalk cafes. Bocnyc, Liana, and Shishi are examples of local business boutiques that thrive within the community. Some restaurants in the Upper West side require reservations months in advance that include 'Cesca, Per Se, and Masa, however an abundance of community-focus eateries and cafes attract locals and outside visitors daily.

	1 Mile	3 Miles
Population	151,955	1,187,146
Households	83,373	578,239
Median household income	\$143,815	\$102,739

Residents in Upper West Side aged from 25 to 44 earn on average \$241,506.

NEW DEVELOPMENTS



200 AMSTERDAM AVE

52 stories, 400,000 SF, 112 units, built in 2021, featuring panoramic views of Central Park, the Hudson River, and the Midtown skyline, state of the art club style amenitie



214 WEST 72ND STREET

22 stories, 30,650 SF, 18 Units, built in 2021, roof terrace with Hudson River



50 WEST 66TH STREET

69 stories, 101,600 SF, 127 Units, built in 2022, 50,000 SF of immersive amenities

NEIGHBORHOOD OVERVIEW

CENTRAL PARK & RIVERSIDE PARK

Located just two blocks from 160 West 74th Street is the renowned Central Park. With 42 million annual visitors, the 843-acre park offers numerous recreational activities such as jogging paths, tennis courts, outdoor boating at the Loeb Boathouse, The Central Park Zoo, and many more. With the NYC Department of Parks and Recreation continuously investing money in the Park, surrounding properties continue to benefit from the Park's allure. Spanning a staggering four miles from 72nd to 158th Streets along the Hudson River sits Riverside Park, a favorite destination for Upper West Side residents. The park features a winding pedestrian walkway and bicycle path, several softball fields and playgrounds, outdoor concert venues, and even four resident goats.



LINCOLN CENTER FOR THE PERFORMING ARTS

Lincoln Center is one of the preeminent cultural institutions in the world. The complex was built in the 1960s under the stewardship of John D. Rockefeller III and several other New York City civic leaders. Over 5 million people visit the center annually to watch performances from acclaimed organizations such as the New York Philharmonic, New York City Ballet, New York City Opera, and the illustrious Julliard School of Music. Together, they bring thousands of performances to life each year.

AMERICAN MUSEUM OF NATURAL HISTORY

Located just a half-mile north of the subject property is the American Museum of Natural History. A world class museum visited by every student in the Tri State Area at one point or another. The Upper West Side is also home to the Rose Center for Earth and Space, which is one of the world's most prestigious scientific and cultural research institutions. With the museum first opening in 1877, it has stood the test of time as one of the top museums in the country.



NEIGHBORHOOD OVERVIEW

BEACON THEATRE

New York's leading live music and entertainment venue Beacon Theatre sits just a block away from 160 West 74th Street. The legendary 2,894-seat theatre has had performances from the Rolling Stones, Steely Dan, Tom Petty & the Heartbreakers, Coldplay, Bob Dylan, The Allman Brothers Band, and many more. The theatre is coveted for its detailed designs and has won numerous awards for architectural beauty. A time capsule to the good ol' days, The Beacon Theatre is as good a place as any to relax and enjoy some world class music.



COLUMBUS CIRCLE

Columbus Circle has become a buzzing destination that benefits from its centralized location just southwest of Central Park. Each year millions of visitors are attracted to the shops at Columbus Circle which provide visitors everything from Michelin-starred restaurants, cutting-edge shops, luxury hotels and marquee entertainment. Several world class organizations have also repositioned their New York office space to the area since its recent developments and renovations. Notable tenants in the area include Deutsche Bank, Versace, Xerox, Steele Case, and The Young & Rubicam Group.

VERDI SQUARE

160 West 74th Street is located a block from Verdi Square, the triangle intersection that is bound by West 72nd Street to the south, West 73rd Street to the north, Broadway to the west and Amsterdam Avenue to the east. The square has been designated as an official city scenic landmark by the New York City Landmarks Preservation Commission. In the center of Verdi Square stands a monument of its namesake, the opera composer Giuseppe Verdi. In 2006, a group of Upper West Side music lovers partnered with the NYC Parks department to create the annual Verdi Square Festival of the Arts, which is a series of three outdoor September Sunday afternoon concerts with performances from young musicians ranging from opera to bluegrass.



HISTORY AND ARCHITECTURE



Currently home to The Calhoun School, this grand property measures 50-feet wide built on a 102.17-foot-deep lot. The approximate total square footage is 23,157. The house was originally built as a school building for the Baldwin School, formerly the Veltin School and now Calhoun Schools, the latter established as the Jacobi School for Girls. The building was built in 1896 by Louise Veltin, a renowned New York City builder and developer of the period and designed by architects Hugh Lamb & Charles Rich (Lamb & Rich), one of New York City's most prominent firms perhaps best-known for Theodore Roosevelt's Long Island country house, "Sagamore Hill". The Georgian Revival style building features brick and stone with limestone accents on the front façade.

In 1896, the Jacobi School for Girls was founded. Mary Edward Calhoun became the headmistress of the school in 1916 and retained that position for twenty-six years. One year later, the school honored its headmistress by formally changing its name to The Calhoun School. In 1957, a co-educational lower school was added to the institution, and the middle and upper schools turned co-educational in 1971.

In 1989, the Calhoun School increased its facilities to include the building at 160-162 West 74th Street. (Previous locations were also on the Upper West Side.) This building was previously occupied by the Baldwin School (which later joined with the McBurney School) and was originally built as the Veltin School, designed by the firm of Lamb & Rich in the Georgian Revival style. While the building is larger than the neighboring rowhouses, its detail is restrained, and the design corresponds to the residential context of 74th Street.

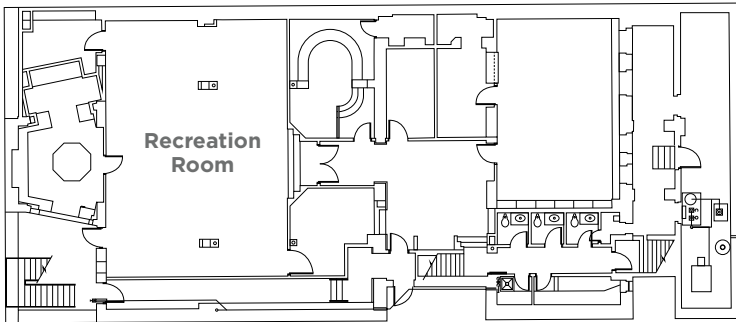
The Veltin School, originally established in 1886, formally opened in its West 74th Street home on February 10, 1893. Its purpose was to "establish a permanent West Side private day school affording girls every opportunity for a thorough education from Kindergarten to college preparatory." The New York Times reported that the school building was the "largest and most thoroughly-equipped private educational institution for young ladies" in New York City.

The Calhoun School currently accepts children from pre-kindergarten through high school and enrolls approximately 400 students. Its curriculum is based on progressive educational principles. Its main building, located at 433 West End Avenue, house grades two through twelve. The 160 West 74th Street Lower School building houses the pre-school children through 2nd grade; however, in April, 2022 The Calhoun School and Metropolitan Montessori School announced plans to merge with Montessori's building at 325 West 85th Street being integrated into the main Calhoun School Campus for the 2023-24 academic year.

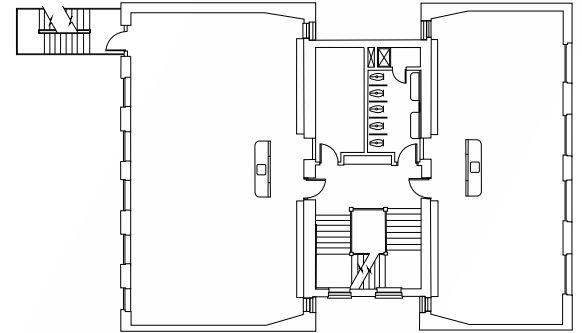




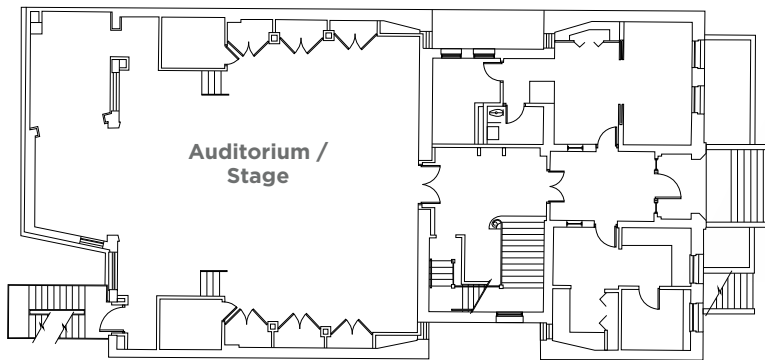
FLOOR PLANS



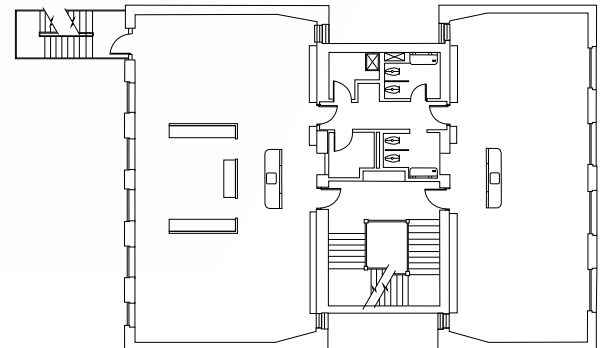
Basement



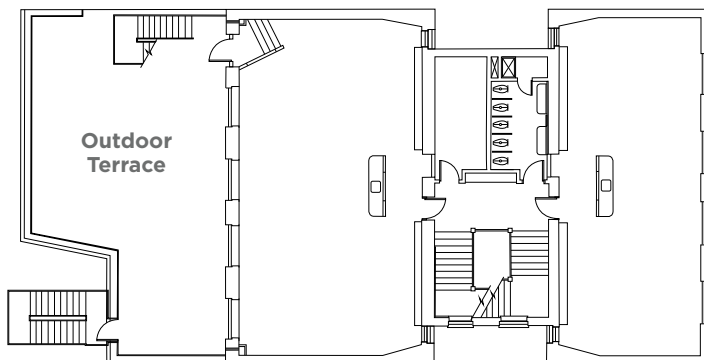
Third Floor



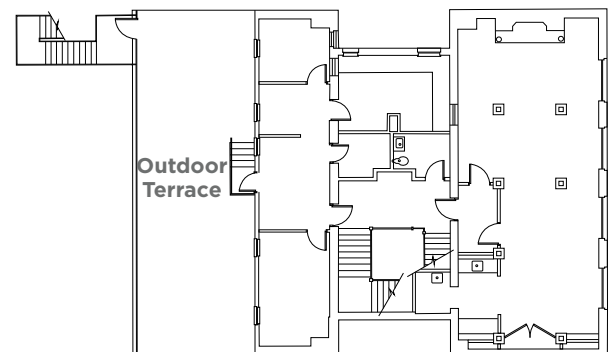
First Floor



Fourth Floor



Second Floor



Fifth Floor



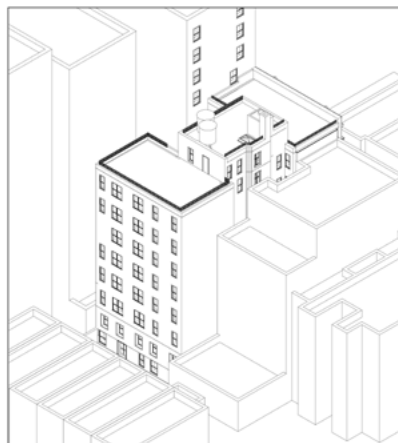
CASE STUDY

THE MARBURY - 164 WEST 74TH STREET

The Marbury, located at 164 West 74th Street, is a boutique residential conversion of a former drug and alcohol rehabilitation community facility known as The Phoenix House. The site sits directly next door to the subject Property and blueprints an adaptive reuse for the school building. The 8-story, 30,000 SF structure was purchased in 2016 for \$26.8 million and converted into 14 residential condominiums, including two penthouses and two garden units, and with Landmarks approvals the developers shaved the rear facade and setback of the property to 30 feet from 22 feet which created the necessary air and light and offered tremendous grand courtyards and European style balconies to the luxury residences. The Marbury is a boutique condominium with the services and amenities one might find in a larger building, including an attended lobby, a landscaped and furnished garden, a state-of-the-art fitness center, a residents' lounge with wine storage, a large wood-paneled private dining room that uniquely converts to a billiards room, and a bicycle room.

Unit	Date	SF	Price	PPSF
4A	Dec-20	1,905	\$3,521,900	\$1,849
3A	Dec-20	1,905	\$3,234,900	\$1,698
3B	Dec-20	1,706	\$2,865,900	\$1,680
1A	Dec-20	1,402	\$2,045,900	\$1,459
5B	Dec-20	1,706	\$3,476,800	\$2,038
PHB	Dec-20	2,250	\$5,200,000	\$2,311
PHA	Dec-20	2,532	\$5,650,000	\$2,231
6A	Dec-20	1,905	\$4,100,000	\$2,152
6B	Dec-20	1,706	\$3,500,000	\$2,052
1B	Nov-20	1,800	\$2,800,000	\$1,556
4B	Nov-20	1,706	\$3,500,000	\$2,052
2B	Oct-20	1,706	\$2,985,000	\$1,750
5A	Jul-20	1,905	\$4,600,000	\$2,415
2A	Jul-20	1,876	\$3,395,000	\$1,810
Averages:		1,858	\$3,633,957	\$1,932

*** Important to note that all of these contracts were signed at the beginning and height of the Covid-19 pandemic in early-mid 2020 when values were at their lowest and people were moving out of the city in droves. ***



EXISTING



PROPOSED



PARKER WEST 214 West 72nd Street

Built in 2021, this GreenbergFarrow-designed building from CBSK / Brooklyn Standard consists of 18 units and tops out at 22 stories. The new construction building offers low-density living at the center of the city. Residents step directly from the elevator into sun-filled, floor-through two and three bedroom sanctuaries. Onsite amenities include a roof terrace with barbecue and sweeping Hudson River views, fitness center, outdoor children's playscape, and attended lobby. With access to New York's premier cultural landmarks nearby, Parker West embraces the comforts of home amidst the greatness of the city.

Unit	Date	SF	Price	PPSF
6	Jun-22	1,474	\$2,595,000	\$1,761
5	May-22	1,474	\$2,540,000	\$1,723
9	Apr-22	1,477	\$2,700,000	\$1,828
10	Apr-22	1,477	\$2,825,000	\$1,913
8	Mar-22	1,477	\$2,685,000	\$1,818
2B	Feb-22	855	\$1,375,000	\$1,608
11	Jan-22	1,477	\$2,950,000	\$1,997
Averages:		1,387	\$2,524,286	\$1,807



THE OLCOTT 27 West 72nd Street

A 16-story, 158 unit apartment complex built in 1925, and located half a block away from Central Park, The Olcott at 27 West 72nd Street mixes pre-war design with modern amenities to add some flavor to the Upper West Side. The Olcott is a landmark building in the Upper West Side. Full-service, this New York City apartment building has a resident dining room, bicycle storage, children's playroom, fitness room, and cold storage. These NYC condos for sale employ a doorman and 24-hour concierge. Once housing New York celebrities, The Hotel Olcott was converted into a pre-war condominium in 2006.

Unit	Date	SF	Price	PPSF
1107	Jun-22	1,091	\$2,250,000	\$2,062
1212	Apr-22	1,020	\$1,850,000	\$1,814
803	Feb-22	1,081	\$2,100,000	\$1,943
1009	Feb-22	656	\$1,200,000	\$1,829
305	Nov-21	2,525	\$4,100,000	\$1,624
905	Oct-21	1,828	\$3,350,000	\$1,833
807	Oct-21	1,091	\$2,335,000	\$2,140
1407	Oct-21	1,091	\$1,995,000	\$1,829
715	Aug-21	1,009	\$1,800,000	\$1,784
Averages:				\$1,873



THE HARRISON 205 West 76th Street

The Harrison is a classically inspired new construction LEED-certified luxury condominium, built in 2007, designed by world renowned Robert A.M. Stern Architects for Related. The Harrison's stately architecture features two towers of 125 gracious residences reminiscent of the pre-war buildings that line the Upper West Side. The Harrison offers studios, one- to five-bedroom apartments and family-sized luxury residences, some with a library. The Harrison's breathtaking lobby features an awe-inspiring series of Romanesque arches and columns, English oak millwork and a grand stone fireplace. The same sophistication characterizes the 81 residences in the 14-story North Tower and the 51 residences in the 19-story South Tower.

Unit	Date	SF	Price	PPSF
804	Apr-22	2,398	\$5,325,000	\$2,221
8C	Apr-22	716	\$1,320,000	\$1,844
5H	Mar-22	1,340	\$2,825,000	\$2,108
1003	Sep-21	826	\$1,530,000	\$1,852
8L	Jul-21	1,011	\$1,807,500	\$1,788
6H	Jun-21	1,340	\$2,410,000	\$1,799
Averages:		1,272	\$2,536,250	\$1,935



182 West 82nd Street

182 West 82nd Street houses 11 loft-like apartments in a 1900, 5-story prewar walkup building, redesigned by ODA Architecture with modern amenities and features, developed by Naftali Group in 2013. Merging pre-war charm with modern construction and finishes. The building features a full-time doorman and an elegant lobby with custom marble floors and coffered ceiling and also comes equipped with a virtual concierge service, state-of-the-art gym, private storage as well as a full time building superintendent.

Unit	Date	SF	Price	PPSF
3W	Mar-21	2,434	\$4,900,000	\$2,013
5W	Mar-21	2,432	\$4,950,000	\$2,035
Averages:		2,433	\$4,925,000	\$2,024



221 West 77th Street

221 West 77th Street is an 18-story, 26 unit elegant boutique residence located on a quiet, tree-lined section of West 77th Street. The building was built in 2017 by Naftali Group and designed by Goldstein Hill & West. The layouts were designed with exquisite attention to both classic proportions and modern living. Every detail has been thought of from a private elevator entrance for each residence to multi-zoned heating and air conditioning systems. Floor to ceiling casement-type windows and Juliet balconies are beautiful from the outside and from inside give the residences a bright, airy feeling and lovely framed views. A series of stepped terraces cascade down the top floors of the building, creating wonderful outdoor spaces. With amenities including a basketball court, a fitness center, a paneled library with pool table and an exquisite roof deck with gas fire pit, there are so many places for fun and relaxation.

Unit	Date	SF	Price	PPSF
7E	Jun-22	1,735	\$3,434,702	\$1,980
11W	Apr-22	2,727	\$6,450,000	\$2,365
15 FL	Jan-22	3,396	\$10,750,000	\$3,165
12E	Sep-21	2,048	\$4,995,000	\$2,439
5E	Jul-21	2,048	\$4,075,000	\$1,990
17 FL	Dec-20	2,948	\$8,050,000	\$2,731
Averages:				\$2,445



207 West 79th Street

Situated on tree-lined 79th Street, in the heart of the Upper West Side, 207 West 79th Street, is a 2017 development of Anbau designed by Morris Adjmi Architects. Accented with decorative terracotta panels, this new handsome brick building comprises just 19 half and full floor residences. A fashionable lobby styled with marble mosaic terrazzo introduces the interplay of textures throughout the interiors. In the residences, solid mansion weave oak flooring flows from the living room into the thoughtfully-designed kitchens creating a pristine composition of historical motifs in a modern setting. Full floor residences offer an impressive 60-foot expanse of dining and entertaining space. The full floor penthouse residence features a wrap-terrace and outdoor kitchen.

Unit	Date	SF	Price	PPSF
THB	Oct-21	4,100	\$12,400,000	\$3,024
9A	Sep-21	2,403	\$5,900,000	\$2,455
6A	Jan-20	1,995	\$4,350,000	\$2,180
12	Dec-19	4,205	\$11,200,000	\$2,663
4B	Sep-19	2,026	\$4,125,000	\$2,036
5A	Aug-19	2,297	\$5,400,000	\$2,351
PH	Jul-19	4,336	\$13,121,375	\$3,026
5B	Jun-19	1,724	\$3,350,000	\$1,943
6B	Jun-19	2,026	\$4,350,000	\$2,147
Averages:				\$2,425

YEAR BUILT

Constructed in 1896 the building is occupied by a single tenant, The Calhoun School, and is used as a private school for pre-school through 2nd grade.

TYPE OF CONSTRUCTION

Concrete encased steel framing with reinforced concrete floor slabs.

EXTERIOR

The building envelopes consist of unpainted brick walls with limestone accents on the front and a combination of stucco, vinyl siding at the upper level and unpainted brick at the rear walls; wood framed windows on the front, and double-paned, double hung, aluminum-framed windows in the rear; painted aluminum-framed doors at the main entrance and painted metal service doors; and a modified bitumen main roof surface with a rubber membrane on the 5th floor beneath the wood deck.

INTERIOR FINISHES

Interior finishes generally consist of vinyl composition tile flooring, carpet in the office areas and some theater, wood flooring and specialty finishes in the remaining floor areas, and ceramic tile in the bathrooms; painted plaster and gypsum board with specialty-finish walls in several areas; and acoustical tile and specialty-finish or exposed ceilings.

ENTRANCE

Concrete sidewalks and stairs are constructed of concrete with painted metal railings. Vestibule has ornate mosaic tile.

VERTICAL TRANSPORTATION

No elevators or escalators.

PLUMBING SYSTEMS

Plumbing systems include copper domestic piping, cast iron sanitary and vent piping and one 80-gallon gas-fired water heater located in the mechanical room; replaced in 2014.

WATER

Domestic, Sanitary and Storm water are all New York City Department of Environmental Protection (NYCDEP).

ROOFING

Modified bitumen, 20+ years old at the main roof surface; rubber membrane beneath the wood deck above the 5th floor, installed in 2014

UTILITIES

Water is NYCDEP. There is #2 fuel oil for boiler stored in a vaulted tank beneath the sidewalk; There is a natural gas water heater and boiler in the mechanical room beneath the sidewalk.

HVAC

HVAC systems serving the property include a Smith oil-fired boiler, through window/wall air conditioner units (~13,000 BTU each); two supplemental split systems for the theater and computer room; three mini-split systems provide supplemental heating/cooling to offices and basement areas.

ELECTRIC

Con Edison. The Main Service is 3,000 amps, 277 volt, 3-phase, 4-wire. Distribution Panels: Two 800-amp, 120/208-volt, 3-phase, 4-wire service. Branch wiring is copper; no emergency power.

FIRE PROTECTION / LIFE SAFETY SYSTEMS

The building has a Pyrotronics System 3 fire alarm panel monitored by Briscoe Protective Systems, pull stations, strobes, emergency lights, panic hardware and a partial wet pipe sprinkler system in the stairwell and basement gym. Metal fire stair system at the rear of building.

HANDICAP ACCESSIBILITY

The school first occupied the building prior to the effective date of ADA (January 26, 1992)

SPRINKLER

Fully sprinklered.

WINDOWS

Varies; wood-clad windows at front; mostly double-hung, aluminum framed, new double-paned windows at rear.

REFUSE/RECYCLING STORAGE

There is refuse storage in basement.

160 WEST 74TH STREET

NEW YORK, NY

